

IMPORTANT NOTICE TO APPLICANT:

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 next 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: 5/18/2018
Tentative No.: T- 24100
Received Date: 5/1/2018

Number of Sites : (1) Dist 8

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 19 Twp.: 56 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: SUMMERVILLE TOWN CENTER

2. Owner's Name: FOUR ACES PROPERTIES, LLC. Phone: 305-225-1515

Address: 13687 SW 26 Street City: MIAMI State: FL Zip Code: 33175

Owner's Email Address: palvarez@adrianhomes.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101

Address: 9370 SW 72ND STREET, STE A-102 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: jenny@asomiami.com

4. Folio No(s): 30-6019-000-0150 / 30-6019-000-0050 / /

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: S.W. 117TH AVENUE & S.W. 247TH STREET

7. Present Zoning: BU-1 Zoning Hearing No.:

8. Proposed use of Property:

Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.),
Business(37,602 Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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 or her 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: *Pedro J. Adrian*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Pedro J. Adrian / Managing Member

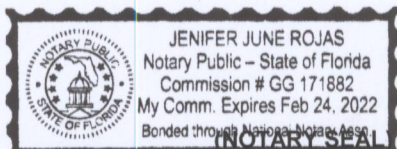
BEFORE ME, personally appeared Pedro J Adrian this 25 day of April, 2018 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purpose therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 25 day of April, 2018 A.D.

Signature of Notary Public: *Jenifer June Rojas*

(Print, Type name here: Jenifer June Rojas)

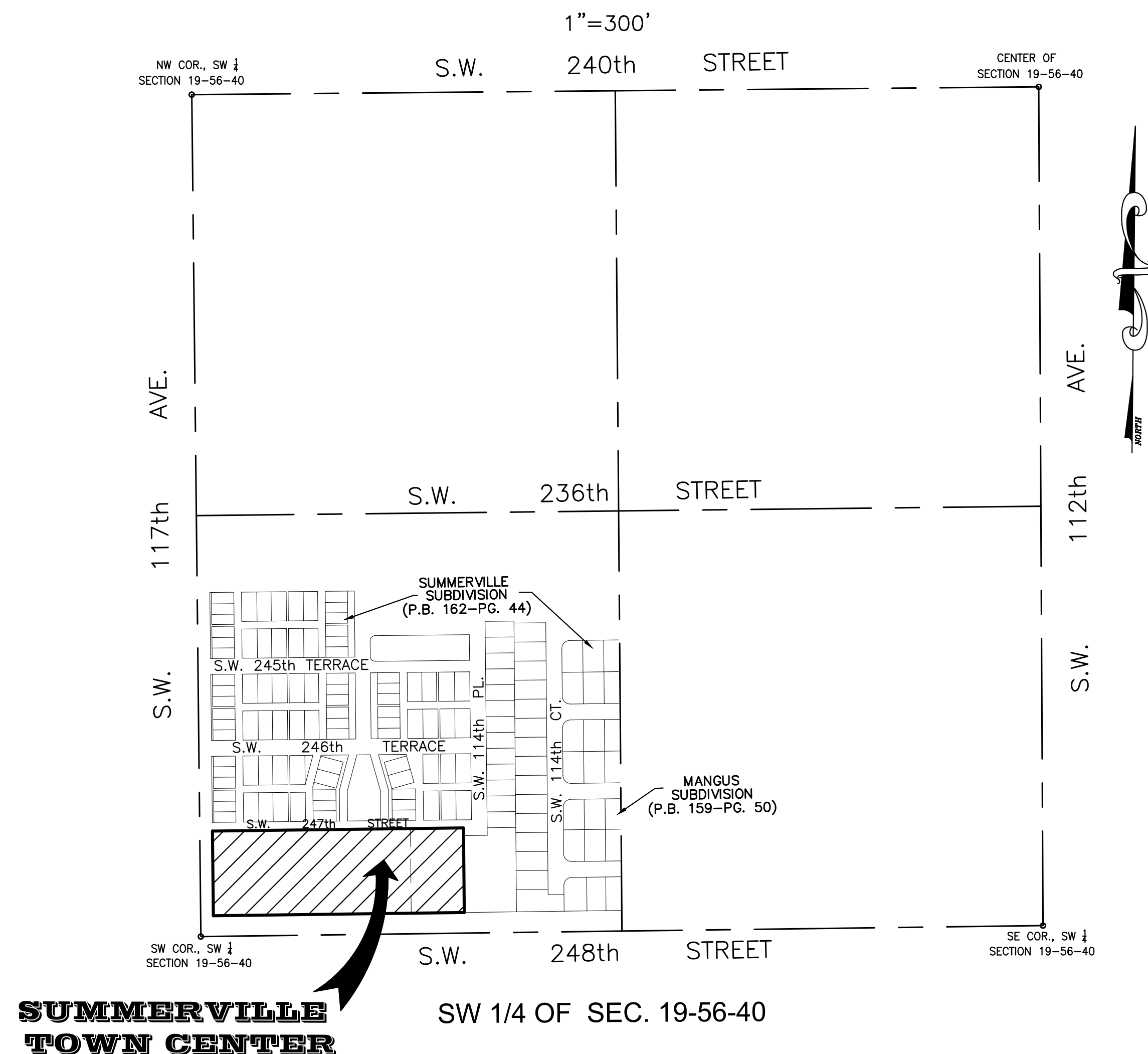
February 24, 2022 GG171882
(Commission Expires) (Commission Number)



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

TENTATIVE PLAT
BOUNDARY AND TOPOGRAPHICAL SURVEY
SUMMERVILLE TOWN CENTER
A PROPOSED SUBDIVISION OF A PORTION OF S.W. 1/4 LYING IN SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP



**SUMMERVILLE
TOWN CENTER**

SW 1/4 OF SEC. 19-56-40

SCHEDULE BII ITEMS

5. Right of Way recorded in Deed Book 2016, Page 334, Public Records of Miami-Dade County, Florida.
6. Ordinance No. 83-24 recorded in OR. Book 11781, Page 1422 re-recorded in O.R. Book t2046, Page 481, as amended by Resolution No. R-1452-85 recorded in O.R. Book 12694, Page 2061 Public Records of Miami-Dade County, Florida.
7. Right of Way Deeds recorded in OR. Book 13361, Page 360; Deed Book 1990, Page 226; Deed Book 2013, Page 170, Public Records of Miami-Dade County, Florida.
8. Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and recorded in OR. Book 21737, Page 2287; Addendum Number One recorded in OR. Book 21986, Page 2962; and Addendum Number Two recorded in OR. Book 22371, Page 941, Public Records of Miami-Dade County, Florida, which creates an easement and provides for assessments, charges and approval of purchaser on a limited basis.
9. Declaration of Restrictions recorded in OR. Book 23574, Page 4978, Public Records of Miami-Dade County, Florida, which establishes special taxing district and assessments.
10. Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book 22643, Page 4449, Public Records of Miami-Dade County, Florida, which establishes special taxing district and assessments.
11. Pending assessments described in Notice of Establishment of the Summerville Community Development District recorded in OR. Book 22616, Page 935, Public Records of Miami-Dade County, Florida, which establishes special taxing district and assessments. The amount of the assessment or levy, if any, has not been detennined.
13. Ordinances recorded in OR. Book 22548, Page 4487; OR. Book 22548, Page 4519, Public Records of Miami-Dade County, Florida, which establishes special taxing district and assessments.
14. Resolution recorded in OR. Book 22548, Page 4605, Public Records of Miami-Dade County, Florida, which establishes special taxing district and assessments.
15. Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and recorded in OR. Book 31175, Page 1301, Public Records of Miami-Dade County, Florida, which creates an easement and provides for assessments, charges and approval of purchaser on a limited basis.

LEGAL DESCRIPTION:

A PORTION OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, THENCE N01°01'14"E FOR 65.03 FEET; THENCE S89°03'18"E, FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N01°04'14"E, FOR 266.39 FEET; THENCE S89°01'53"E, FOR 790.84 FEET; THENCE S01°11'31"W, FOR 266.36 FEET; THENCE N89°03'18"W, FOR 790.27 FEET TO THE POINT OF BEGINNING.
LESS THAT PORTION OF RIGHT OF WAY AS RECORDED IN O.R. BOOK 13361, PAGE 360, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.120635-0592, BEARING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE ELEVATION OF 7.00.

LAND AREA OF SUBJECT PROPERTY: 4.83 ACRES(+/-)

THE PROPERTY IS BU-1 (ZONING HEARING NUMBER Z2017000001)

THE PRECISION OF TRAVERSE FOR THIS BOUNDARY LAND TITLE SURVEY IS ONE PART IN 44,000.
THE MINIMUM REQUIRED PRECISION IS ONE PART IN 10,000.

SHOWN ELEVATIONS ARE BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM OF 1929).

THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

BEARING SHOWN HEREOF ARE REFERRED TO AN ASSUME MERIDIAN OF N.01°04'14"W. FOR THE CENTERLINE OF S.W. 117TH AVE. AS SHOWN ON PLAT BOOK 162 AT PAGE 44 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

DADE COUNTY FLOOD CRITERIA = 7.0

NUMBER OF LOTS: ONE TRACT (A)

BENCH MARK USED:

BM U-727, WITH AN ELEVATION OF 5.51 FEET, PK NAIL LOCATED AT S.W. 248TH ST. & 112TH AVE.
BM U-728, WITH AN ELEVATION OF 7.42 FEET, PK NAIL LOCATED AT S.W. 248TH CT. & 117TH AVE.
TBM 1 = NAIL AND DISC AT SW 117TH AVE. AND S.W. 247TH ST. (ELEV. 7.25 FEET)
TBM 2 = NAIL AND DISC AT SW 117TH AVE. AND S.W. 248TH ST. (ELEV. 8.48 FEET)

DEVELOPMENT INFO: ONE TRACT FOR A 37,602 SF RETAIL COMMERCIAL BUILDING

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" 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 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THÉ FLORIDA STATUTES.

This item has been digitally signed and sealed by Ed Pino, PSM. 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.



DATE: MARCH 12, 2025

REVISION

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
266 GIRALDA AVENUE
CORAL GABLES FL 33134
PHONE: (305)998-5101 FAX: (305)998-9627
ASO@MIAMI.COM

TENTATIVE FOR SUMMERVILLE TOWN CENTER

FOR: FOUR ACRES PROPERTIES
SCALE: 1"=30'
DATE: 6/2/2023
DESIGNED BY: E.P.
APPROVED BY: E.P.

CHECKED BY: E.P.
PAGE No. 1

DRAWN BY: T.P.
FIELD BOOK No.

ORDER No.
16-409
SHEET No.
1

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/200 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

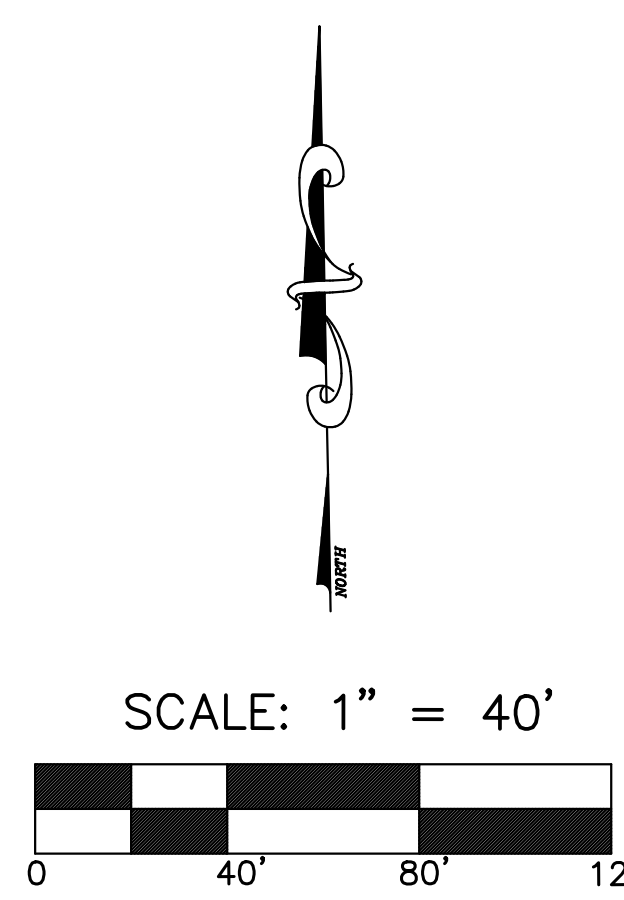
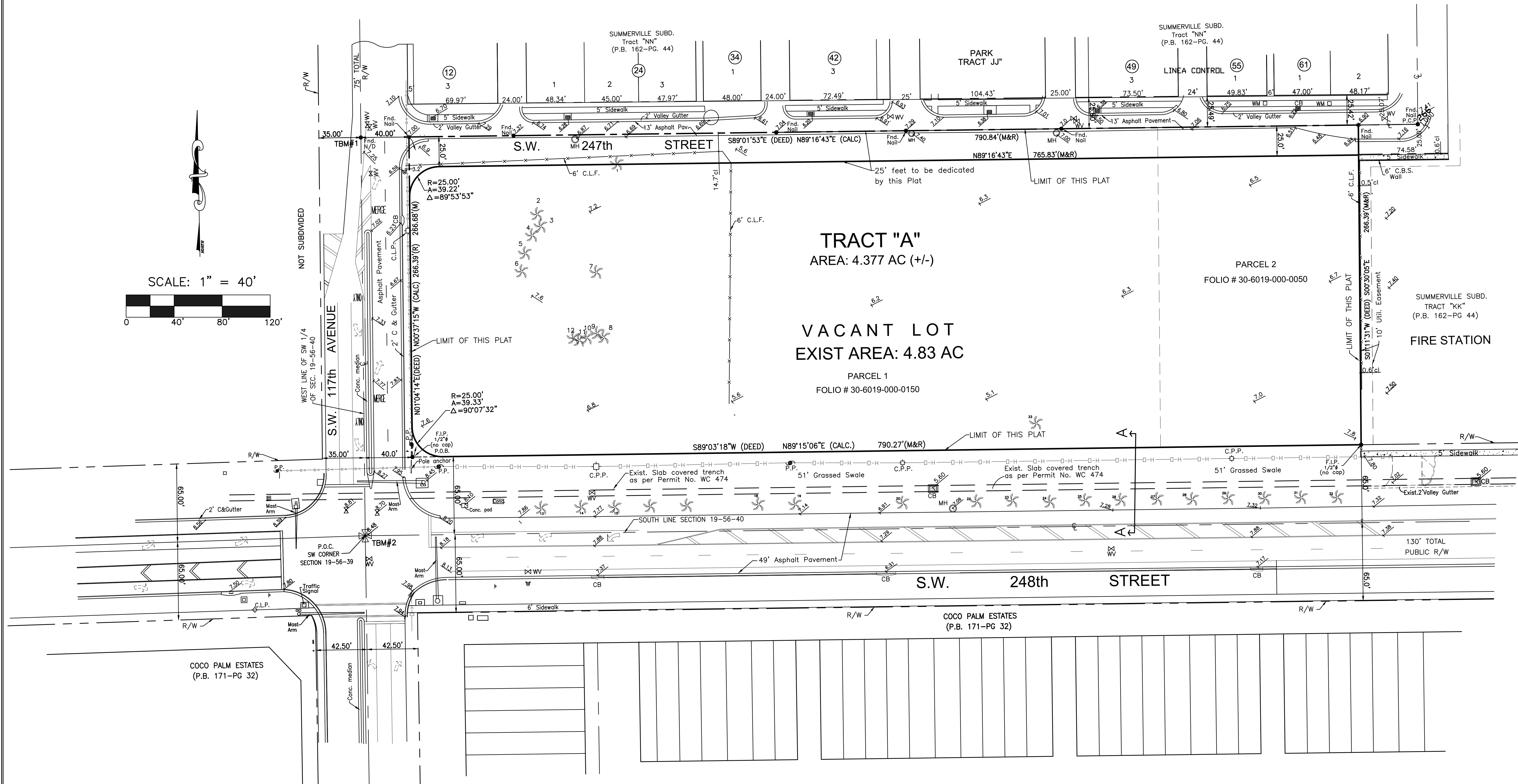
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

TENTATIVE PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY **SUMMERVILLE TOWN CENTER**

A SUBDIVISION OF A PORTION OF S.W. 1/4 LYING IN SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST
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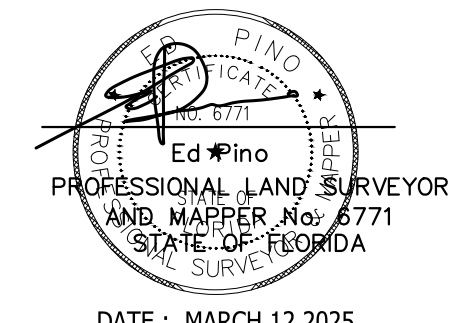
- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE
 - A/C = AIR CONDITIONING UNIT
 - ASPH. = ASPHALT
 - B.M. = BENCH MARK
 - Blk/Corr. = BLOCK CORNER
 - CALC.(C) = CALCULATED
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CL = CENTER LINE
 - CH.BR. = CHORD BEARING
 - CL.F. = CHAIN LINK FENCE
 - P.I. = POINT OF INTERSECTION
 - P. = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC. (R) = RECORDED
 - RES. = RESIDENCE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MAINT. EASEMENT
 - Ø = DIAMETER
 - EASMT. = EASEMENT
 - ELEV. = ELEVATION
 - ENC. = ENCRoACHMENT
 - F.D./H = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.N./D = FOUND NAIL AND DISC
 - F.I.P. = FOUND IRON PIPE
 - S.D./H = SET DRILL HOLE
 - S.N./D = SET NAIL AND DISC
 - S.I.P. = SET IRON PIPE
 - S.R.B. = SET REBAR
 - STY = STORY
 - SWK. = SIDEWALK
 - T.O.P. = TOP OF BANK
 - U.E. = UTIL. EASEMENT
 - W.P. = WOODEN POLE
 - ± = SECTION LINE
 - O.H. = OVERHEAD ELECTRIC
 - F.S. = FOUND SPIKE
 - L.P. = LIGHT POLE
 - MEAS.(M) = MEASURED
 - MH = MANHOLE
 - M = MONUMENT
 - ± = MONUMENT LINE
 - N.T.S. = NOT TO SCALE
 - P/W = PARKWAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE

CONTACT PERSON INFORMATION
NAME: ED PINO, PSM
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

- LEGEND:**
- BOUNDARY LINE
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - ELECTRIC BOX

TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.5'	30'	10'
2-6	COCONUT	COCOS NUCIFERA	0.7'	40'	15'
7	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.2'	20'	12'
8-12	COCO ESPUMOSO	ARECASTRUM ROMANZOFFIANUM	1.0'	35'	15'
13-32	ROYAL PALM	ROYSTONIA ELATA	1.0'	40'	15'
33	CANARY DATE PALM	PHOENIX CANARIENSIS	1.0'	56'	15'
34	WEEPING FIG	FICUS BENJAMINA	0.3'	10'	10'
35	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	0.3'	20'	20'

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