

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 24 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: ESCARRA SUBDIVISION

2. Owner's Name: RAYMUNDO ESCARRA, FLAVIA ESCARRA, FLAVIA L. TRUJILLO Phone: 305-684-9270

Address: 12525 SW 240 STREET City: PRINCETON State: FL Zip Code: 33023

Owner's Email Address: flaviaescarra@gmail.com

3. Surveyor's Name: Jose G. Hernandez Phone: 305-526-0606

Address: 3300 NW 112th AVENUE - SUITE 10 City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 30-6924-000-1060 / _____ / _____ / _____

5. Legal Description of Parent Tract: S.E 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 , LESS THE SOUTH 35 FEET AND EAST 25 FEET, LOCATED IN MIAMI-DADE COUNTY, FLORIDA

6. Street boundaries: EAST: S.W. 125th AVENUE; SOUTH: S.W. 240th STREET

7. Present Zoning: AU AGRICULTURAL / RESIDENTIAL 5 AC Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(74 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

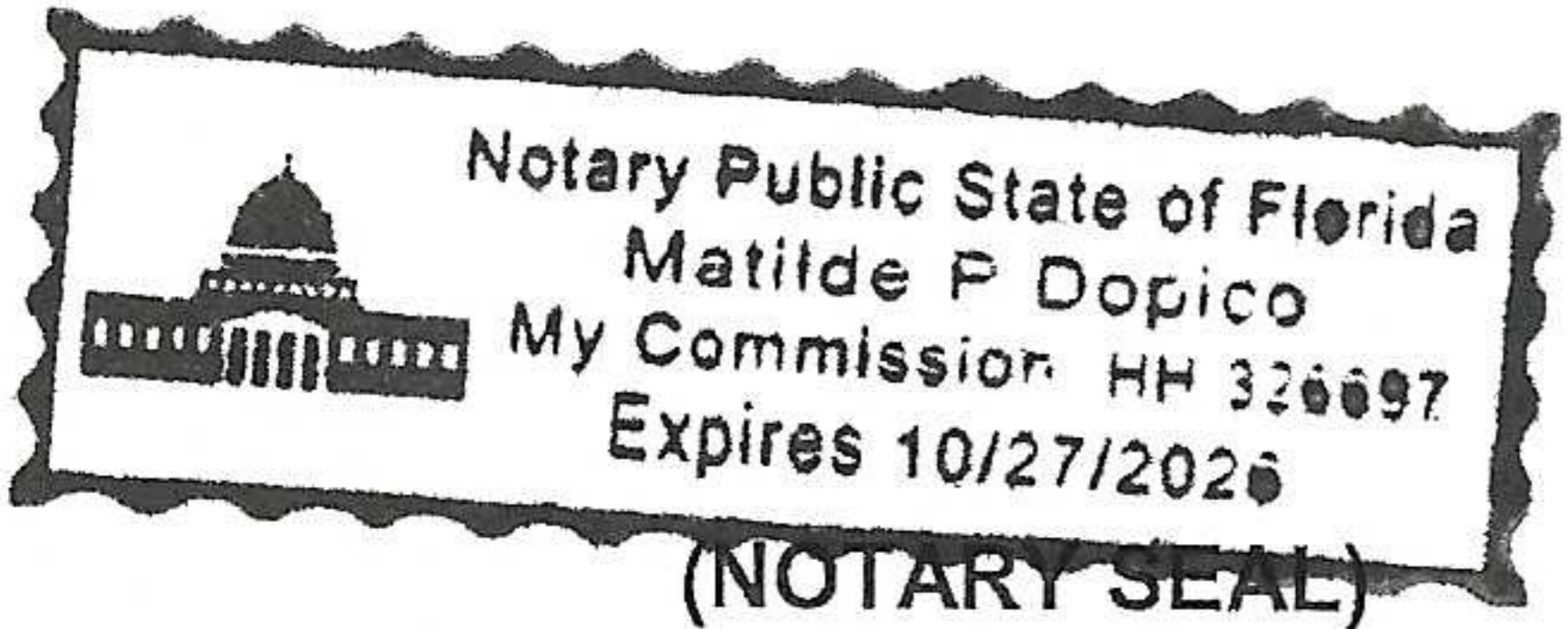
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Handwritten Signature]
(Print name & Title here): RAYMUNDO F. ESCARRA.

BEFORE ME, personally appeared Raymundo Escarra this 5th day of November, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5th day of November, 2024 A.D.



Signature of Notary Public: [Handwritten Signature]
(Print, Type name here: Matilde Dopico)
10-27-2024 HH326697
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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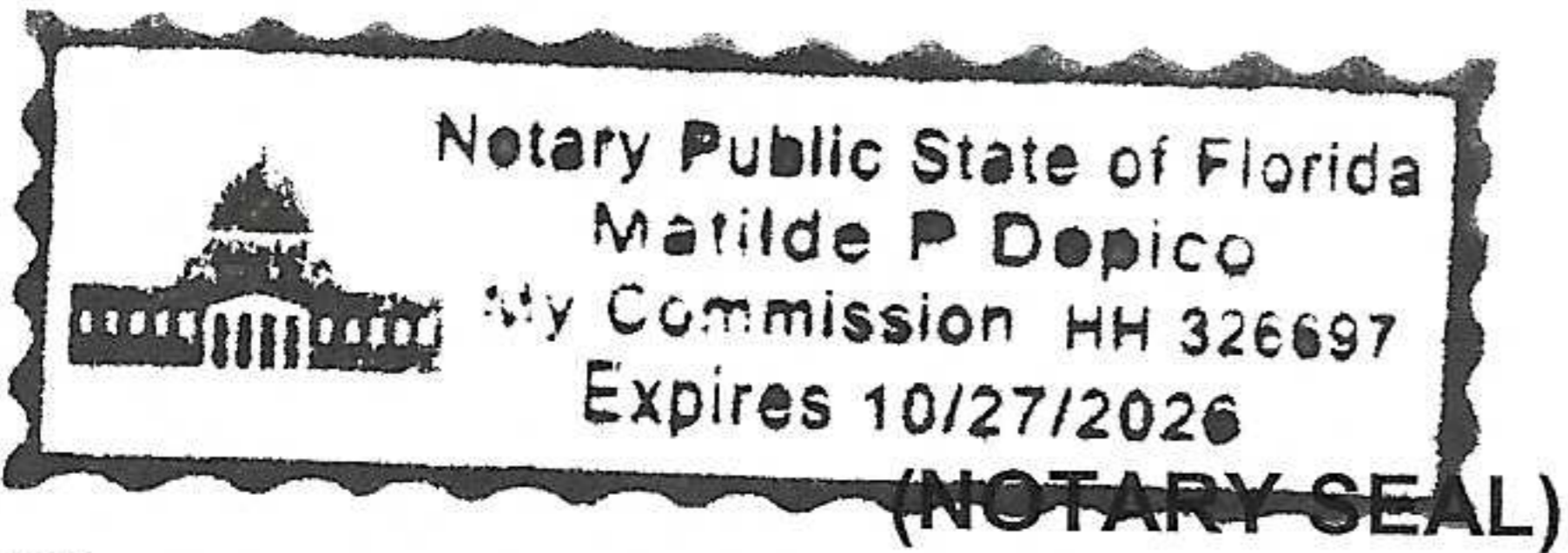
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Flavia Escarra
(Print name & Title here): FLAVIA ESCARRA

BEFORE ME, personally appeared Flavia Escarra this 5th day of November, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5th day of November, 2024 A.D.



Signature of Notary Public: Matilde Dopico
(Print, Type name here: Matilde Dopico)
10-27-2026 HH326697
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

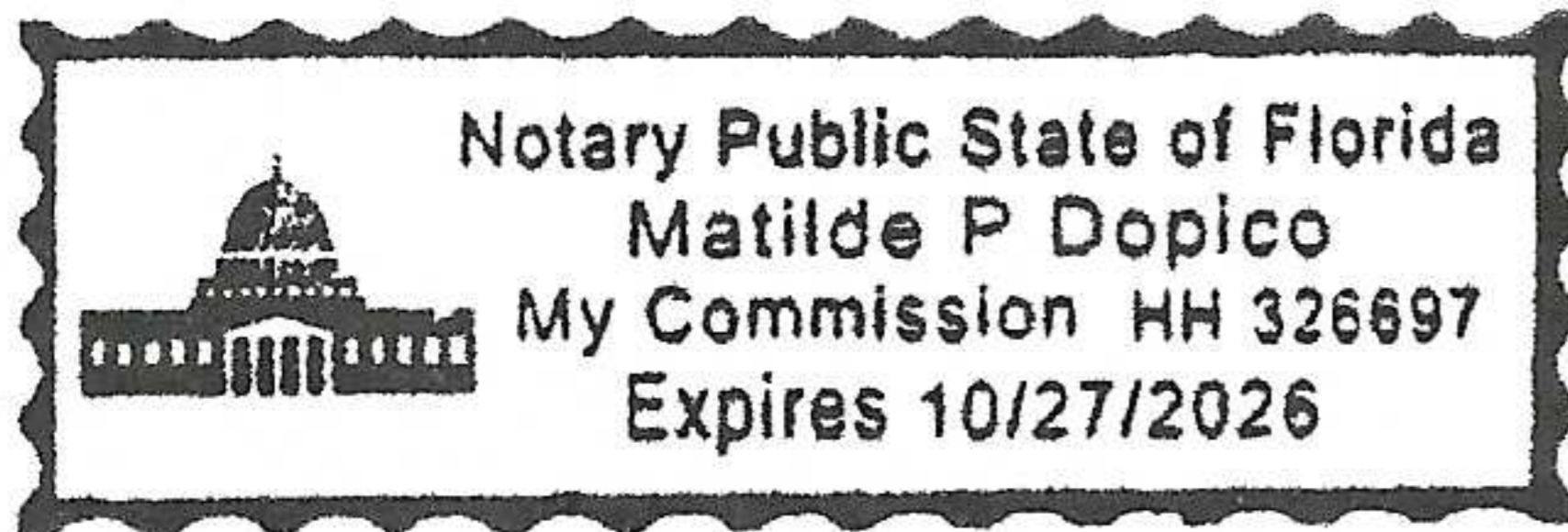
Signature of Owner:

(Print name & Title here):

[Signature]
Flavia Trujillo

BEFORE ME, personally appeared Flavia Trujillo this 5th day of November, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5th day of November, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here:)

[Signature]
Matilde Dopico

10-27-2026
(Commission Expires)

HH 326697
(Commission Number)

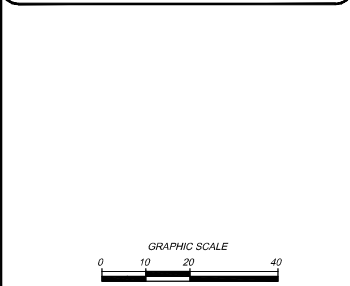
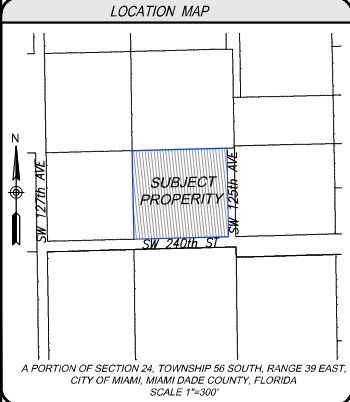
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

ESCARRA SUBDIVISION TENTATIVE PLAT

A SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4)
OF THE NORTHWEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
FIELD SURVEY WAS COMPLETED ON: AUGUST 15, 2024

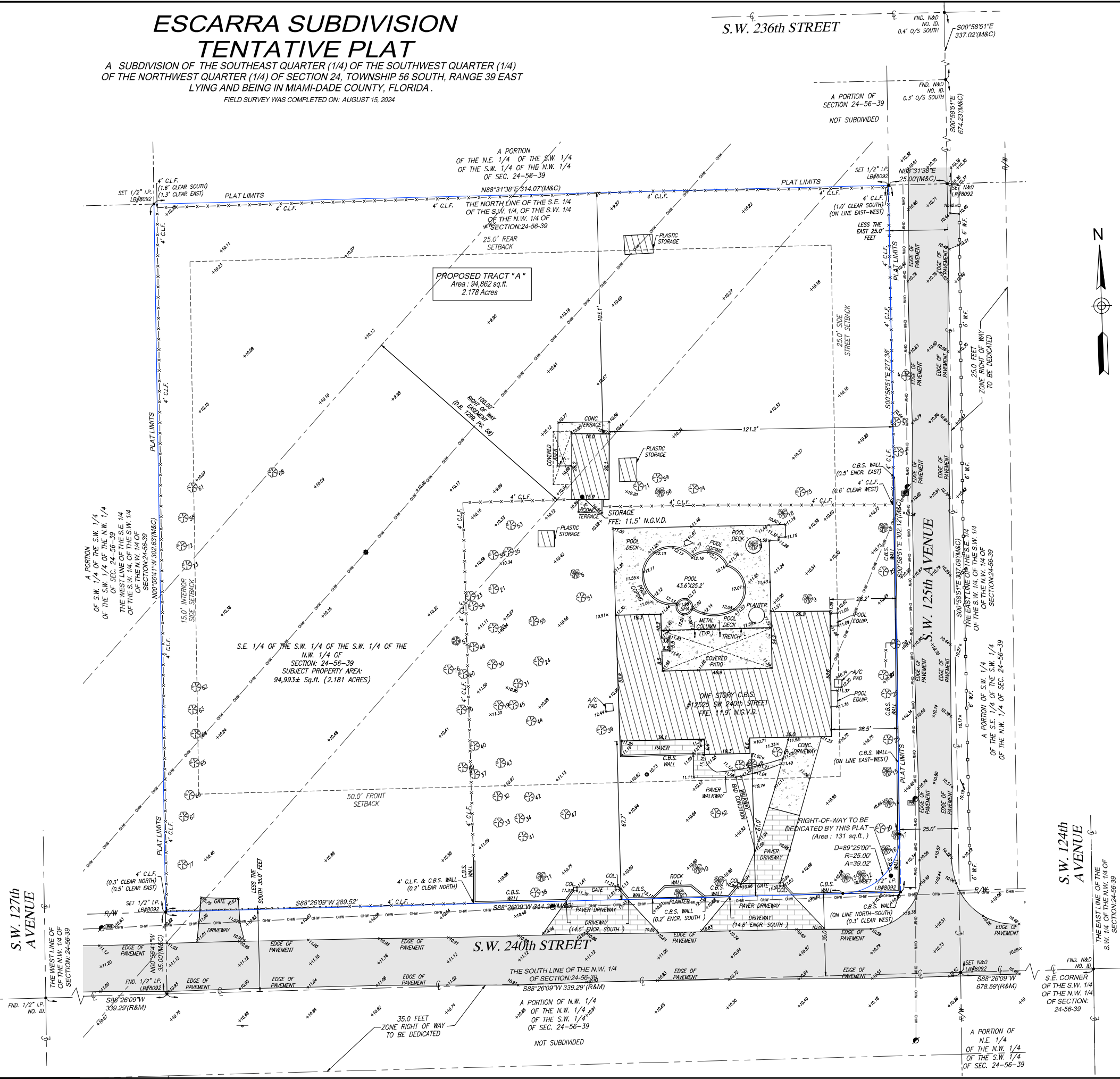
S.W. 236th STREET

LEGEND AND ABBREVIATIONS			
	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	WOOD POLE		SEWER MANHOLE
	WOOD POWER POLE		PHONE MANHOLE
	TRAFFIC BOX		GREASE TRAP MANHOLE
	STREET LIGHT BOX		GAS MANHOLE
	PHONE BOX		FORCE MAIN MANHOLE
	IRRIGATION BOX		ELECTRIC MANHOLE
	ELECTRIC BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE TV BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	CLEANOUT		WATER VALVE
	BOLLARD		SEWER VALVE
	ARM GATE		IRRIGATION VALVE
	ANCHOR		GAS VALVE
	WATER METER		FORCE MAIN VALVE
	IRRIGATION METER		VACUUM BREAKER ASSEMBLY
	GAS METER		SHAMES CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SQUARE COLUMN		FIRE HYDRANT
	ROUND COLUMN		DOUBLE DETECTOR CHECK VALVE
	MAIL BOX		BACK FLOW PREVENTER
	IRRIGATION PUMP		PROPERTY LINE
	GUARD POST		CONCRETE
	GROUND LIGHT		RIGHT-OF-WAY
	FLAG POLE		RADIUS
	DRAINAGE WELL		DELTA ANGLE
	SQUARE DRAINAGE		ARC DISTANCE
	PS INLET		SETBACK
	CURB INLET		PLAT BOOK AND PRICE
	CIRCULAR DRAINAGE		OFFICIAL RECORDS BOOK
	CATCH BASIN		CONCRETE BLOCK STRUCTURE
	ACCESS MANHOLE		CONCRETE
	SMILE INLET		CHAIN LINK FENCE
	TRAFFIC SIGNAL POLE		WOOD FENCE
	TRAFFIC SIGN		FOUND IRON PIPE
	SURVEILLANCE CAMERA		FOUND NAIL & BRASS DISC
	PEDESTRIAN CROSS SIGNAL		CLEAR
	PAVEMENT ASPHALT		ENDORSEMENT
	PAVEMENT CONCRETE		DEED OR LEGAL DISTANCE
			MEASURED DISTANCE
			RECORD OR PLATTED DISTANCE
			RECORD CALCULATED
			UTILITY EASEMENT



POSSIBLE ENCROACHMENTS	
•	A PORTION OF C.B.S. WALL ALONG THE EAST BOUNDARY LINE, ENCRDACH 0.5' FROM ADJOINING LAND ONTO S.W. 125th AVENUE.
•	A PORTION OF C.B.S. WALL ALONG THE SOUTH BOUNDARY LINE, ENCRDACH 0.2' FROM ADJOINING LAND ONTO S.W. 240th STREET.
•	DRIVEWAY ALONG THE SOUTH BOUNDARY LINE, ENCRDACH 14.8' FROM ADJOINING LAND ONTO S.W. 240th STREET.
•	THERE ARE NOT ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

REVISIONS			
DATE	JOB NO.	REV.	BY.



BOUNDARY AND TOPOGRAPHIC SURVEY
RAYMUNDO ESCARRA
LYING AND BEING IN SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) jh@jhsurveys.com

DRAWN BY: C.A.F. CHECKED BY: J.G.H. JOB NUM.: 154499
DATE: 08/19/2024 DATE: 08/19/2024 F.B. MD-68, PG.22

LEGAL DESCRIPTION
S.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4, LESS THE SOUTH 25 FEET AND EAST 25 FEET CONTAINING 2.07 ACRES MORE OR LESS IN SECTION 24, TOWNSHIP 56, RANGE 39, LOCATED IN MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES**
- FIELD SURVEY WAS COMPLETED ON AUGUST 15, 2024.
 - LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
 - SUBJECT PROPERTY AREA: 94,993 sq.ft. (2.181 Acres).
 - BEARINGS BASED ON AN ASSUMED BEARING OF S89°19'18"W ALONG THE CENTERLINE OF SW 240th STREET.
 - DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
 - UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM SW 240th STREET, A PUBLIC DEDICATED RIGHT OF WAY.
 - THIS SURVEY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 12525 SW 240th STREET, PRINCETON, FL 33023
- PROPERTY FOLIO NUMBER: 30-6924-000-1060

CERTIFY TO:

- RAYMUNDO ESCARRA

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (ELEV. N/A), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12066C0592L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE, G-46
ELEVATION: 10.18' (N.G.V.D.)
LOC: SW 248 ST - 18' NORTH CL
BM DESCRIPTION: BRASS BAR IN CONC SIDEWALK OF BRIDGE.

SETBACKS

HOMESTEAD FLORIDA - CODE OF ORDINANCES PART II - CODE OF THE CITY CHARTER 39 - ZONING ARTICLE - III - DISTRICT REGULATIONS, DIVISION 21 - ALL AGRICULTURAL, DISTRICT, SEC. 30-394 - SETBACKS AND SPACING.

A. MINIMUM SETBACK REQUIREMENTS FOR THE ONE ACRE LOTS OR LARGER SHALL BE AS FOLLOWS:

- FROM FRONT PROPERTY LINE, FIFTY (50) FEET.
- FROM REAR PROPERTY LINE, TWENTY-FIVE (25) FEET.
- FROM INTERIOR SIDE PROPERTY LINE, FIFTEEN (15) FEET.
- FROM SIDE STREET PROPERTY LINE, TWENTY-FIVE (25) FEET.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

Digitally signed by Jose Hernandez:
DN: cn=US, st=Florida, InDoral, serialNumber=A1120204, 304339201, o=HERNANDEZ AND ASSOCIATES, INC., cn=jose.hernandez, email=jose.hernandez@jha-surveys.com, c=US
Date: 2024.10.17 12:19:43 -0400
Adobe Acrobat Reader version: 2024.003.20189

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

Digitally signed by Jose Hernandez:
DN: cn=US, st=Florida, InDoral, serialNumber=A1120204, 304339201, o=HERNANDEZ AND ASSOCIATES, INC., cn=jose.hernandez, email=jose.hernandez@jha-surveys.com, c=US
Date: 2024.10.17 12:19:43 -0400
Adobe Acrobat Reader version: 2024.003.20189

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON OCTOBER 17, 2024.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-724
SHEET NUMBER: 2 OF 2