

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.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- 1. Name of Proposed Subdivision: MC Charter School
- 2. Owner's Name: Miami Community Charter Schools, Inc. Phone: 561-573-1017
Address: 101 SW Redland Rd City: Homestead State: FL Zip Code: 33034
Owner's Email Address: mark.rodberg@gmail.com
- 3. Surveyor's Name: Alberto J. Rabionet Phone: 305-324-7671
Address: 529 West Flagler Street City: Miami State: FL Zip Code: 33130
Surveyor's Email Address: AJRabionet@BiscayneEngineering.com
- 4. Folio No(s): See attached Exhibit "A" / _____ / _____ / _____
- 5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW corner of SW 352nd St and SW 187th Ave/South Redland Rd

- 7. Present Zoning: EU-M Zoning Hearing No.: _____
- 8. Proposed use of Property: Existing 2-story School building containing 32,000 Sq. Ft. +/- to Remain
Proposed 2-story School building containing 33,823 Sq. Ft. +/-
Single Family Res.(_____ 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.

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)

SS:

Signature of Owner: _____

(Print name & Title here):

Jila Rezaie Executive Director

BEFORE ME, personally appeared Jila Rezaie this 5th day of November, 2020 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 5th day of November, 2020 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: _____)

Janet Velez

01/07/2023

(Commission Expires)

GG 289232

(Commission Number)

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

EXHIBIT "A"

FOLIO NUMBERS:

30-7826-007-0010, 30-7826-007-0800, 30-7826-007-0790, 30-7826-007-0730,
30-7826-007-0960, 30-7826-007-0950 & 30-7826-007-0850

LEGAL DESCRIPTION:

LOTS 1 THROUGH 24 INCLUSIVE, IN BLOCK 1 AND THE 10 FOOT WIDE ALLEY IN SAID BLOCK 1, ALL OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS

PORTIONS OF BLOCK 1, FLORIDA CITY HIGHLANDS, AS RECORDED IN PLAT BOOK 20, PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE AREA BOUNDED BY THE NORTH AND EAST LINES OF SAID BLOCK 1, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES,

AND ALSO LESS

THE AREA BOUNDED BY THE NORTH AND WEST LINES OF SAID BLOCK 1, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES;

AND

THAT PORTION OF SW 353RD STREET (FORMERLY KNOWN AS 17TH STREET), LYING BETWEEN BLOCKS 1 AND 4 OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF SW 353RD STREET LYING WESTERLY OF THE EAST LINE OF LOT 12 IN SAID BLOCK 4, PROLONGATED NORTHERLY;

AND

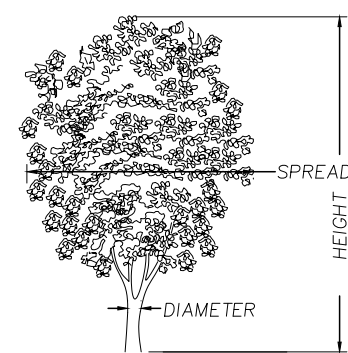
LOT 1 THROUGH 11 INCLUSIVE AND LOTS 13 THROUGH 24 INCLUSIVE, IN BLOCK 4, ALL OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESSED PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE THE 10 FOOT PUBLIC ALLEY LYING WITHIN THE LIMITS OF THIS PLAT CONTAINING 5,580 SQUARE FEET, MORE OR LESS.

MC CHARTER SCHOOL COVER SHEET / NOTES

TREE TABLE				
MC CHARTER SCHOOL				
#	Scientific name	Common name	Diameter	Height
1	Bursera simaruba	Gumbo limbo	12"	12'
2	Bursera simaruba	Gumbo limbo	12"	12'
3	Schinus terebinthifolius	Brazilian pepper	3"	10'
4	Bursera simaruba	Gumbo limbo	12"	12'
5	Cordia Sebestena	Geiger tree	3"	5'
6	Bursera simaruba	Gumbo limbo	12"	30'
7	Lysiloma latisiliquum	False tamarind	12"	12'
8	Lysiloma latisiliquum	False tamarind	10"	25'
9	Lysiloma latisiliquum	False tamarind	10"	20'
10	Delonix regia	Royal poinciana	13"	25'
11	Cordia Sebestena	Geiger tree	3"	7'
12	Syagrus romanzoffiana	Queen palm	8"	30'
13	Syagrus romanzoffiana	Queen palm	8"	40'
14	Syagrus romanzoffiana	Queen palm	8"	30'
15	Syagrus romanzoffiana	Queen palm	8"	30'
16	Syagrus romanzoffiana	Queen palm	8"	30'
17	Delonix regia	Royal poinciana	13"	25'
18	Lysiloma latisiliquum	False tamarind	12"	20'
19	Lysiloma latisiliquum	False tamarind	12"	20'
20	Lysiloma latisiliquum	False tamarind	12"	20'
21	Lysiloma latisiliquum	False tamarind	12"	20'
22	Syagrus romanzoffiana	Queen palm	8"	25'
23	Syagrus romanzoffiana	Queen palm	8"	25'
24	Syagrus romanzoffiana	Queen palm	8"	25'
25	Syagrus romanzoffiana	Queen palm	8"	25'
26	Syagrus romanzoffiana	Queen palm	8"	25'
27	Lysiloma latisiliquum	False tamarind	12"	20'
28	Syagrus romanzoffiana	Queen palm	8"	25'
29	Syagrus romanzoffiana	Queen palm	8"	25'
30	Syagrus romanzoffiana	Queen palm	8"	25'
31	Syagrus romanzoffiana	Queen palm	8"	25'
32	Syagrus romanzoffiana	Queen palm	8"	25'
33	Syagrus romanzoffiana	Queen palm	8"	25'
34	Syagrus romanzoffiana	Queen palm	8"	25'
35	Syagrus romanzoffiana	Queen palm	8"	25'
36	Syagrus romanzoffiana	Queen palm	8"	25'
37	Syagrus romanzoffiana	Queen palm	8"	25'
38	Syagrus romanzoffiana	Queen palm	8"	25'
39	Syagrus romanzoffiana	Queen palm	8"	25'
40	Syagrus romanzoffiana	Queen palm	8"	25'
41	Syagrus romanzoffiana	Queen palm	8"	25'
42	Syagrus romanzoffiana	Queen palm	10"	25'
43	Syagrus romanzoffiana	Queen palm	10"	25'
44	Syagrus romanzoffiana	Queen palm	10"	25'
45	Syagrus romanzoffiana	Queen palm	10"	25'
46	Syagrus romanzoffiana	Queen palm	10"	25'
47	Syagrus romanzoffiana	Queen palm	10"	25'
48	Syagrus romanzoffiana	Queen palm	10"	25'
49	Syagrus romanzoffiana	Queen palm	10"	25'
50	Syagrus romanzoffiana	Queen palm	10"	25'
51	Syagrus romanzoffiana	Queen palm	10"	25'
52	Lysiloma latisiliquum	False tamarind	12"	20'
53	Lysiloma latisiliquum	False tamarind	12"	20'
54	Lysiloma latisiliquum	False tamarind	12"	20'
55	Lysiloma latisiliquum	False tamarind	12"	20'
56	Hamelia patens	Firebush	4"	9'
57	Syagrus romanzoffiana	Queen palm	10"	9'
58	Syagrus romanzoffiana	Queen palm	10"	9'
59	Syagrus romanzoffiana	Queen palm	10"	9'
60	Syagrus romanzoffiana	Queen palm	6"	4'
61	Syagrus romanzoffiana	Queen palm	6"	4'

TREE TABLE NOTE:
TREES SHOWN HEREON WERE MEASURED AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S ABILITY. IT IS RECOMMENDED THAT THE CLIENT CONSULT A CERTIFIED ARBORIST FOR VERIFICATION OF TREE NAMES AND SPECIES.



LOT OCCUPATION (EU-M)	
a. Lot Area	15,000 s.f. min.
b. Lot Width	120 ft min.
c. Lot Coverage max.	30% max.
d. Floor Lot Ratio (FLR)	ONE (1) STORY: 0.40 FAR
e. Frontage at front Setback	TWO (2) STORIES: 0.60 FAR
f. Open Space	
g. Density	
BUILDING SETBACK	
a. Principal Front	25 ft. min.
b. Secondary Front	25 ft. min.
c. Side	15 ft. min.
d. Rear	25 ft. min.

NOTE: Zoning Table per Miami-Dade County zoning website

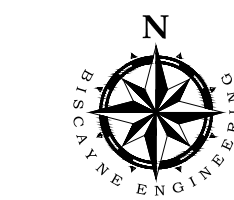
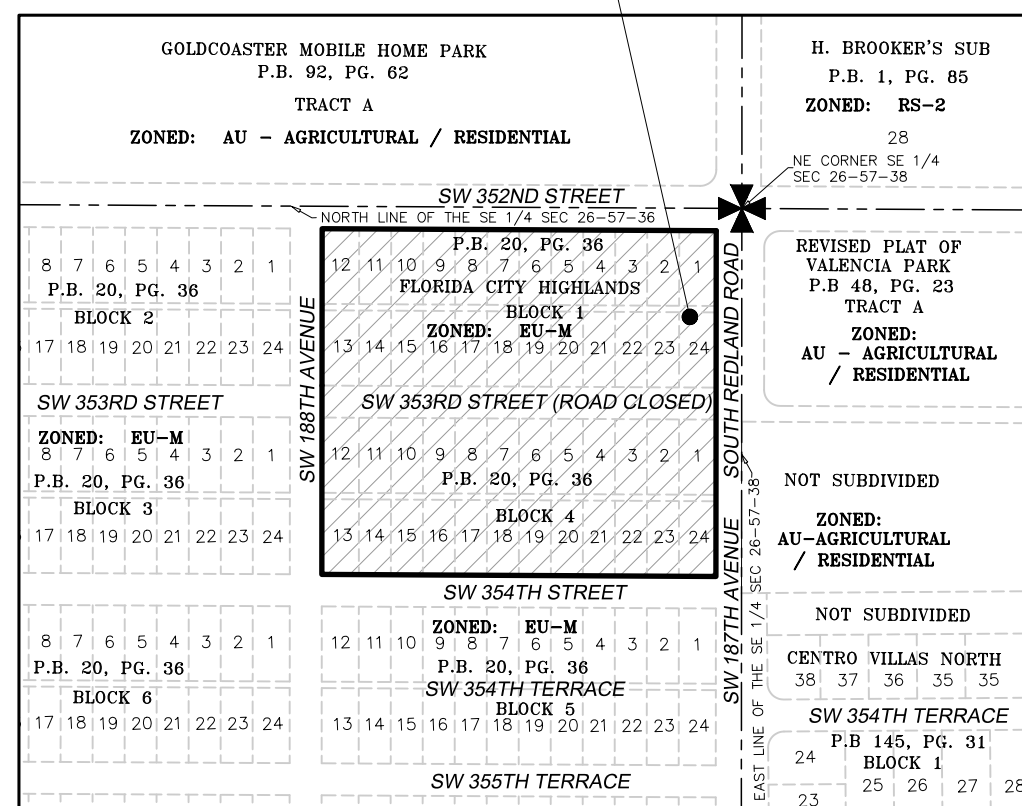
P.B.-PG.	PLAT NAME
1-85	H. BROOKER'S SUB
20-36	FLORIDA CITY HIGHLANDS
48-23	REVISED PLAT OF VALENCIA PARK
92-62	GOLDCOASTER MOBILE HOME PARK
145-31	CENTRO VILLAS NORTH

ZONING ABBREVIATIONS:

EU-M = ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 SQUARE FEET
 AU = AGRICULTURAL/RESIDENTIAL 5 ACRES GROSS
 RU-1 = SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 SQUARE FEET
 RS-2 = SINGLE FAMILY, 1401-1550 SQUARE FEET

A REPLAT OF LOTS 1 THROUGH 24 INCLUSIVE, IN BLOCK 1 AND THE 10 FOOT WIDE ALLEY IN SAID BLOCK 1 LESS THE AREA BOUNDED BY THE NORTH AND EAST LINES OF SAID BLOCK 1, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, AND ALSO LESS THE AREA BOUNDED BY THE NORTH AND WEST LINES OF SAID BLOCK 1, AND BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES; AND THAT PORTION OF SW 353RD STREET, LYING BETWEEN BLOCKS 1 AND 4; AND LOT 1 THROUGH 24 INCLUSIVE, IN BLOCK 4; ALL OF FLORIDA CITY HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE 10 FOOT PUBLIC ALLEY IN SAID BLOCK 4 LYING WITHIN THE LIMITS OF THIS PLAT, LYING IN SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

MC CHARTER SCHOOL



LOCATION MAP
SECTION 26 -
TOWNSHIP 57S -
RANGE 38E
MIAMI-DADE COUNTY,
FLORIDA
SCALE 1"=300'

TENTATIVE PLAT NOTES

OWNER:
Miami Community Charter Schools, Inc.
101 SW Redland Rd. Homestead, FL 33034

- FOLIO NUMBER: 30-7826-007-0010
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- 18720 SW 352 ST.

- FOLIO NUMBER: 30-7826-007-0800
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER: 30-7826-007-0790
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER: 30-7826-007-0730
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER: 30-7826-007-0850
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER: 30-7826-007-0840
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER: 30-7826-007-0950
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- FOLIO NUMBER: 30-7826-007-0960
- OWNER: MIAMI COMMUNITY CHARTER SCHOOLS, INC.
- NO ADDRESS FOUND

- Development Contact Info: ALBERTO J. RABINET, PSM 7218, Biscayne Engineering Company, 2121 SW 3rd Avenue, Suite 601, Miami, Florida 33129. Phone: 305-324-7671 Ext. 230. RABINET@BETWELL.COM

- Zoning Hearing: Z2020000191

- Site is Zoned: EU-M (Residential - Single Family Estate Modified Use). Based on development information provided by the client.

- The Miami-Dade County Flood Criteria is 6.4 feet NGVD29, as shown on the Amended Plat of Flood Criteria Map, according to the Plat thereof recorded in Plat Book 120, at Page 13-4, of the Public Records of Miami-Dade County, Florida.

- Lands shown hereon are located in Federal Flood Zone "AH (EL 9)", per FIRM Map Number 12086C0730, Suffix L, Community Name: Miami-Dade County, Community Number: 120635, Revised: September 11, 2009.

PROPOSED NUMBER OF LOTS OR TRACTS: 1 (TRACT "A")

Existing sites containing 332,795 Square Feet (7,640 acres) more or less.

Proposed TRACT "A" containing 332,527 Square Feet (7,634 acres) more or less.

Property to be dedicated for R/W purposes containing 268 Square Feet ±.

Existing 2-story school building with 640 students grades 6-12 containing 32,000 Square Feet ± To Remain.

Proposed 2-story school building containing 33,823 Square Feet ±.

Total number of proposed students = 1,150
Site to accommodate Grade Levels K-12

LEGAL DESCRIPTION:

Lots 1 through 24 inclusive, in Block 1, all of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the public records of Miami-Dade County, Florida;

And

All of the 10 foot wide alley in said Block 1 (as closed and vacated by Miami-Dade County Resolution Number 3393);

Less

The area bounded by the North and East lines of said Block 1, and by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines;

And also less

The area bounded by the North and West lines of said Block 1, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines;

Together with:

That portion of SW 353rd Street (formerly known as 17th Street), lying between said Block 1 and Block 4 of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the public records of Miami-Dade County, Florida, less that portion lying westerly of the northerly prolongation of the East line of Lot 12 in said Block 4 (as closed and vacated by Official Records Book 28069, Page 2240, of the public records of Miami-Dade county, Florida);

Together with:

Lots 1 through 24 inclusive, in Block 4, all of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20 at Page 36 of the public records of Miami-Dade county, Florida;

And

All of the 10 foot wide alley in said Block 4, less that portion lying between said Lots 12 and 13, lying westerly of the southerly prolongation of the East line of said Lot 12 in Block 4 (as closed and vacated by Miami-Dade County Resolution Number R-92-22);

Together with:

That portion of SW 353rd Street lying between Lot 12 of Block 4 and Lot 13 of Block 1 of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20, Page 36, of the public records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the southeast corner of said Lot 13; thence South 00°32'32" East, a distance of 50.00 feet to the northeast corner of said Lot 12; thence South 89°40'41" West, a distance of 58.01 feet to the northwest corner of said Lot 12; thence North 00°33'00" West, a distance of 50.00 feet to the southwest corner of said Lot 13; thence North 89°40'41" East, a distance of 58.02 feet to the Point of Beginning.

Together with:

That portion of the 10 foot wide alley lying between Lots 12 and 13, Block 4, of Florida City Highlands, according to the plat thereof, as recorded in Plat Book 20, Page 36, of the public records of Miami-Dade county, Florida, being more particularly described as follows:

Begin at the southeast corner of said Lot 12; thence South 00°32'32" East, a distance of 10.00 feet to the northeast corner of said Lot 13; thence South 89°39'41" West, a distance of 57.99 feet to the northwest corner of said Lot 13; thence North 00°33'00" West, a distance of 10.00 feet to the southwest corner of Lot 12; thence North 89°39'41" East, a distance of 57.99 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- Legal Description was prepared per instructions provided by client.
- The purpose of this plat is to subdivide the lands shown hereon as a single tract.
- This site lies in Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida.
- The purpose of this plat is to close a portion of the existing Alley in Block 4 within the subject property as shown hereon.
- Per Resolution Number 3393, on October 11, 1949, the Dade County Board of Commissioners passed and adopted the petition requesting the vacation of a portion of the Plat of FLORIDA CITY HIGHLANDS, according to the plat thereof recorded in Plat Book 20, at Page 36 of the Public Records of Dade County, Florida, to-wit: Lots 1 to 24 inclusive of Block 1 of said subdivision.
- Lands described hereon containing 332,795 square feet (7,640 acres) more or less.
- The subject property consists of one parcel, the boundaries of which are contiguous, with no gores, gaps, hiatuses or overlaps.
- Bearings shown hereon are referenced to the North line of the SE 1/4 of Section 26, Township 57 South, Range 38 East, having an assumed bearing of N89°42'42"E.
- Lands shown hereon are located in Federal Flood Zone "AH (EL 9)", per FIRM Map Number 12086C0730, Suffix L, Community Name: Miami-Dade County, Community Number: 120635, Revised: September 11, 2009.
- Dimensions and directions indicated hereon are calculated from field measurements using a total station electronic distance measurement (EDM), and measuring tape, unless otherwise noted.
- Building dimensions shown hereon were measured at ground level along the exterior face.
- Ties from property lines to building are to the exterior face of buildings perimeter walls; underground foundations have not been located or shown.
- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown hereon.
- Symbols shown hereon are for reference and are not shown to scale.
- No attempt was made by the surveyor to locate underground utilities. Underground information is based on as-built drawings provided by the client.
- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.
- No visible evidence of wetland delineation markers were observed at the subject property; client should consult a qualified wetlands specialist to determine any matters regarding the delineation of wetlands.
- The accuracy of the survey measurements shown hereon is based on the type of survey and expected use of the survey. Redundant measurements and computation records substantiate the survey map. Redundancy of measurements was obtained by multiple occupations of found and set control points. These methods have been tested by BEC and found to have an expected accuracy of ± 0.07 feet horizontally, ± 0.03 feet vertically on hard surfaces, and ± 0.10 feet vertically on soft surfaces.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 (NGVD29), and are referenced on the following Miami-Dade County Benchmarks:
 - i) J-522, Spike with aluminum washer set in asphalt roadway. Elevation = 8.95' (NGVD29), located at SW 352 Street, 10.5' south of Centerline & SW 192 Avenue, 52' east of Centerline.
 - ii) J-569, PK nail and aluminum washer. Elevation = 7.77' (NGVD29), located at SW 187 Avenue, 75' east of edge of pavement & SW 352 Street, 79' north of edge of pavement.
- Trees shown hereon were measured and identified to the best of the surveyor's ability. It is recommended that the client consult a certified arborist for verification of tree names and species.
- The addresses, owners, and folios shown hereon were provided by the Miami-Dade County Property Appraiser's Website.
- Zoning information provided by the client. Matters of building setback lines, building height, parking, zoning etc. are items that should be referred to the Miami-Dade County Building and Zoning Department.
- There may be additional restrictions affecting this property found in the laws of Miami-Dade County and the State of Florida.

SURVEYOR'S CERTIFICATE:

The undersigned hereby certifies to

- MIAMI COMMUNITY CHARTER SCHOOL

I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" was prepared under my responsible charge and complies with the Standards of Practice for Surveying and Mapping as set forth by the State of Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

BISCAYNE ENGINEERING COMPANY, INC.
2121 SW 3RD AVENUE, SUITE 601, MIAMI, FL 33129
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
EB-0000129, LB-0000129

SURVEY DATE: 04/23/2026

ALBERTO J. RABINET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

**TENTATIVE PLAT
NO. TBD**

ORDER NO. 26001483
 SHEET No. 1 of 2
 FOR: MC CHARTER SCHOOL
 SCALE: 1"=300'
 DESIGNED BY: A.J.R.
 DRAWN BY: R.H.
 DATE: 04-23-26 APPROVED BY: A.J.R.
 F.B./PG.: 3039/67-70, 3043/4-12
 CHECKED BY: A.J.R.
 BISCAYNE ENGINEERING COMPANY, INC.
 SURVEYORS • ENGINEERS
 PLANNERS
 • SINCE 1898 •
 2121 SW 3RD AVENUE, SUITE 601, MIAMI, FL 33129
 TEL (305) 324-7671 FAX (305) 324-0809
 449 NW 35TH ST, BOCA RATON, FL 33431
 TEL (561) 609-2329
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM

