

**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: DORAL       Sec.: 17 Twp.: 53 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Doral Professional Plaza

2. Owner's Name: The Divine Savior School, Inc. Phone: (305) 597 4545

Address: 10311 NW 58th Street City: Doral State: FL Zip Code: 33178

Owner's Email Address: ILIANA.ORTIZ@DIVINESAVIORMINISTRIES.ORG.

3. Surveyor's Name: Jorge L. Cabrera Phone: (305) 302 2522

Address: 2852 SW 149th Place City: Miami State: FL Zip Code: 33185

Surveyor's Email Address: jorgelcabrera@bellsouth.net

4. Folio No(s): 35 3017 001 0383 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: The West 132 feet of the West 1/2 of Tract 38, Section 17, Township 53 South, Range 40 East, PB 2, PG 17, Public Records of Miami-Dade County, FL

6. Street boundaries: NW 104 AVENUE, NORTH OF NW 58TH STREET, DORAL, FL

7. Present Zoning: IC INDUSTRIAL Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other (14,631 Sq. Ft. & No. of Units \_\_\_\_\_)

9. Does the property contain contamination? YES:  NO:

EDUCATIONAL / PRIVATE SCHOOL

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)

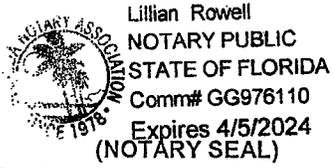
SS:

Signature of Owner: *[Handwritten Signature]*

(Print name & Title here): ILEANA ORTIZ V.P. of Business of Operations

BEFORE ME, personally appeared Ileana Ortiz this 15<sup>th</sup> day of February, 2023 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce N/A as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 15<sup>th</sup> day of February, 2023 A.D.



Signature of Notary Public: *[Handwritten Signature]*

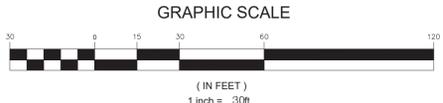
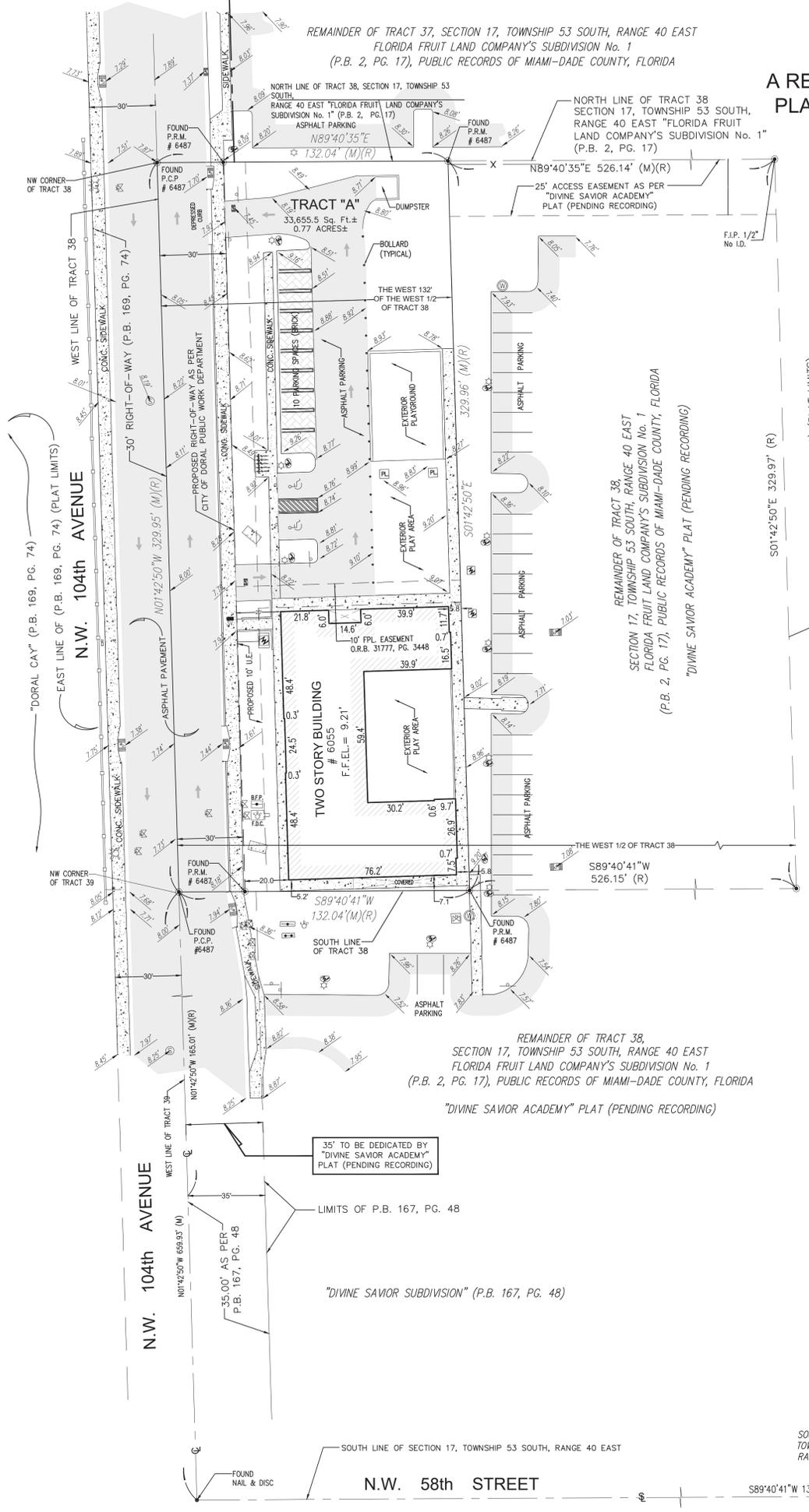
(Print, Type name here: Lillian Rowell)

4-5-24 GG976110  
(Commission Expires) (Commission Number)

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

# "Doral Professional Plaza"

A REPLAT OF A PORTION OF THE WEST 1/2 OF TRACT 38 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SECTION 17, TOWNSHIP 53 SOUTH, RANGE 4 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



### LEGAL DESCRIPTION:

The West 132 feet of the West 1/2 of Tract 38, in Section 17, Township 53 South, Range 40 East, of Florida Fruit Lands Company Subdivision, according to the Plat thereof as recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida.

NUMBER OF TRACT: 1  
 METHOD OF SEWER: Public Gravity Sewer (Existing)  
 METHOD OF WATER: Public Water (Existing)  
 PROPERTY ZONED: IC - Industrial- Commercial (Miami-Dade County Public Records)  
 DADE COUNTY FLOOD CRITERIA: 8.5 feet NGVD 29 (see Notes)  
 FEMA BASE FLOOD ELEVATION: "X", areas determined to be outside the 0.2% annual chance floodplain.  
 FOLIO NUMBER: 35 3017 001 0383 (Existing)

REFERENCE PROPERTY ADDRESS / Miami-Dade County Public Records/Property Appraiser Office  
 6055 NW 104th Avenue  
 Doral, Florida 33178

### DEVELOPMENT INFORMATION:

Two story educational building for children with special needs with exterior playground area.  
 Total of 14,631 SQFT  
 Maximum number of students is 50.

### SITE PLAN PREPARED BY:

Caymares Martin  
 Architectural & Engineering Design, Inc.  
 5001 SW 74th Court  
 Suite 100  
 Miami, FL 33155  
 CA # 27136, P.E. (Lic. # 64625), A.R. (Lic. # 5631)  
 Office: (305) 669-5040  
 www.caymaresmartin.com

NUMBER OF PRMS: 4

NUMBER OF PCPS: 2

### PREPARED FOR / PROPERTY OWNER:

THE DIVINE SAVIOR SCHOOL, INC  
 10311 NW 58th Street  
 Doral, FL 33176  
 (305) 364-5654

### CONTACT PERSON INFORMATION:

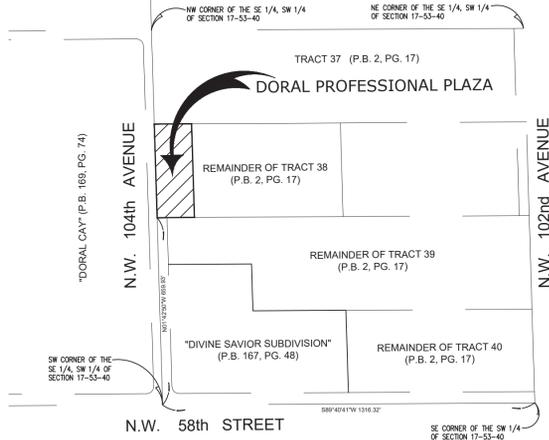
Name: Jorge L. Cabrera, PSM  
 2852 SW 149th Place  
 Miami, FL 33185  
 Office: (305) 207-3300  
 Fax: (305) 207-9537  
 Mobile: (305) 302-2522  
 E-mail address: jorgelcabrerapl@bellsouth.net

### LEGEND

CONC.	= Concrete
F.F.E.L.	= Finish Floor Elevation
F.I.P.	= Found Iron Pipe
F.I.R.	= Found Iron Rod
F.N&D.	= Found Nail & Disc
I.D.	= Identification
(M)	= Measured
O/L	= On Line
R	= Property Line
(P)	= Plat
(P.B.)	= Plat Book
PG.	= Page
(R)	= Record
R/W	= Right of Way
U.E.	= Utility Easement
TBM	= Temporary Bench Mark

### SYMBOLS

	LIGHT POLE
	CABLE TV
	CATCH BASIN
	CONCRETE POLE
	ELECTRIC BOX
	MANHOLE
	FIRE DEPARTMENT CONNECTION
	SIGN
	WATER METER
	WOOD POLE
	BACKFLOW PREVENTER
	DOUBLE DETECTOR VALVE
	MONITORING WELL
	WATER VALVE
	FIRE HYDRANT
	IRRIGATION VALVE
	EXISTING ELEVATION
	CHAIN LINK FENCE (C.L.F.)
	SECTION LINE
	CENTER LINE



LOCATION MAP  
 SCALE: 1" = 300'

SE 1/4 of the SW 1/4 of Section 17-Township 53 South-Range 40 East  
 Miami-Dade County, Florida.

### SURVEYOR'S NOTES:

- All distances as shown hereon are based on the US Survey foot.
- Bearings are based/referred to an assumed meridian where the centerline of NW 102nd Avenue bears S 01° 42' 43" E, as shown on Plat Book 163, Page 99, Public Records of Miami-Dade County, Florida.
- At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120041 (City of Doral) 12096 C, 0278 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Dade County Flood Criteria is 8.5 feet NGVD 1929 or 7.00 feet NGVD 88 as shown on the MIAMI-DADE COUNTY FOOD CRITERIA MAP updated November 2, 2022. ( Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA.
- All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).
- BENCHMARK REFERENCES:  
 BM #1) DCBM BM Name: N-3128-R / Elevation: 7.40' NGVD (1929)  
 BM #2) DCBM BM Name: N-3129 / Elevation: 8.46' NGVD (1929)
- There were no existing trees within the subject property at the time of Survey.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
- The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.
- The legal ownership of the fences and/or concrete walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.
- The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards of 1 foot in 10,000 feet for Commercial / High Risk Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.
- This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This "Tentative Plat" is intended to be displayed at a scale of 1" = 30'.
- This Tentative Plat Survey drawing is not valid without the signature and the raised seal of a FL Licensed Surveyor and Mapper.

### SURVEYOR'S CERTIFICATE:

This is to certify that there are no other existing structures, improvements, utilities, or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "TENTATIVE PLAT" is a Boundary and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this map or plat meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052.

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487  
 State of Florida



**JORGE L. CABRERA**  
 Professional Surveyor and Mapper  
 State of Florida  
 PLS/PSM License No: 6487  
 2852 S.W. 149th Place, Miami, Florida 33185  
 Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	REVISIONS DEVELOPMENT INFORMATION
1	03/23/2019	Revised to Update and Change Owners Name
2	03/23/2023	Revised to Update
3	06/27/2025	Revised to Update

# TENTATIVE PLAT

Doral Professional Plaza, LLC

CHECKED BY:	J.L.C.
DRAWN BY:	ELF.
FIELD DATE:	05/10/2019
DATE:	05/10/2019
SCALE:	1" = 30'
JOB No.	19-4907

SHEET: **1** OF 1