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 : (

17)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	unicipality: FLORIDA CITY Sec.: 24 Twp.: 57 S. Rge.: 38 E. / Sec.: Twp.: S. Rge.: E.					
1.	Name of Proposed Subdivision: Alphaville Villas					
2.	er's Name: Alphaville VIIIas LLC Phone: 305-491-0191					
	Address: 3390 Mary St., Suite 270 City: Coconut Grove State: FL Zip Code: 33133					
	Owner's Email Address: damian@det-c.com					
3.	surveyor's Name: Vizcaya Surveying and Mapping Phone: 786-413-5822					
	Address: 13271 SW 46th St. City: Miami State: FL Zip Code: 33175					
	Surveyor's Email Address: damian@det-sc.com					
4.	Folio No(s).: 1678240350430 / / //					
5.	Legal Description of Parent Tract: Tract A, JUANA SUBDIVISION, according to the map or plat thereof, as recorded in Plat					
Book 162, Page(s) 34, of the Public Records of Miami-Dade County, Florida.						
6.	Street boundaries: NW corner of NW 12th St. & NW 8th Ave.					
	Present Zoning: RD-1 Zoning Hearing No.:					
8. Proposed use of Property: Single Family Res.(for Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)						
						9.

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. Futhermore, 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.

		1/2/	Ab /			
STATE OF FLORIDA)		7160	9			
SS:	Signature of Owner:					
COUNTY OF MIAMI-DADE)	(Print name & Title here): Join	rge E Stein/A	uthorized Member			
	(Frint name & Title nere):	7/	ZUIONEGO WIONIDO			
BEFORE ME, personally appeared Jorge Stein	this day	of January. 2	A.D. and (he/she)			
acknowledged to and before me that (he/she) execute	ed the same for the purposed	therein. Personally	known X or produce			
as identification and who did (not) take an oath.						
WITNESS my hand and seal in the County and State	last aforesaid this 20 day of _	Januar	1,2005 A.D.			
	Signature of Notary Public:	11000				
	(Print, Type name here:	Kelen Fair	inas Perez,			
	July	13,2027	+1+1471466			
(NOTARY SEAL)	(Commi	ssion Expires)	(Commission Number)			
Note: The reverse side of this sheet may be used for a state			,			

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY ALPHAVILLE VILLAS

A REPLAT OF A PORTION OF TRACT "A", OF "JUANA SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A PORTION OF SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST., MIAMI DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on March 07, 2024.

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

Tract A, Juana Subdivision, according to the map or plat thereof, as recorded in Plat Book 162, Page(s) 34, of the Public Records of Miami-Dade County, Florida.

SECTION 3) PROPERTY INFORMATION:

Property Address:

Folio No.: 16-7824-035-0430

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1'' = 20' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian

Bearings as shown hereon are based upon the Centerline of N.W. 8th Avenue with an assumed bearing of N00°23'06"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" Base Flood Elev. N/A, as per Federal Emergency Management Agency (FEMA) Community Number 120641 (City of Miami), Map Panel No. 12086C0730, Suffix L, Map Revised Date: September 11, 2009.

Water Control

Project Area: 71,089.92 Sq Ft ≈ 1.63 Ac

Miami-Dade County Flood Elevation: 8.5ft N.G.V.D.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-718. Elevation 8.20 feet.

Location:

SW 328 ST ----- 31' SOUTH OF C/L

SW 182 AVE ----- 38.5' EAST OF C/L

PK NAIL AND ALUMINUM WASHER AT NORTH END OF CONC PAD FOR FIRE HYDRANT

Township Map for Section 24, Township 57 South, Range 38 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

BRASS BAR IN CONC MON. NOTE: PIPE IN CONC 1' SOUTH OF UTILITY POLE, NOT THE BM

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) SITE DEVELOPMENT INFORMATION:

OWNERS: ALPHAVILLE VILLAS LLC 10 EDGEWATER DR #7E CORAL GABLES, FL 33133

Folio:16-7824-035-0430

DEVELOPMENT INFORMATION: Existing parcel containing 65,859 Square feet± or 1.51 acres Vacant

Proposed development Block 1 - Single Family containing 8 lots/units Block 2 - Single Family containing 8 lots/units

Tract "A" - Containing 8,628 Sq. Ft. or 0.20 Acres - Private Road, Ingress/Egress/Access, landscape and Utility Easement

PRESENT ZONING RD-1 - RESIDENTIAL DUPLEX DISTRICT

FLOOD CRITERIA: MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 162, PAGE 34: +?????

SECTION 8) CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of and certified to:

ALPHAVILLE VILLAS LLC, a Florida limited liability company

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: ALPHAVILLE VILLAS LLC, a Florida limited liability company

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT

ELECTRIC: Florida Power & Light Company TELEPHONE: AT&T, Comcast CABLE TV: ATT-Uverse, Comcast POTABLE WATER: Florida City SANITARY SEWER: Florida City

SECTION 11) CONTACT INFORMATION:

VIZCAYA SURVEYING AND MAPPING, INC, Attention: Camilo Losada 13217 S.W. 46th Lane Miami, Florida 33175 Phone No. (786) 413-8246 E-mail: cvizcayasurveying@gmail.com

SECTION 13) SURVEYOR'S CERTIFICATE

I hereby certify: That this "Tentative Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17. through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida

VIZCAYA SURVEYING & MAPPING, INC., a Florida Corporation Florida Certificate of Authorization Number LB8000

STATE OF

Arturo R. Toirac, P.S.M. Registered Surveyor and Mapper LS3102

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.

14th STREET "JUANA SUB" "ROCKWOOD SUB" N.W. 13th STREET S.W. COR. _"ROCKWOOD SUB"_ NE 1/4 OF THE NW 1/4 SEC. 24-57-38 "FL HUD HOUSING "CARVER PARK" PROJECT FLA" PB 55 PG 28 PB 122 PG 99 **LOCATION MAP**

SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST.

SCALE: 1"=300'

LEGEND

Drainage Manhole Metal Light Pole Overhead Utility Lines Light Pole Sewer Valve Fire Hydrant Water Valve Water Meter Electric Manhole Electric Box Telephone Manhole Telephone Box Unknown Manhole Sewer Manhole Guard Pole Traffic Sign Catch Basin

Right-of-Way Line Property Line Identification Concrete Slab Center Line Monument Line Finish Floor Elevation Plat Book P.B. Page Asphalt

CONC.

ABBREVIATIONS

Spot Elevation

Concrete

State of Florida

VII

LLE

-03

78,

9

LPH

SCALE: AS-SHOWN DRAWN BY: J.L.

CHECKED BY: A.T. SET #: TENTATIVE OF PLA 09-05-2024

PROJECT No: FILE

1 OF 2

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY ALPHAVILLE VILLAS A REPLAT OF A PORTION OF TRACT "A", OF "JUANA SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A PORTION OF SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST., MIAMI DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY, FLORIDA BLOCK 2 JUANA SUBDIVISION PLAT BOOK 162 PAGE 34 P.C.P.LIMITS OF THIS PLAT 4' C.L.F. N 89°28'32" E 270.27' (P.B. 43-99) (P.B. 162-34) 49.67' LOT 4 (5,183 Sq. Ft) (4,408 Sq. Ft) (3,463 Sq. Ft) 30.28' -LOT 5 (4,972 Sq. Ft) N 89°28'32" E 168.63' TRACT "A" P.C.I INGRESS - EGRESS ACCESS AND UTILITY EASEMENT +/- 11,048 SqFt 👆 76.33' *17.75*′ 42.81' 42.84' 42.81' L=39.33-R=25.00 16.0' 16.0' P.C.P. Δ=90°08'22" LOT 6 Tan=25.06 (3,514 Sq. Ft) 90.82 LU1 2 1, 8 (3,246 Sq. Ft) LOT 4 $\frac{1}{2}$ (3,245 Sq. Ft) $\frac{1}{2}$ (3,405 Sq. Ft) 69.56' 8th LOT 7 43.61' 40.00' 45.10' (3,455 Sq. Ft) 39.56' 39.56' 39.59' 50.00' 69.56' N 89°29'28" E LOT 5 LOT 6 LOT 7 (3,208 Sq. Ft) 🔈 (3,208 Sq. Ft) (3,211 Sq. Ft) (3,920 Sq. Ft) __ 4' C.L.F. LOT 8 25.0' 25.0' (P.B. 43-99) (P.B. 162-34) (4,505 Sq. Ft) ┌RIGHT OF WAY LINE [/] Δ=90°07'26" 42.81' L=39.32' 5' SWK 5' SWK R=25.00' Tan=25.05 N 89°29'28" E 210.48' P.C.P. STREET P.C.P. 12th N.W. S.W. CORNER OF THE NE $\frac{1}{4}$ 2' CURB & GUTTER OF THE NW 1/4 OF SEC. 24-57-38 BLOCK I ` SET #: TENTATIVE OF PL 09-05-2024 CARVER PARK BLOCK I FILE PLAT BOOK 55 CARVER PARK 25.0' 25.0' (P.B. 55-28) PAGE 28 PLAT BOOK 55 PAGE 28 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 2 OF 2 without the written consent of the signing party