

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 DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 6 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Redland Cove
2. Owner's Name: Gonzalez & Aceval Investments, LLC Phone: 954-8822509
Address: 2965 Wentworth City: Weston State: FL Zip Code: 33332
Owner's Email Address: balleysell1@gmail.com
3. Surveyor's Name: Juan R. Martinez Phone: 305-5527007
Address: 8550 West Flagler City: Miami State: FL Zip Code: 33144
Surveyor's Email Address: martinez.associates@live.com
4. Folio No(s): 30-7906-000-0250 / 30-7906-000-0010 / _____ / _____
5. Legal Description of Parent Tract: See Exhibit A
6. Street boundaries: SW 288 St & SW 167 Avenue
7. Present Zoning: EU-M Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res.(11 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. 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)
COUNTY OF MIAMI-DADE)

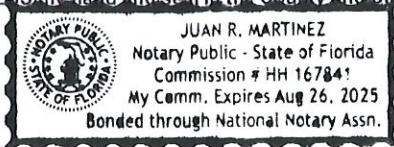
SS:

Signature of Owner: _____

(Print name & Title here): Gladys Gonzalez Nunez - MBR

BEFORE ME, personally appeared Gladys Gonzalez this 18 day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 18 day of March, 2024 A.D.



Signature of Notary Public: _____

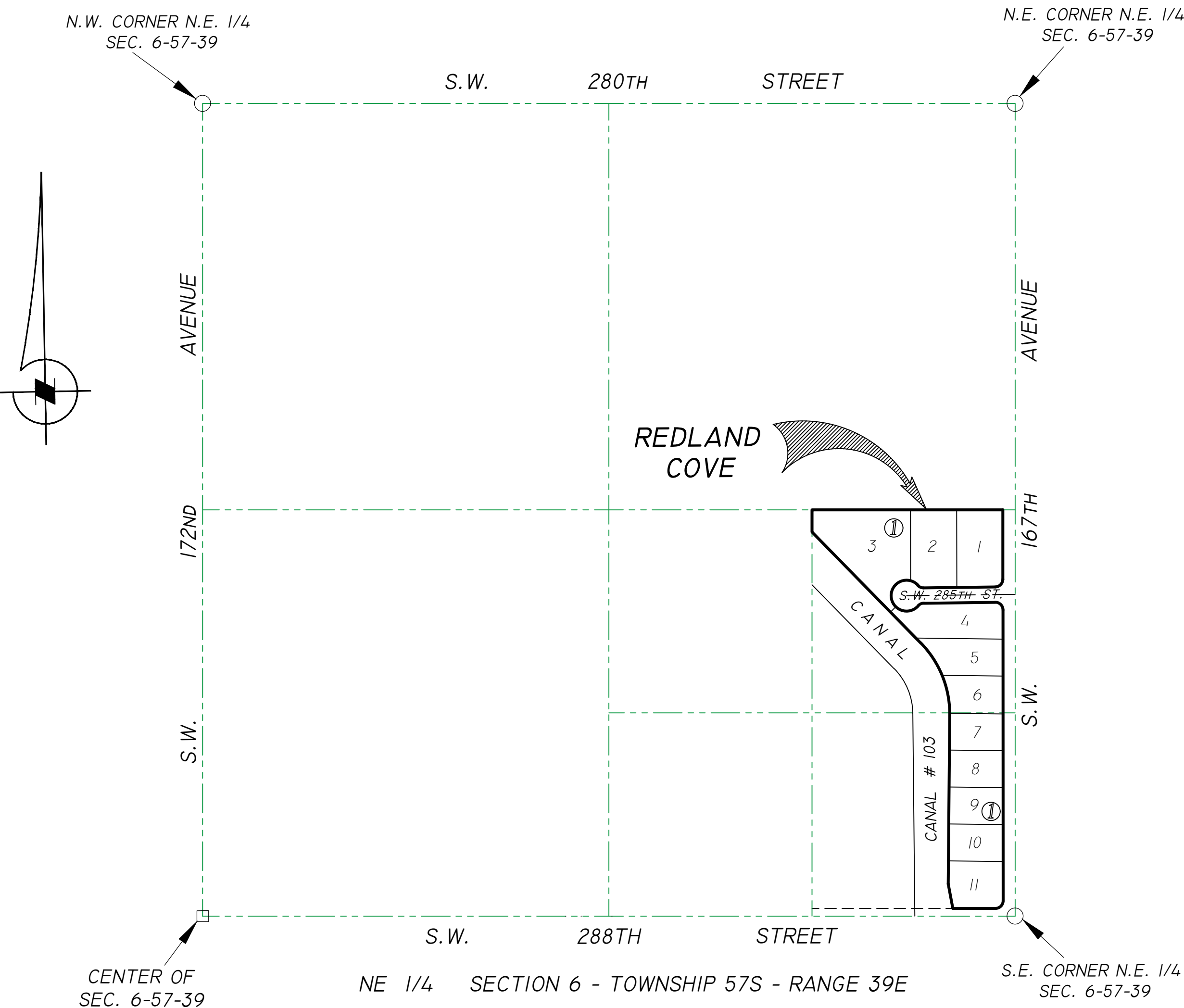
(Print, Type name here: Juan R Martinez)

Aug 26, 2025 HH 167841
(Commission Expires) (Commission Number)

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

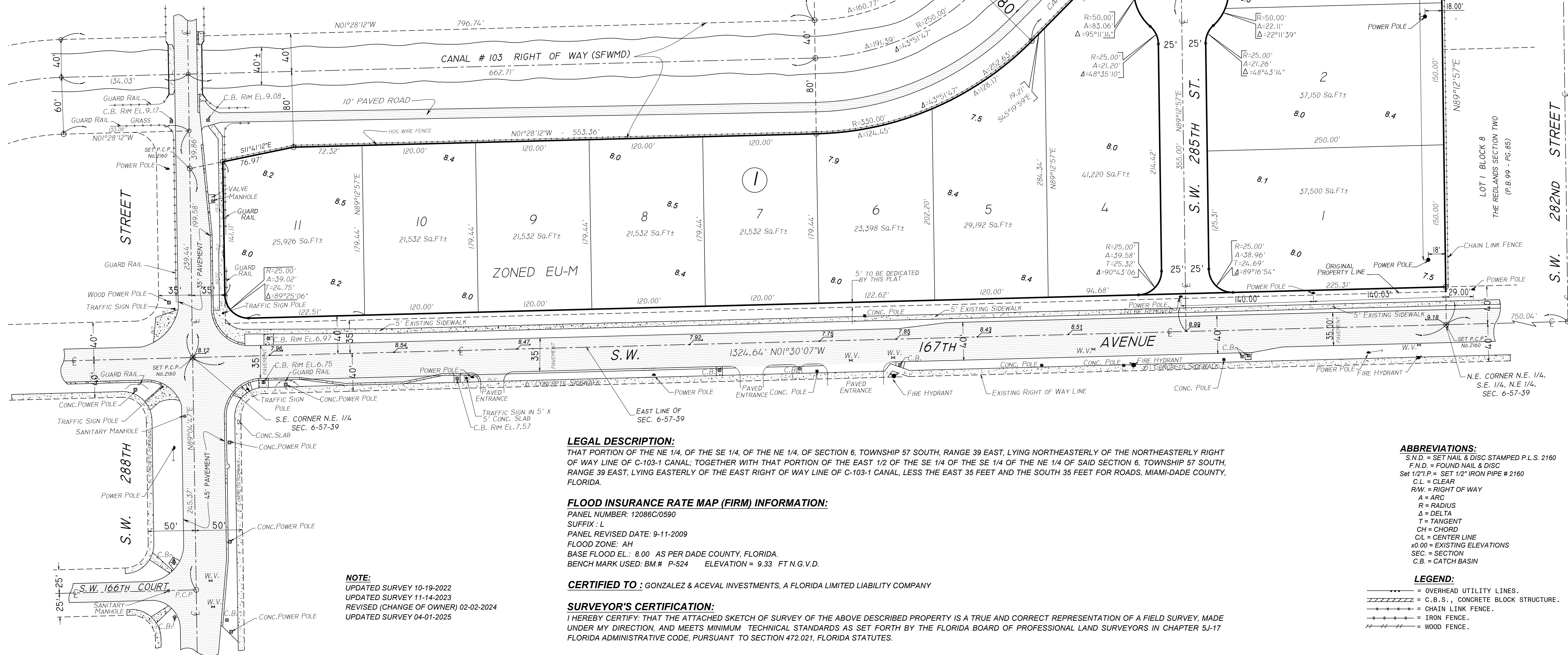
LOCATION SKETCH

SCALE: 1"=300'



SURVEYOR'S NOTES:

1. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY, AFFECTING THIS PROPERTY.
2. LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT, IF ANY.
3. OWNERSHIP IS SUBJECT TO "OPINION OF TITLE".
4. TYPE OF SURVEY: "BOUNDARY SURVEY & TENTATIVE PLAT".
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
7. THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
8. PROPERTY ZONING: EU-M
9. NUMBER OF ACRES: 8.41 ACRES, MORE OR LESS
10. NUMBER LOTS: 11 LOTS
11. WATER SERVICE: CENTRAL
12. SEWER SERVICE: SEPTIC TANK
13. FLOOD CRITERIA ELEVATION: 6.75
14. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
15. BEARINGS ARE BASED ONE A STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 1974 ADJUSTMENT WHERE THE CENTERLINE OF SW.167TH AVE, BEARING N01°30'07"W
16. FOLIO NO. 30-7906-000-0010 & FOLIO NO. 30-7906-000-0250
17. HEARING NO. 02-3 CZ 14-1
18. RESOLUTION NO. CZAB-14-3-02



LEGAL DESCRIPTION:

THAT PORTION OF THE NE 1/4, OF THE SE 1/4, OF THE NE 1/4, OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF C-103-1 CANAL; TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF C-103-1 CANAL, LESS THE EAST 35 FEET AND THE SOUTH 35 FEET FOR ROADS, MIAMI-DADE COUNTY, FLORIDA.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

PANEL NUMBER: 12086C/0590
SUFFIX: L
PANEL REVISED DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD EL.: 8.00 AS PER DADE COUNTY, FLORIDA.
BENCH MARK USED: BM# P-524 ELEVATION = 9.33 FT N.G.V.D.

CERTIFIED TO: GONZALEZ & ACEVAL INVESTMENTS, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY, MADE UNDER MY DIRECTION, AND MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

ABBREVIATIONS:

S.N.D. = SET NAIL & DISC STAMPED P.L.S. 2160
F.N.D. = FOUND NAIL & DISC
SET 1/2" P. = SET 1/2" IRON PIPE # 2160
C.L. = CLEAR
R.W. = RIGHT OF WAY
A = ARC
R = RADIUS
Δ = DELTA
T = TANGENT
CH = CHORD
C/L = CENTER LINE
X.000 = EXISTING ELEVATIONS
SEC. = SECTION
C.B. = CATCH BASIN

LEGEND:

--- = OVERHEAD UTILITY LINES.
--- = C.B.S., CONCRETE BLOCK STRUCTURE.
--- = CHAIN LINK FENCE.
--- = IRON FENCE.
--- = WOOD FENCE.

REVISIONS

Date	Remarks	By

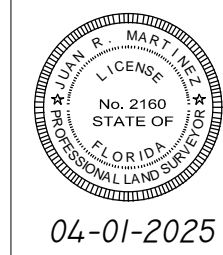
Redland Cove

Boundary Survey & Tentative Plat

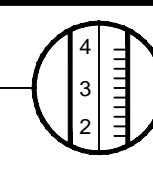
FOR: GONZALEZ & ACEVAL INVESTMENTS, A FLORIDA LIMITED LIABILITY COMPANY

T-23495

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY JUAN R. MARTINEZ,
P.L.S. ON THE DATE
ADJACENT TO THE SEAL.



PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



JUAN R. MARTINEZ & ASSOCIATES, INC.

ENGINEERS • LAND PLANNERS • LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 121, MIAMI, FLORIDA, 33144, PHONE (305) 552-7007 FAX (305) 552-7016
e-mail: martinez.associates@live.com

BY: **JUAN R. MARTINEZ**
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

DRAWN BY: L.R.	DATE: 04-01-2025	FILE No.
CHECKED BY: J.R.M.	DATE: 04-01-2025	SCALE: 1"=50'
ORDER No.	SHEET NO. 1 OF 1 SHEET	