

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.: 23 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SGD ONE ZERO ONE

2. Owner's Name: SUNSHINE GASOLINE DISTRIBUTORS INC Phone: 305-477-5800

Address: 1650 NW 87TH AVENUE City: DORAL State: FL Zip Code: 33172

Owner's Email Address: mzamora@sunshinegasoline.com

3. Surveyor's Name: JAVIER DE LA ROCHA Phone: 561-314-0769

Address: 3460 FAIRLANE FARMS ROAD, SUITE 6 City: WELLINGTON State: FL Zip Code: 33414

Surveyor's Email Address: JAVIER@ECSSURVEYORS.COM

4. Folio No(s): 30-4023-012-0060 / _____ / _____ / _____

5. Legal Description of Parent Tract: A PORTION OF TRACT 2, AMENDED PLAT OF BIRD ROAD ESTATES, PLAT BOOK 33,
PAGE 19 AND ALL OF QUECK SUBIDVISION, PLAT BOOK 66, PAGE 85

6. Street boundaries: SW 40TH STREET (BIRD ROAD)

7. Present Zoning: BU-2 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(2,482 Square .Ft.),
Business(2,500 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: _____

(Print name & Title here): _____

BEFORE ME, personally appeared Sandra Reus this 20th 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 20th day of November 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____)

TERESITA D. GARCIA

9-11-2028 (Commission Expires)

HH578152 (Commission Number)

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

LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
PG.	PAGE
ID.	IDENTIFICATION
EL.	ELEVATION
-OHW-	OVERHEAD WIRES
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORDS
(C)	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
TRAV. PT.	TRAVERSE POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.	POINT OF CURVATURE
A/C	AIR CONDITIONING UNIT(S)
PT.	PROPANE TANK
W.H.	WATER HEATER
(R)	DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
D.B.	DEED BOOK
R.E.	RIM ELEVATION
R	RADIUS
D	DELTA ANGLE
A	ARC LENGTH
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
C	CENTERLINE
W	WATER METER
S	SIGN
W	WOOD POLE
W	WOOD POWER POLE
C	CATCH BASIN
F	FIRE HYDRANT
M	METAL LID
B	BACKFLOW PREVENTER
S	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
W	WELL ENGINE
M	METAL BOLLARD
P	PUMP STATION
W	WIRE PULL BOX
E	ELECTRICAL METER
M	METAL LIGHT POLE
M	MONITORING WELL
S	SEPTIC TANK MANHOLE
H	HANDICAP PARKING SPACE
S	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
S	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
B	BREAK IN SCALE
+10.69'	SURFACE ELEVATION

SITE DEVELOPMENT DATA

EXISTING ZONING: SPECIAL BUSINESS DISTRICT (BU-2)
PROPOSED DEVELOPMENT: RETAIL STORE = 2,500 SQUARE FEET AND CAR WASH AND EQUIPMENT ROOM = 2,482 SQUARE FEET.

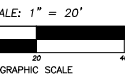
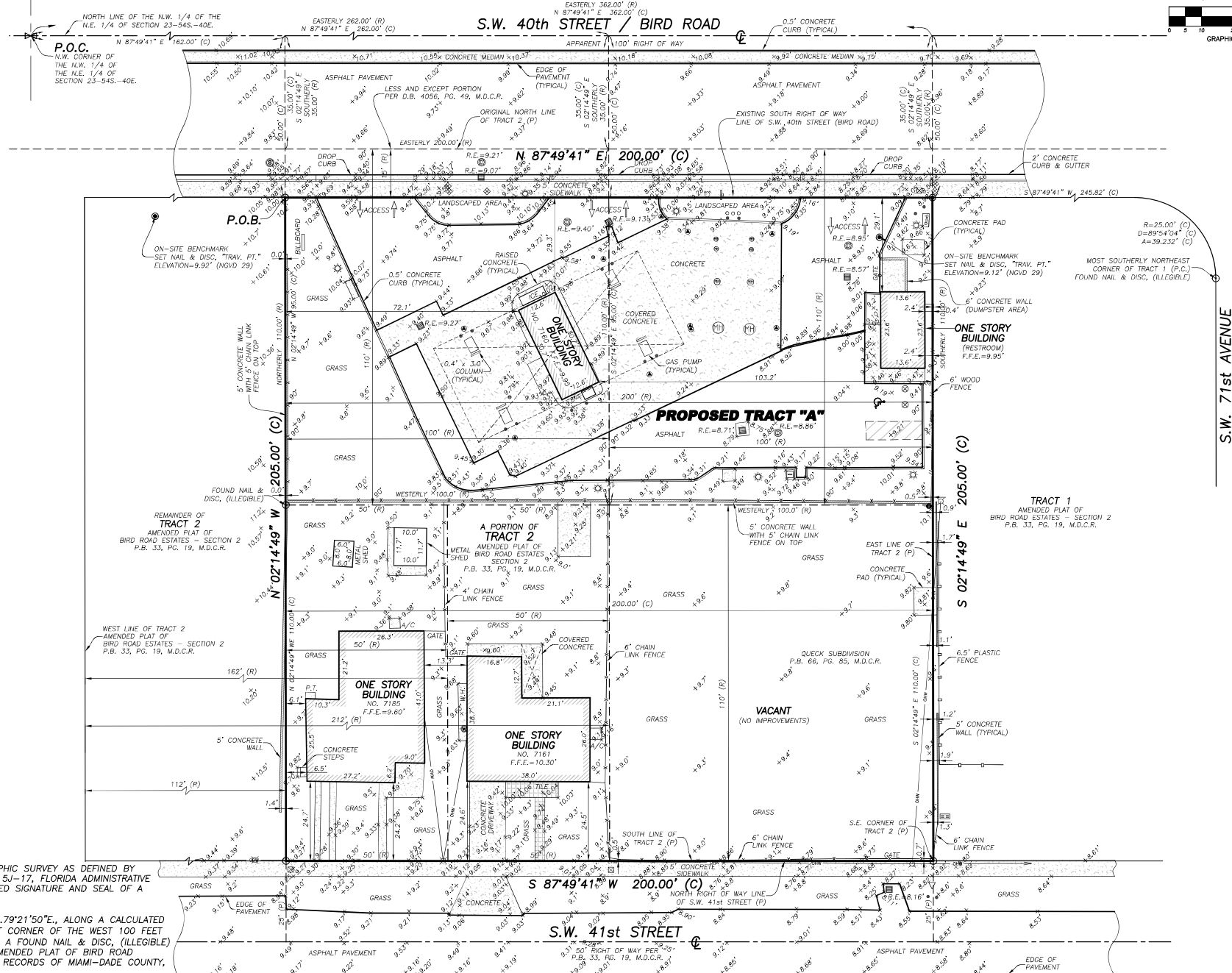
SURVEY NOTES:

- THIS TENTATIVE PLAT REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF N.79°21'50"E., ALONG A CALCULATED LINE FROM A FOUND NAIL & DISC, (ILLEGIBLE) AT THE SOUTHWEST CORNER OF THE WEST 100 FEET OF THE EAST 200 FEET OF THE NORTH 110 FEET OF TRACT 2 TO A FOUND NAIL & DISC, (ILLEGIBLE) AT THE MOST SOUTHERLY NORTHEAST CORNER OF TRACT 1, OF AMENDED PLAT OF BIRD ROAD ESTATES - SECTION 2, PLAT BOOK 33, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "J-558" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND ALUMINUM WASHER IN BACK OF SIDEWALK LOCATED 47 FEET NORTH OF THE CENTERLINE OF S.W. 39th TERRACE AND 21 FEET WEST OF THE CENTERLINE OF S.W. 72nd AVENUE. ELEVATION=10.88'.
- THE BUILDINGS SHOWN HEREON LIE WITHIN FLOOD ZONE "X". THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND FLOOD ZONE "AH", ELEVATION=9' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0456 L, COMMUNITY NUMBER 120635, UNINCORPORATED AREAS, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
- MIAMI-DADE FLOOD CRITERIA: +7' (NGVD 29), AS SHOWN IN THE AMENDED PLAT OF FLOOD - CRITERIA MAP, PLAT BOOK 120, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE PROPERTY SHOWN HEREON CONTAINS 0.94 ACRES (41,000 SQUARE FEET), MORE OR LESS.

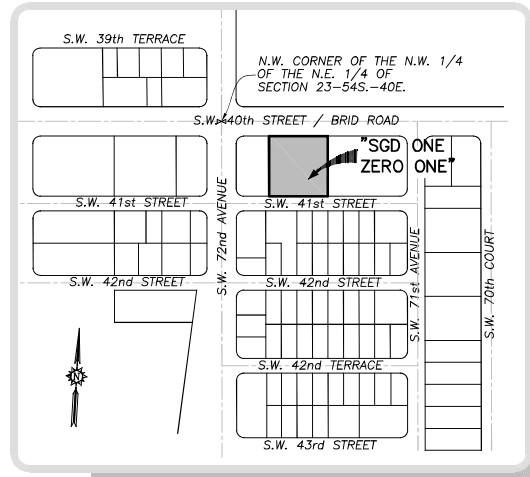
PROPOSED TENTATIVE PLAT OF:

"SGD ONE ZERO ONE"

A REPLAT OF A PORTION OF TRACT 2 OF AMENDED PLAT OF BIRD ROAD ESTATES, PLAT BOOK 33, PAGE 19 AND A REPLAT OF QUECK SUBDIVISION, PLAT BOOK 66, PAGE 85, LYING IN THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA
NOVEMBER 2024



S.W. 71st AVENUE



LOCATION MAP

SCALE: 1"=300'

A PORTION OF TRACT 2 OF AMENDED PLAT OF BIRD ROAD ESTATES, PLAT BOOK 33, PAGE 19 AND A REPLAT OF QUECK SUBDIVISION, PLAT BOOK 66, PAGE 85, LYING IN THE N.W. 1/4 OF THE N.E. 1/4 SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 2 OF THE AMENDED PLAT OF BIRD ROAD ESTATES, SECTION-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 19, AND ALL OF QUECK SUBDIVISION, (A RE-SUBDIVISION OF THE SOUTH 110 FEET OF THE EAST 100 FEET OF TRACT 2, OF THE AMENDED PLAT OF BIRD ROAD ESTATES, SECTION 2, PLAT BOOK 33, PAGE 19), RECORDED IN PLAT BOOK 66, PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST; THENCE NORTH 87°49'41" EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 162.00 FEET; THENCE SOUTH 02°14'49" EAST, A DISTANCE OF 50.00 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. 40th STREET (BIRD ROAD) AND THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF SAID TRACT 2; THENCE NORTH 87°49'41" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2; THENCE SOUTH 02°14'49" EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE EAST LINE OF QUECK SUBDIVISION AS RECORDED IN PLAT BOOK 66, PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 205.00 FEET TO THE SOUTHEAST CORNER OF SAID QUECK SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF S.W. 41st STREET; THENCE SOUTH 87°49'41" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID QUECK SUBDIVISION AND THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 200.00 FEET TO A POINT ON A LINE 112.00 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID TRACT 2; THENCE NORTH 02°14'49" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 205.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 40th STREET (BIRD ROAD) AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 0.94 ACRES (41,000 SQUARE FEET), MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND AS A "TENTATIVE PLAT" FOR MIAMI-DADE COUNTY, AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA



Digitally signed
by Javier De La
Rocha

DATE: OCTOBER 15, 2024.

ECS LAND SURVEYORS, INC.
3480 FAIRLANE FARMS ROAD, SUITE 6,
WELLINGTON, FL 33414
CERTIFICATE OF AUTHORIZATION NO. L.B. 7551