

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.: 12 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CATALYST AT GOULDS

2. Owner's Name: D1 - Call 305.322.0834, LLC Phone: (954) 507-6222

Address: 3323 W. Commercial Blvd, Suite E220 City: Fort Lauderdale State: FL Zip Code: 33309

Owner's Email Address: Mdiaz@greenmillsgroup.com

3. Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030

Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: Jravino@avinoandassociates.com

4. Folio No(s): 30-6912-000-0240 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT A

6. Street boundaries: 11875 SW 216th STREET

7. Present Zoning: GCUC Zoning Hearing No.: ASPR #202000042

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(110 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(1,100 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.

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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)

SS:

Signature of Owner: _____



COUNTY OF MIAMI-DADE)

(Print name & Title here): Oscar Sol, Manager of the Manager


BEFORE ME, personally appeared Oscar Sol this 16 day of December, 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 16 day of December, 2024 A.D.



Andres Defelice
Comm.: HH 412260
Expires: Jun. 19, 2027
Notary Public - State of Florida

Signature of Notary Public: _____



(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

EXHIBIT A

LEGAL DESCRIPTION

Beginning at Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 12, Township 56 South, Range 39 East; thence run East 208.5 feet; thence run North 35 feet to the Point of Beginning; thence run East 125.75 feet, thence run North 299.75 feet; thence run West 126.1 feet; thence run South 299.75 feet to the Point of Beginning; lying and being in Miami-Dade County, Florida less:

That Portion of Lot 1, RANDOLPH ACRES, according to the Plat thereof as recorded in Plat Book 43, at Page 26 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 56 South, Range 39 East, Miami-Dade County, Florida; thence run N89°05'46"E, along the South line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12, for a distance of 208.50 feet to the point of intersection with the Southerly extension of the West line of said Lot 1; thence run N0°58'21"W, along the Southerly extension for a distance of 35 feet to the Southwest corner of said Lot 1 being also the Point of Beginning; thence continue N0°58'21"W, along the West line of said Lot 1, for a distance of 5.00 feet to the point of intersection with a line 5.00 North of and parallel with the South line of said Lot 1; thence run N89°05'46"E along said parallel line for a distance of 125.00 feet to the East line of said Lot 1; thence run S0°54'17"E, along the East line of said Lot 1, for a distance of 5.00 feet to the Southeast corner of Lot 1; thence run S89°05'46"W, along the South line of said Lot 1 being also the North Right-of-Way line of SW 216 Street as shown on said RANDOLPH ACRES, for a distance of 125.89 feet to the Point of Beginning.

Folio No: 30-6912-000-0240

ABBREVIATIONS

- A/C Air Conditioner
- Asph. Asphalt
- B Backflow Preventer
- (C) Calculated
- ☐ Centimeter
- Δ Central Angle of Curve
- C.B.S.D. Cord Bearing Distance
- CUF Chain Link Fence
- CONC. Concrete
- CO Cleanout
- C.B.S. Concrete Block Structure
- C.&G. Curb & Gutter
- (D) Dead
- D Diameter
- Dim. Dimension
- DBH Diameter @ Breast Height
- DIP Ductile Iron Pipe
- D.W. Driveway
- D.H. Drill Hole
- EB Electric Box
- E.O.W. Edge of Water
- ELEV. Elevation
- ENCR. Encroachment
- FDC Fire Department Connection
- F.F.E. Finish Floor Elevation
- FH Fire Hydrant
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- G.P. Guard Post
- G.R. Guard Rail
- H.D.P.E. High Density Polyethylene
- ID. Identification
- L Length of Curve
- MH Manhole
>
- (M) Measured
- M.F. Metal Fence
- M Monument Line
- O.R.B. Official Record Book
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.O.T. Point of Tangency
- P.B. Plat Book
- PG. Page
- ℙ Property Line
- PVC Polyvinyl Chloride
- R Radius
- (R) Recorded
- R/W Right-of-Way
- SEC. Section
- SWK. Sidewalk
- SF. Square Feet
- T.O.B. Top of Bank
- T.O.P. Top of Pipe
- Typ. Typical
- U.E. Utility Easement
- VCP Vitrified Clay Pipe
- W.F. Wood Fence
- 1-15-5 DBH-Height-Spread

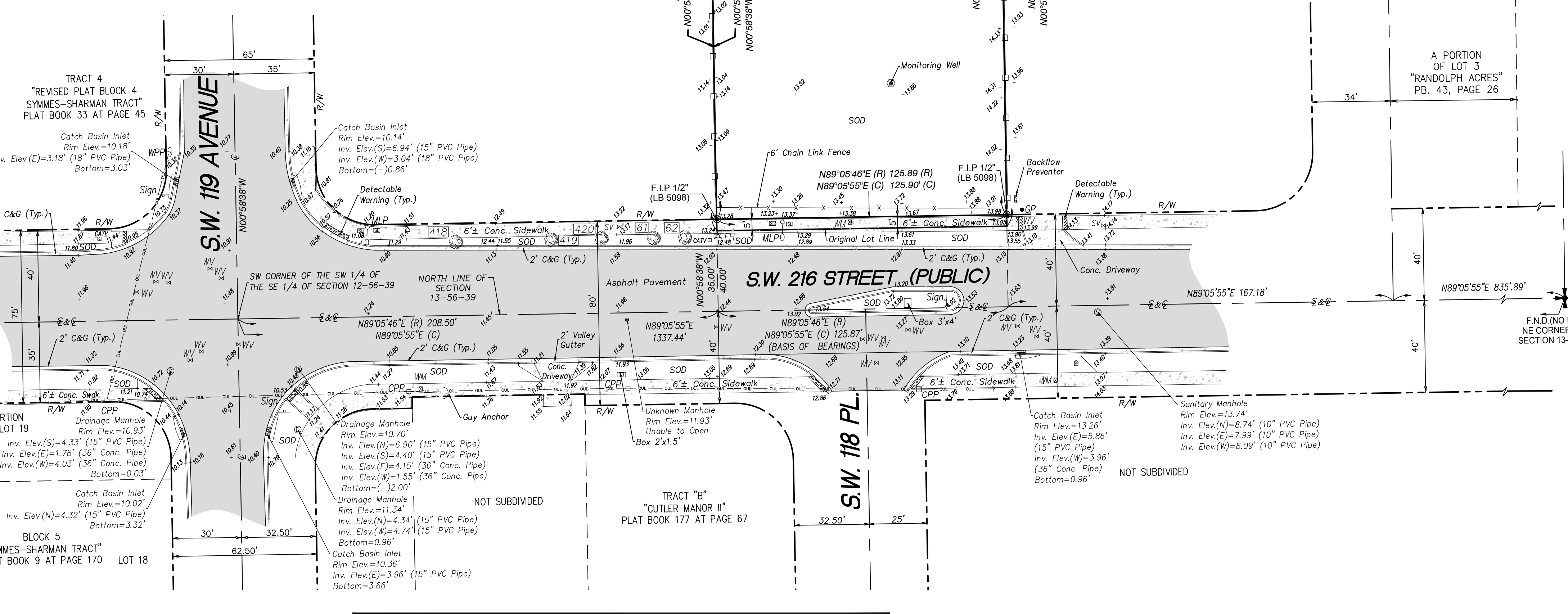
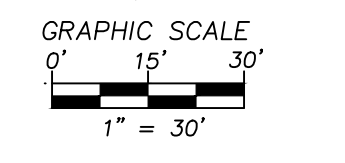
LEGEND

- Anchor
- Basketball Stand
- Bell South Manhole
- Bike Rack
- Block
- Cable Box
- Catch Basin
- Concrete Light Pole
- Cross Walk Sign
- Concrete Power Pole
- Concrete Column
- Drain
- Drainage Manhole
- Dual Cross Walk Sign
- Electric Manhole
- FPL Box
- Fiber Optic Box
- Fire Hydrant
- Gas Valve
- Grease Trap
- Irrigation Valve
- Light Pole
- Lot Corner
- Mail Box
- Metal Cover
- Metal Light Pole
- Monitoring Well
- Palm (No Identified)
- Parking Meter
- Parking Bumper
- Pedestrian Lighting
- Roofed Area
- Section Corner
- Septic Tank
- Sewer Manhole
- Sewer Valve
- Shrub
- Spot Elevation
- Street Lighting Box
- Sign
- Telephone Box
- Telephone Manhole
- Traffic Street Box
- Tree (No Identified)
- Utility Concrete Power Pole
- Unknown Manhole
- Water Meter
- Water Valve
- Water Manhole
- Wood Utility Power Pole
- Communication Line
- Electric Line
- Force Main Line
- Gas Line
- Sanitary Line
- SAN
- Storm Line
- Water Line
- Overhead Wire

TENTATIVE PLAT OF CATALYST AT GOULDS

A REPLAT OF LOT 1, OF "RANDOLPH ACRES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

Point #	DHB-HEIGHT-SPREAD (FEET)
61	TREE 0.5-16-6
62	TREE 0.5-16-6
420	TREE 0.5-15-10
188	TREE 2-35-20
192	TREE 2.5-30-20
193	TREE 2.5-30-20
194	TREE 2.5-30-20
418	TREE 0.5-15-10
419	TREE 0.5-15-10
460	TREE 0.5-15-10
461	TREE 0.5-15-10



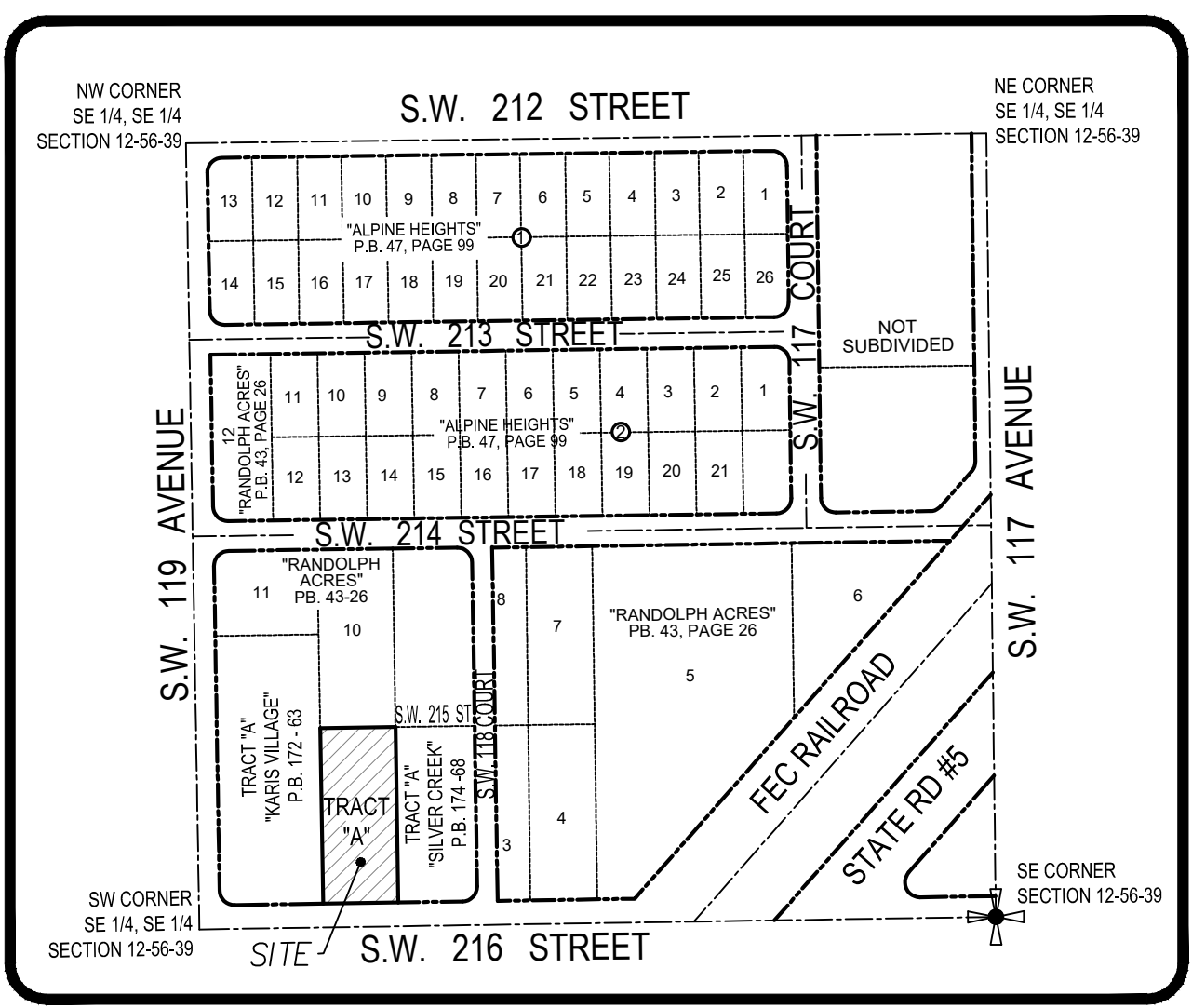
CONTACT PERSON INFORMATION	
NAME	JORGE R. AVINO, PE, PSM
TELEPHONE NO.	305-265-5030
FAX NUMBER	305-265-5033
E-MAIL	jrvino@avinoandassociates.com

STATE PLANE COORDINATES	
All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/1990 Adjustment, Florida East 56-40-13. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations:	Longitude: W 80° 23' 27.233473"
Establishing Agency: Miami-Dade County	Northing: 449817.9960 (US Feet)
State/County: Florida/Miami-Dade County	Station Description: BRASS DISK SET IN CONCRETE MONUMENT ON THE NORTH SIDE OF SW 212 STREET JUST WEST OF WHERE IT INTERSECTS SW 132 AVENUE. STATION MARK IS LOCATED 40 FEET WEST OF THE CENTERLINE OF SW 123 AVENUE AND 2.6 FEET SOUTH OF A 6 FOOT CHAIN LINK FENCE. STATION MARK IS A BRASS DISK STAMPED METRO DADE G.P.S. CONTROL PT. DC37A
Datum: NAD 83/1990	Latitude: N 25° 34' 11.485544"

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LOCATION MAP

THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

LEGAL DESCRIPTION:

Beginning at Southwest corner of the SE 1/4 of the SE 1/4 Section 12, Township 56 South, Range 39 East; thence run East 208.5 feet; thence run North 35 feet to the Point of Beginning; thence run East 125.75 feet; thence run North 299.75 feet; thence run West 126.1 feet; thence run South 299.75 feet to the Point of Beginning; lying and being in Miami-Dade County, Florida less:

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Folio No: 30-6912-000-0240

SURVEYOR'S REPORT:

- Last day of field work was performed on December 6, 2024.
- Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- Bearings shown hereon are based on an assumed Bearing of N89°05'55"E along the centerline of SW 216th Street, said line to be considered a well monumented line.
- By scaled determination the subject property appears to lie in two Flood Zones "X" Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 12086C0584, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- All Elevations shown hereon are based, derived and shown in National Geodetic Vertical Datum 1929 (NGVD).

Benchmark Identification:

Miami-Dade County Benchmark: G-38
Elevation: 12.35 feet (National Geodetic Vertical Datum)
Location: SW 216th Street -----38' North of Centerline.
US Highway #1 (Busway) -----44' West of Centerline.

PK/BW in conc Pad of Traffic Light.

Miami-Dade County Benchmark: GS-43
Elevation: 12.35 feet (National Geodetic Vertical Datum)
Location: SW 224th Street (Street Miami Ave) ---34' North of Centerline
US Highway #1 (Busway Rd) ---34' West of Centerline

PK Nail and Brass Washer in Concrete Sidewalk

- The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot.
- Vertical control: field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. Closure in feet must be accurate to a standard of plus or minus 0.05 feet times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

DEVELOPMENT CRITERIA:

- Present Zoning: "GCLUC": GOULDS COMMUNITY URBAN CENTER ZONING DISTRICT REGULATIONS
- Zoning Hearing No.: ASPR #2020000042
- Number of Tracts: 1
- Existing Use: Vacant Lot
- Proposed Used: Tract "A" - 110 Apartment Units & 1,100 SF of Retail Space.
- Size of Property: 37,167 SF (0.85 ACRES ±)
- Miami-Dade County Criteria: 12.52' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120 at Page 13, Miami-Dade County Records
- Public Water and Sewer: Miami-Dade Water and Sewer Department

Avino & Associates
ENGINEERS • PLANNERS • SURVEYORS
1260 S.W. 87th Avenue, Suite 207
West Miami, Florida 33144
TEL: (305) 265-5030
FAX: (305) 265-5033
E-mail: jrvino@avinoandassociates.com

CATALYST AT GOULDS

11875 S.W. 216 STREET
MIAMI, FL 33170
FOLIO No.
30-6912-000-0240

Property Owner:
D1 CALL 305
322 0834 LLC

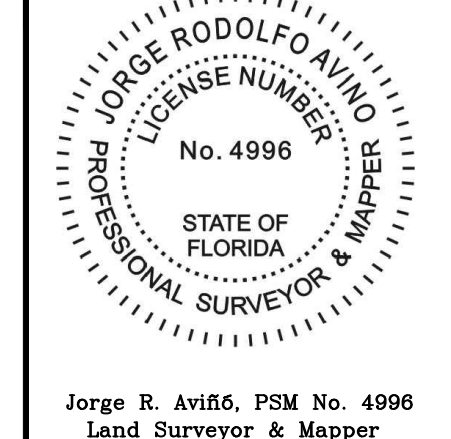
Revisions

No.	Description	Date

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER



Jorge R. Avino, PSM No. 4996
Land Surveyor & Mapper

Project No. 24117.00
Scale: AS SHOWN
Date: 12/20/2024
Drawn: D.A.
Checked: J.R.A.
Submittal: T-PLAT
Cad File:

Drawing Title:
SU-1
Sheet No. 1 OF 1