

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.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ROYAL FORUM HOMES

2. Owner's Name: ROYAL FORUM HOMES XXX III, LLC Phone: 305 860 0060

Address: 10090 SW 60 STREET City: MIAMI State: FL Zip Code: 33173

Owner's Email Address: forum@gate.net

3. Surveyor's Name: er brownell and associates ,inc Phone: 3058603866

Address: 4957 sw 74 court City: miami State: fl Zip Code: 33155

Surveyor's Email Address: alpoez@erbrownell.com

4. Folio No(s): 30 4017 005 0710 / _____ / _____ / _____

5. Legal Description of Parent Tract: portion tr 7 forrest farms pb 12 pg 6 miami -dade county , florida

6. Street boundaries: sw 32 st /99 ave

7. Present Zoning: ru-1 Zoning Hearing No.: 2019 00040

8. Proposed use of Property:

Single Family Res.(3 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)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): albert moreno ,manager

BEFORE ME, personally appeared Albert Moreno this 11th day of February, 2022 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known License or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11th day of February, 2022 A.D.



Kassandra Acosta
Notary Public
State of Florida
Comm# HH026851
Expires 8/2/2024
(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Kassandra Acosta)

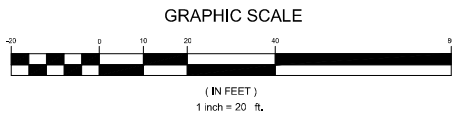
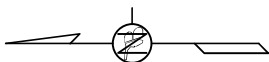
8/2/2024
(Commission Expires)

HH026851
(Commission Number)

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

ROYAL FORUM HOMES

A RE-PLAT OF A PORTION OF LOTS 141 AND 142 OF LITTLE PLANTATION OF MIAMI RECORDED PLAT BOOK 8 PAGE 40,
ALL IN SE 1/4 OF THE NE 1/4, OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



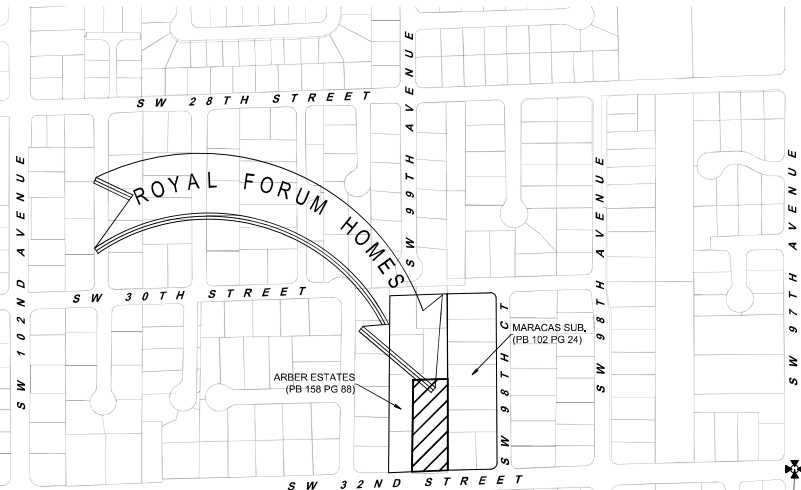
PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
4957 SW 74TH COURT
PHONE: (305) 860-3866
CERTIFICATION NO. LB 761

LAND SURVEYORS
MIAMI, FLORIDA, 33155
FAX: (305) 860-3870
JANUARY, 2022

ABBREVIATIONS:	
A/C	Air Conditioner Unit
(1)	As-Built info. by others
B/E	Base Flood Elevation
BLDG	Building
(C)	Calculated Dimension
(CMA)	City of Miami Atlas
CONC.	Concrete
CBS	Concrete Block Structure
(D)	Dead Dimension
Δ	Delta Angle
DDCV	Double Detector Check Valve
D/H	Drill Hole
F/E	Finish Floor Elevation
FDC	Fire Department Connection
FND	Found
IP	Iron Pipe
L	Length
(M)	Measure Dimension
ND	Nail and Disc
NGVD 29	National Geodetic Vertical Datum, 1929
NAVD 88	North American Vertical Datum, 1988
ORB	Official Records Book
PG	Page
PS	Plot Book
(P)	Plot Dimension
POB	Point of Beginning
POC	Point of Commencement
PC	Point of Curvature
PI	Point of Intersection
PT	Point of Tangent
R	Radius
(R)	Record Dimension
(0.2"W, 0.2"N)	Recovered monument from calculated location based on Plot (or CMA)
R/W	Right of Way
SEC.	Section

LINETYPES:	
Building Overhang	---
Centerline	---
Section Line	---
Right of Way Line	---
Right of Way Limit Line	---
Lot Line	---
Match Line	---
Chain-Link Fence	X
Metal Fence	O
Wood Fence	---
Duct	---
Overhead Wire	OH
Communication Line	C
Drainage Line	D
Sanitary Sewer Line	S
Gas Line	G
Water Line	W
Electrical Line	E
Underground Utility Line	---
Unknown Utility Line	UNK



LOCATION MAP
NE 1/4 OF SECTION 17-54-40
SCALE 1"=300'

PROPERTY ADDRESS:
9896 SW 32nd Street, Miami, FL 33165

LEGAL DESCRIPTION:

South one-half of Lots 141 and 142, less the West 15 feet of Lot 141, Little Plantations of Miami, according to the Plat thereof, as recorded in Plat Book 8, at Page 40, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

The legal description as described herein and the lands described in Folio Number 30-4017-005-0710, Warranty Deed Recorded in O.R.B. 31294, Page 4712 of the Public Records of Miami-Dade County, Florida.

The Bearings are based on an assumed meridian, where the Center line of SW 32nd Street bears South 90°00'00" West. All distances as shown are based on the US Survey foot.

Elevations are referred to National Geodetic Vertical Datum (1929) based upon a Miami-Dade County Public Works Department Bench Mark P-5003, the same being a Nail and Washer in concrete sidewalk in front of a traffic control box, 32 feet North of the Centerline of SW 32nd Street and 108 feet East of the Centerline of SW 102nd Avenue elevation of 8.22 feet.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level, verified by redundant measurements and office calculations of closed geometric figures, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to the benchmark noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The Subject Property does not lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0451L, Community No. 120836, bearing an effective date of September 11, 2009, said map delineates the herein described land to be situated within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

This TENTATIVE PLAT is based on: (i) recovered monumentation, (ii) the underlying plat of "LITTLE PLANTATIONS OF MIAMI", recorded in Plat Book 8 at Page 40; (iii) the adjacent plat of "MARACAS SUB.", recorded in Plat Book 102 at Page 24; and (iv) the adjacent plat of "ARBER ESTATES", recorded in Plat Book 158 at Page 88.

A comparison between plat (P) and calculated (C) dimensions are delineated hereon. Calculated dimensions (C) are a protraction based on the Legal Description.

The Subject Property as described contains 36,154 square feet more or less (0.83 acres more or less).

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. 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 or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTE: All recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 20 feet or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no 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 Survey and Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Dated: Revised on 06/19/25 (As Noted)
E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

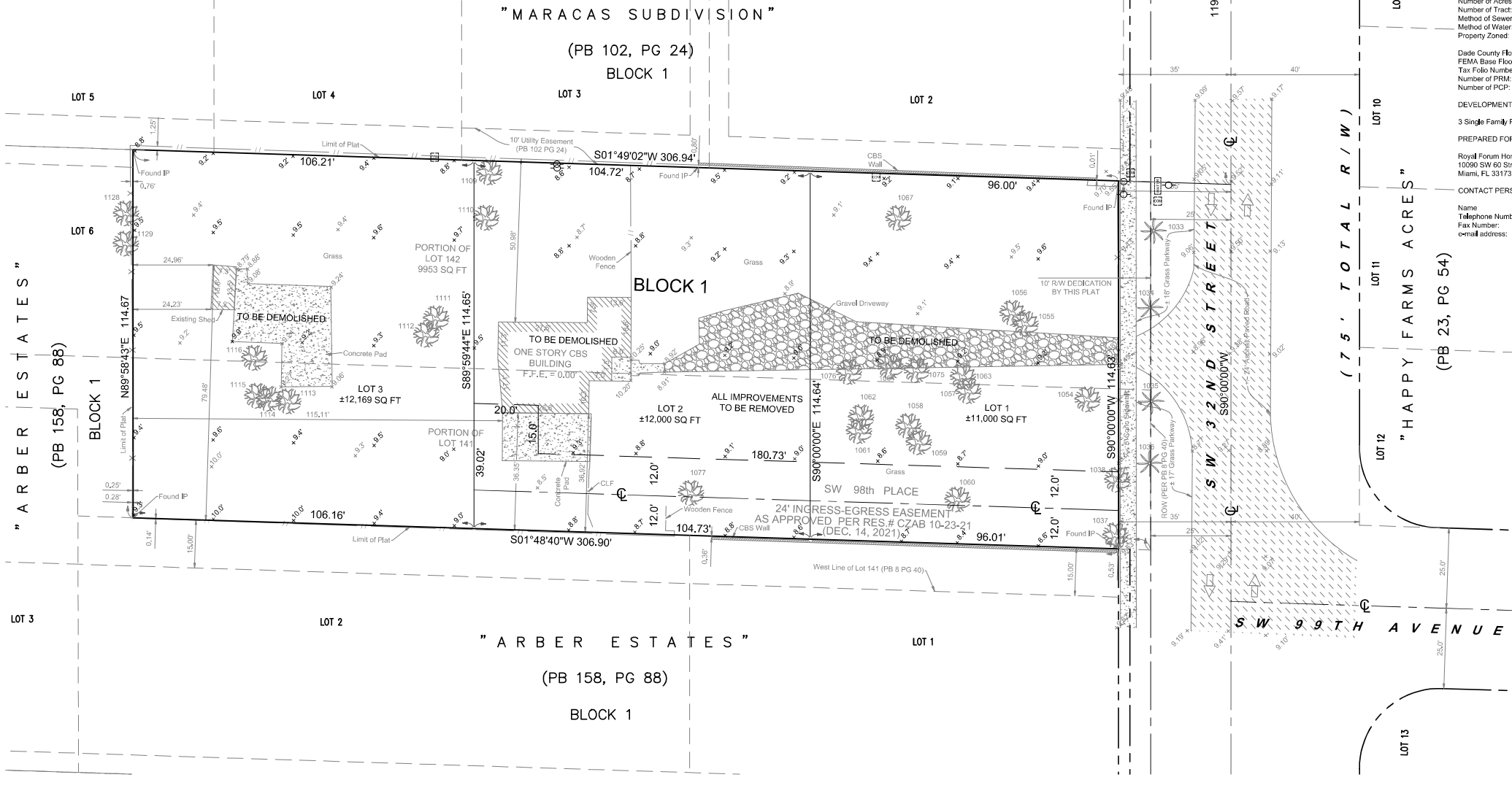
Digitally signed
by Thomas
Brownell
Date: 2025.07.01
12:05:05 -0400

The survey map and notes and/or report has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor # 2891, State of Florida using a Digital Signature and Date pursuant to Chapter 5-17, Florida Administrative Code, under Section 5-17.062. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the Digital Signature and Seal must be verified on any electronic copies.

TREE TABLE				
TREE NO.	NAME	WIDTH (IN)	HEIGHT (FT)	SPREAD (FT)
1033	CHRISTMAS PALM	6	20	6
1034	CHRISTMAS PALM	6	20	6
1035	CHRISTMAS PALM	6	20	6
1036	CHRISTMAS PALM	6	20	6
1037	FICUS	36	30	30
1038	PALMETTO	14	30	25
1054	ORCHID	36	30	30
1055	PALMETTO	12	15	20
1056	PALMETTO	12	15	20
1057	PALMETTO	14	30	25
1058	PALMETTO	14	30	25
1059	PINE	24	50	30
1060	FICUS	60	40	50
1061	OAK	36	50	60
1062	PALMETTO	10	20	20
1063	UMBRELLA	10	10	10
1064	PALMETTO	12	20	20
1067	PALMETTO	12	20	20
1076	GRD OF PARADISE	24	15	15
1077	MANGO	24	30	50
1078	PALM	24	10	15
1109	ORCHID	24	20	30
1110	PALMETTO	14	30	30
1111	UMBRELLA	8	15	4
1112	DRACAENA	12	15	15
1113	PALMETTO	14	30	20
1114	PALMETTO	14	30	20
1115	PALMETTO	14	30	20
1116	OAK	36	30	30
1075	UMBRELLA	10	10	10

NOTE: Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

TREE PERMIT NO. 12496 (04/06/2022)



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CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT
MIAMI, FLORIDA 33155
PHONE: 305-860-3866 FAX: 305-860-3870
work@erbrownell.com

TENTATIVE PLAT
MIAMI, FLORIDA

REVISED INGRESS-EGRESS EASEMENT LOCATION	REVISED PER MARI-DADE COUNTY COMMENTS	REVISED PER COMMENTS	REVISED PER COMMENTS (ADDITIONAL ELEVATIONS)	REVISED PER COMMENTS (SQUARE FOOTAGE)	REVISED PER COMMENTS (SQUARE FOOTAGE)	Description
06/19/25	07/12/24	11/02/23	06/02/23	05/05/22	03/20/22	
0	0	0	0	0	0	
Certification No. LB 761						
PLS/PSM No. 2891						
Field Book No. FILE						
Drawn by: JE						
Checked by: SB						
Scale: 1"=20'						
Date: 1/5/22						
Job No. 58240						
SEE SHEET 1 FOR CERTIFICATIONS.						
Sheet No.						
1 OF 1						
Sketch No. T-984						