

**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: MIAMI GARDENS Sec.: 15 Twp.: 52 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Estates at Twenty-Second Avenue

2. Owner's Name: 22nd Ave Estate LLC Phone: 786-300-7334

Address: 5190 NW 167th St., Suite 108 City: Miami Lake State: FL Zip Code: 33014

Owner's Email Address: damian@det-sc.com

3. Surveyor's Name: Royal Point Land Surveyors, Inc. Phone: 305-822-6062

Address: 6175 NW 153rd St., Suite 321 City: Miami Lakes State: FL Zip Code: 33014

Surveyor's Email Address: info@RoyalPointLS.com

4. Folio No(s): 34-2115-003-7290 / 34-2115-003-7292 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: East side of NW 22nd Ave. and North of Biscayne Canal

7. Present Zoning: NC - Neighborhood Commercial Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), Business( \_\_\_\_\_ Sq. Ft.), Office( 11,076 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.

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

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: *Annabelly Luis*

(Print name & Title here): Annabelly Luis, Authorized Member

BEFORE ME, personally appeared Annabelly Luis this 19 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 *Diana Martin* as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of December 2024 A.D.

Signature of Notary Public: *Diana Martin*

(Print, Type name here: Diana Martin

June 18 2027 (Commission Expires)

HH 411702 (Commission Number)

(NOTARY SEAL)

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

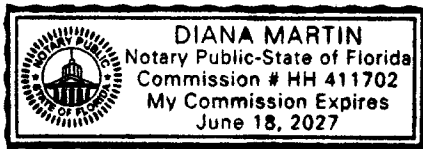


Exhibit "A"

The West 150 feet of, LESS the North 218.12 feet thereof, of TRACT "B", in Block 29, of "BUNCHE PARK", according to the Plat thereof, as recorded in Plat Book 50, Page 20, of the Public Records of Miami-Dade County, Florida.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LEGEND

- Overhead Wire Line
Wood Fence
Chain Link Fence
Iron Fence
Monument Line
Centerline
Property Line
Existing Elevations
Catch Basin
Water Meter
Electric Box
Sanitary Manhole
Sprinkler Pump
Wood Pole
Conc. Pole
Light Pole
Fire Hydrant
Water Valve
Inlet
Cable Tv Box
Electric Meter Box
Traffic Signal Box
Gas Valve
Sewer Valve
Manhole
Benchmark
Tree
Palm
Storm Manhole
A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block # Stucco
(D) = Dead
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Fossil Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/In
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.W.D. = Found Wall & Doc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIFR = Set Iron Pipe/Rebar
S = Sprinkler
U.E. = Utility Easement
B.M.# = Benchmark Number
ELEV. = Elevation

PORTION OF TRACT A
BLOCK-30
'BUNCHE PARK'
PLAT BOOK 50, PAGE 20
FOLIO #34-2115-004-0290

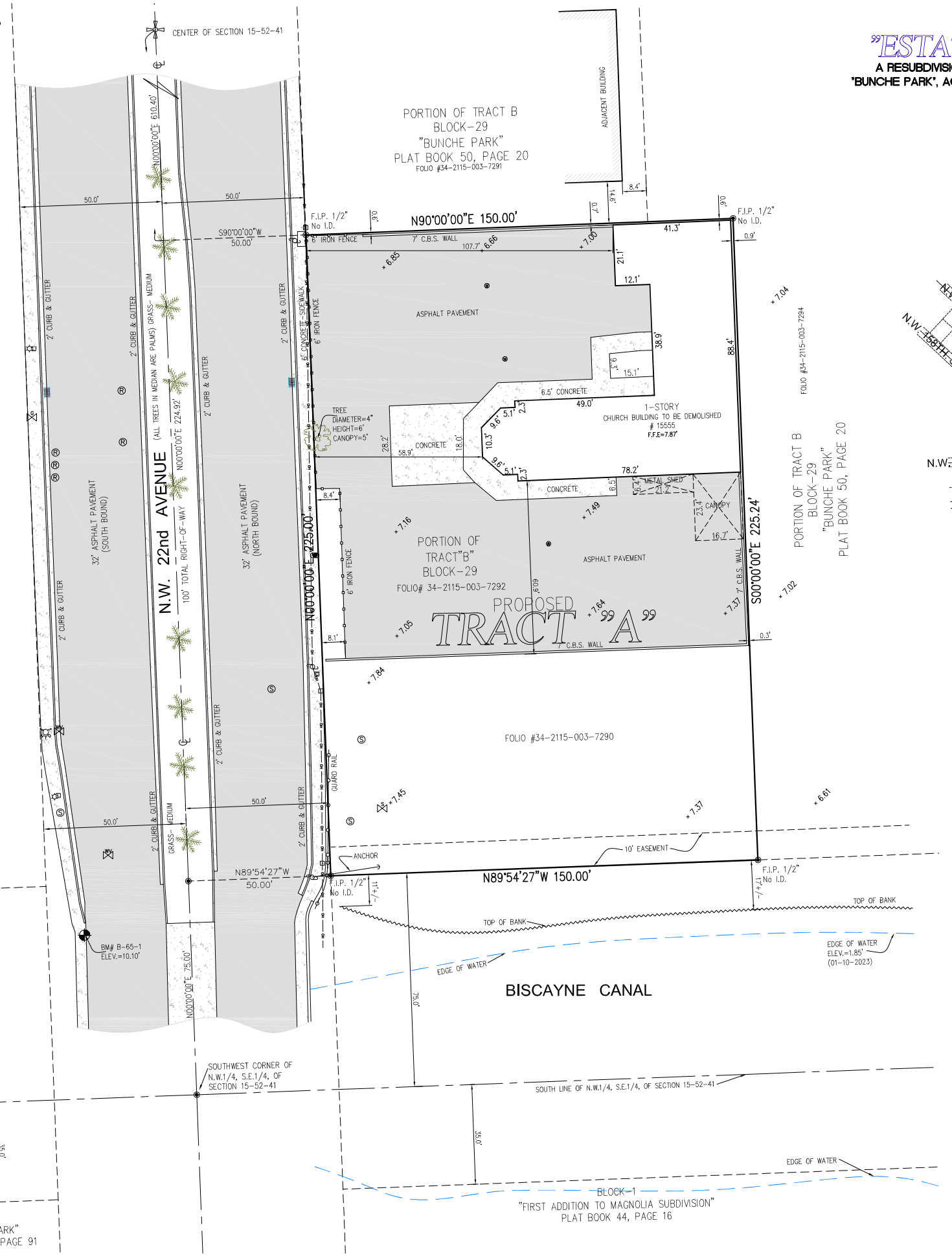
DEVELOPMENT INFORMATION:

OWNER:
22ND AVE ESTATE LLC
5190 NW 167 STREET - SUITE 108
MIAMI LAKES, FLORIDA 33014
FOLIO NUMBER:
34-2115-003-7290 # 34-2115-003-7292
EXISTING DEVELOPMENT:
Existing 3,709 sq.ft. church building and improvements to be demolished.
PROPOSED DEVELOPMENT INFORMATION:
Two Story Medical Building (1,076 sq ft office area) with parking facilities.
TRACT 'A' containing 33,765 square feet (0.775 +/- acres)
FLOOD CRITERIA:
Flood Criteria: Based on unrecorded Miami-Dade County Flood Criteria Map dated 03/24/21 and data taken from 'Miami-Dade County Flood Criteria 2022' website + 7' (NAVD 1988) + 8.55 (NGVD)
ZONING NOTE:
NC - Neighborhood Commercial

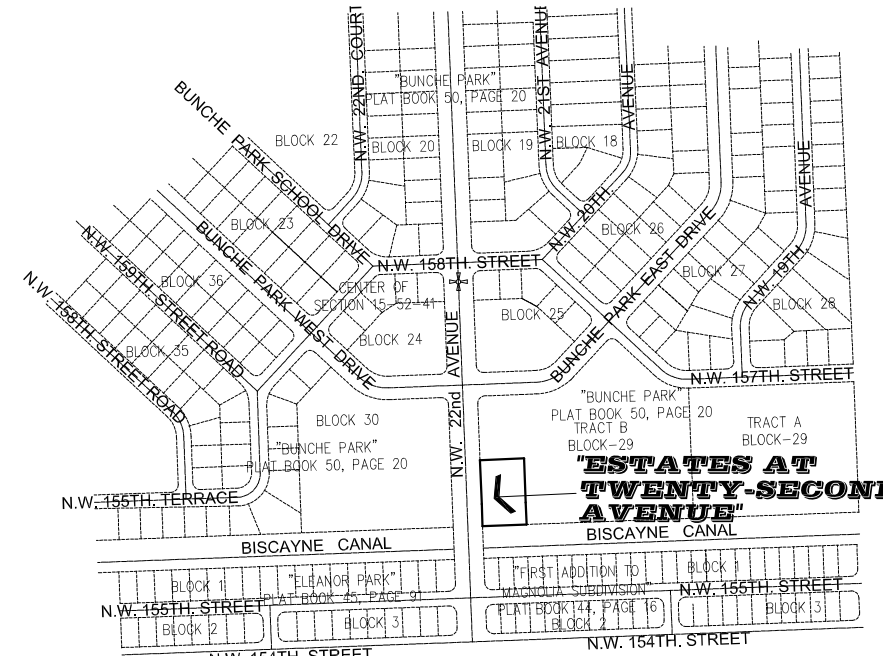
CONTACT INFORMATION

22ND AVE ESTATE LLC
5190 NW 167 STREET - SUITE 108
MIAMI LAKES, FLORIDA 33014
E-MAIL: YOELMORERA@YAHOO.COM
SURVEYOR:
JACOB GOMIS, PSM
ROYAL POINT LAND SURVEYORS
6175 NW 153rd STREET SUITE 321
MIAMI LAKES, FL 33014.
OFFICE: (305) 822-6062
FAX: (305) 827-9669
EMAIL: info@royalpointlands.com

F:\DRAWING\15555-NW 22 AVENUE TENTATIVE PLAT STATES AT TWENTY-SECOND AVENUE.RP24-091.dwg 1/20/2023



BOUNDARY & TOPOGRAPHIC SURVEY
OF TENTATIVE PLAT
'ESTATES AT TWENTY-SECOND AVENUE'
A RESUBDIVISION OF THE WEST 150 FEET, LESS THE NORTH 218.12 FEET OF TRACT 'B', IN BLOCK 29, OF 'BUNCHE PARK', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 20, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE S.E. 1/4 OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 41 EAST CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA



PROPERTY ADDRESS:
15525-15555 NW 22nd AVENUE MIAMI GARDENS, FLORIDA 33054
Folio# 34-2115-003-7290 # 34-2115-003-7292

LEGAL DESCRIPTION:
The West 150 feet of, LESS the North 218.12 feet thereof, of TRACT 'B', in Block 29, of 'BUNCHE PARK', according to the Plat thereof, as recorded in Plat Book 50, Page 20, of the Public Records of Miami-Dade County, Florida.

Said described land containing 33,765 square feet (0.775 +/- acres)

- SURVEYOR'S NOTES:
1- The Legal Description was provided by the Client from most recent County Records available.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any elevation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey: Boundary/ Topographic survey.
11- North arrow direction and/or Bearings are based on an assumed meridian with a value of: North along the centerline of N.W. 22nd AVENUE as shown on the aforementioned Plat.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
13- Benchmark Used: Miami-Dade County Benchmark #B-65-1. Elevation = +10.10.
14- Flood Zone Data: Community/ Panel # 120345/0136/L Dated: 9/11/09
Flood Zone: 'X' Base Flood Elevation = N/A.
15- All utilities are available for this site.
16- This 'SURVEY' has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party.
- MOUNT HOPE FELLOWSHIP BAPTIST CHURCH

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

Digitally signed by Jacob Gomis
Date: 2025.01.22 08:20:51-0500'
For the Firm Royal Point Land Surveyors, Inc L#B# 7282

- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L#B# 6231 STATE OF FLORIDA
PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L#B# 5880 STATE OF FLORIDA

Table with columns: NO., DATE, DESCRIPTION, BY, APP., RECORD OF REVISION. Includes drawing details like DRAWN: MEB, CHECKED: P.J.A., SCALE: AS NOTED, FIELD DATE: 02/01/2024, JOB No.: RP24-0114, SHEET: 1.

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL, 33014 \*\*\* TEL: 305-822-6062 \*\*\* FAX: 305-827-9669