

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 : (18)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 9 Twp.: 54 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CENTURY HEIGHTS T-24874

2. Owner's Name: CENTURY HOMEBUILDERS GROUP, LLC. Phone: 305-599-8100

Address: 1805 PONCE DE LEON BLVD. STE. 100 City: CORAL GABLES State: FL Zip Code: 33134

Owner's Email Address: phernandez@chbsfl.com

3. Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101

Address: 266 Giralda Avenue City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: jenny@asomiami.com

4. Folio No(s): 30-4909-000-3130 / _____ / _____ / _____

5. Legal Description of Parent Tract: THE S. 210 FT OF THE N. 883 FT OF THE E. 1/2 OF W. 1/2 SW 1/4 OF SEC 9 TWP 54 RGE EAST OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

6. Street boundaries: S.W. 20TH LANE AND S.W. 154TH STREET

7. Present Zoning: RU-1 MA Zoning Hearing No.: ZONING: 05-9-C210-4 RESOLUTION:22004-004

8. Proposed use of Property:
Single Family Res.(14 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)

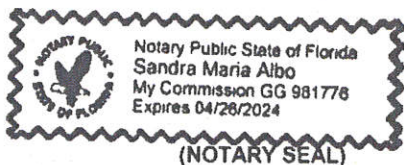
SS:

Signature of Owner: 

(Print name & Title here): Sergio Pino - Manager

BEFORE ME, personally appeared Sergio Pino this 9 day of November, 2022 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 9 day of November, 2022 A.D.



Signature of Notary Public: 

(Print, Type name here: Sandra Maria Albo)

April 28, 2024
(Commission Expires)

GG 981776
(Commission Number)

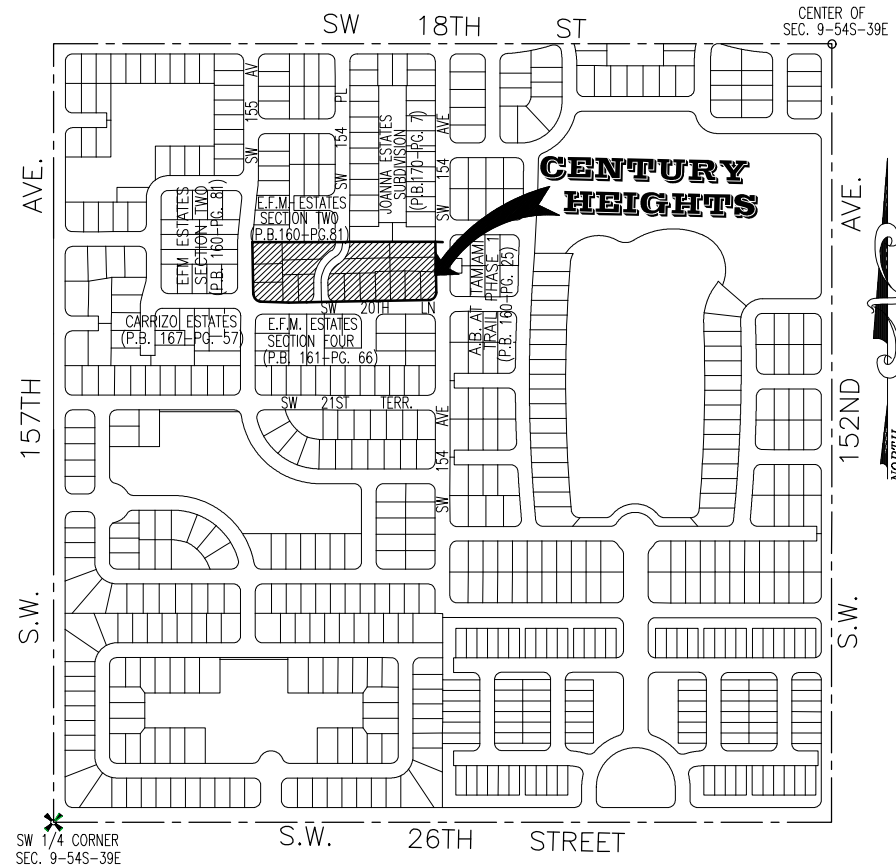
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT FOR BOUNDARY AND TOPOGRAPHICAL SURVEY CENTURY HEIGHTS

A PROPOSED SUBDIVISION ON THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: (1"=300')



SPECIAL EXCEPTIONS AS PER OPINION OF TITLE DATED OCT. 24, 2022:

THE SUBJECT PROPERTY IS AFFECTED BY AN ASSIGNMENT OF EASEMENTS, AGREEMENTS AND OTHER RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 14906, PAGE 1117 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR THE OPERATION AND MAINTENANCE OF ALL ASSIGNOR'S PIPE LINES AND OTHER FACILITIES AND EQUIPMENT LOCATED ON THE LANDS WITHIN THE ASSIGNOR'S SERVICE AREA (BLANKET EASEMENT OVER THE ENTIRE SECTION 9).

DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7667, PAGE 801 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RIGHT OF WAY DEED TO MIAMI-DADE COUNTY FOR THE EAST 25 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF ALL SECTION 9).

DECLARATION OF EASEMENT, REGARDING PROPERTY DEVELOPMENT, RECORDED IN OFFICIAL RECORDS BOOK 24017, PAGE 3017 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

THE PLAT OF A.B. AT TAMIAMI TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 160, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PLAT OF JOHANA ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 170, PAGE 07, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PLAT OF E.F.M ESTATES SECTION TWO, AS RECORDED IN PLAT BOOK 160, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PLAT OF E.F.M ESTATES SECTION FOUR, AS RECORDED IN PLAT BOOK 161, PAGE 66, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PLAT CARRIZO ESTATES, AS RECORDED IN PLAT BOOK 167, PAGE 57, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 1/100 FOOT FOR HARDSCAPE 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 51-17.062 (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.

**THE SW 1/4 OF SECTION 9, TOWNSHIP 54 SOUTH,
RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.**

SITE ADDRESS: 154XX SW 20th LANE MIAMI FL, 33185
JOB NUMBER: 22-634
DATE OF SURVEY: JUNE 27, 2022, REV. NOV. 1, 2022
DEC. 30, 2024
FOLIO NUMBER: 30-4909-000-3130

LEGAL DESCRIPTION:
THE SOUTH 210 FEET OF THE NORTH 883 FEET OF THE EAST 1/2 WEST 1/2 SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

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

PREPARED FOR
CENTURY HOMEBUILDERS GROUP, LLC.

PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVENUE - CORAL GABLES - FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

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 ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



DATE: JANUARY 2, 2025

American Services of Miami, Corp.

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.

ed pino Digitally signed by ed pino
Date: 2025.01.03 15:32:48 -05'00'

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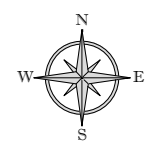
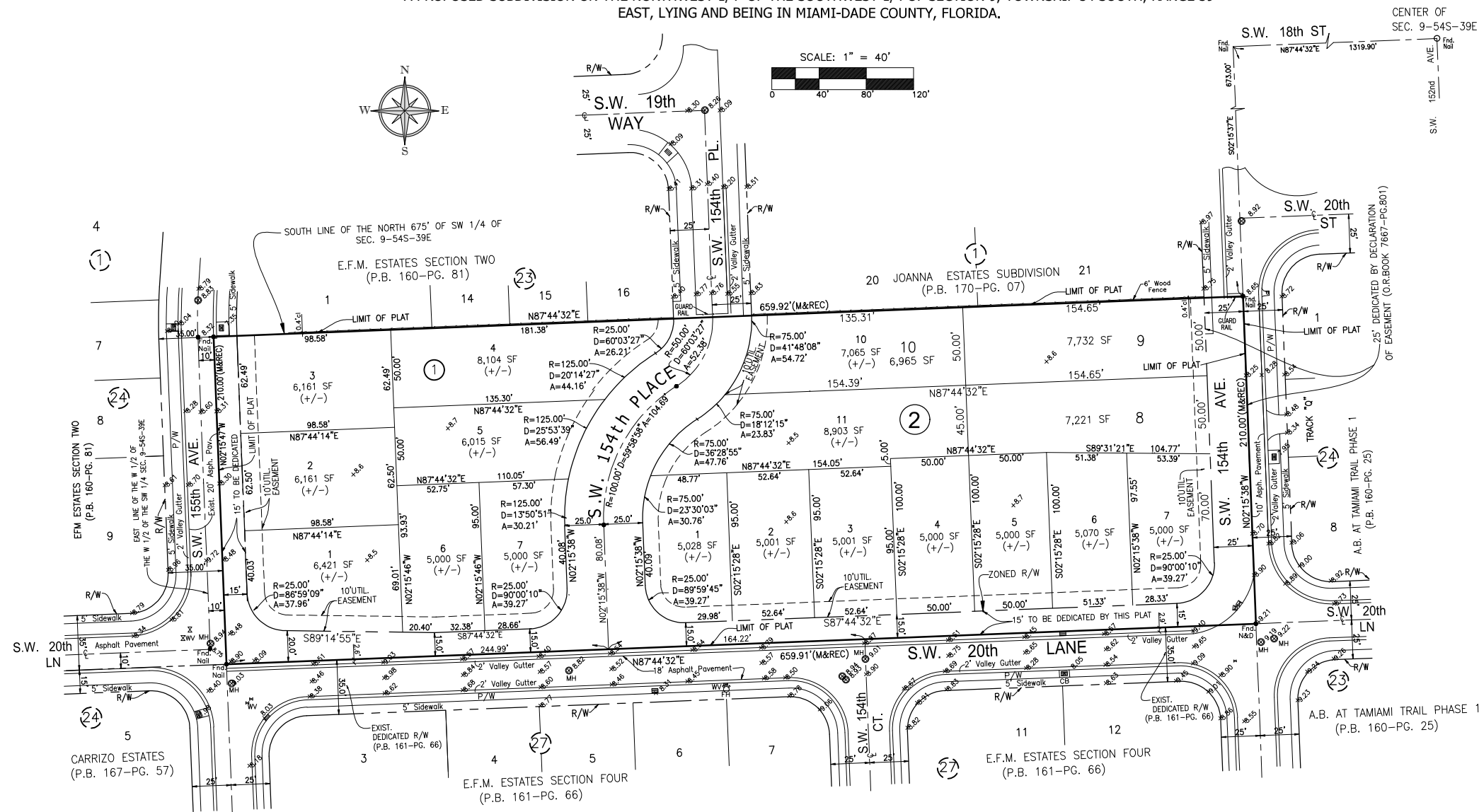
AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers - Planners - Surveyors
266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

FOR: CENTURY HOMEBUILDERS
SCALE: 1"=40'
DATE: 2024
DESIGNED BY: E.P.
APPROVED BY: E.P.
DRAWN BY: D.A.
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

ORDER No.
19-1150
SHEET 1 OF 2

TENTATIVE PLAT FOR BOUNDARY AND TOPOGRAPHICAL SURVEY CENTURY HEIGHTS

A PROPOSED SUBDIVISION ON THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39
EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



- SURVEYOR'S NOTES:**
- 1 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 "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.120635-0431L, BEARING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE ELEVATION OF 9.00.
 - 2 LAND AREA OF SUBJECT PROPERTY: 3.18 ACRES (+/-) GROSS AREA
 - 3 THE PROPERTY IS ZONED RU-1Ma (AS PER RESOLUTION NO CZAB10-73-05)
 - 4 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.
 - 5 SHOWN ELEVATIONS ARE BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
 - 6 THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
 - 7 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.
 - 8 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.02°15'47"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 154th AVE., AS SHOWN ON PLAT BOOK 170 AT PAGE 7 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
 - 9 DADE COUNTY FLOOD CRITERIA = 9.5
 - 10 NUMBER OF LOTS: 18 LOTS IN 2 BLOCKS
 - 11 BENCH MARK USED: MIAMI DADE COUNTY BM P-4062, ELEVATION 8.45, LOCATED AT SW 18TH STREET AND SW 152ND AVE. TBM NO 1: MANHOLE LOCATED AT THE INTERSECTION OF SW 155 AVE AND SW 20 LN, ELEV. 8.77 FEET (NGVD)
 - 12 **DEVELOPMENT INFORMATION:** 18 SINGLE FAMILY RESIDENCE (2,500 -3,000 SF)

CERTIFIED TO:
CENTURY HOMEBUILDERS GROUP, LLC
CORTEGUERA 15420 LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
QUARTE LAW FIRM

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	T/CABLE BOX
ROOFED AREAS	WATER METER
WATER (EDGE OF WATER)	AIR CONDITIONER
POOL PUMP	WATER HEATER

ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.O.C. = POINT OF CURVATURE
BLK/COR = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC. = CALCULATED	P.L. = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
D = DIAMETER	RES. = RESERVE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S.D./H = SET DRILL HOLE
F.D./H = FOUND DRILL HOLE	S.F. = SQUARE FEET
F.H. = FIRE HYDRANT	S.N./D = SET NAIL AND DISC
F.N./D = FOUND NAIL AND DISC	S.P. = SET IRON PIPE
F.I.S. = FOUND IRON PIPE	S.R.B. = SET REBAR
F.S. = FOUND SPIKE	STY. = STORY
L.P. = LIGHT POLE	SWK. = SIDEWALK
MEAS.(M) = MEASURED	T.O.P. = TOP OF BANK
M = MANHOLE	U.E. = UTIL. EASEMENT
M.L. = MONUMENT LINE	W.P. = WOODEN POLE
R = CURVE RADIUS	W. = WOODEN POLE
D = CURVE INTERIOR ANGLE	W. = WOODEN POLE
L = ARC LENGTH	W. = WOODEN POLE
NTS = NOT TO SCALE	

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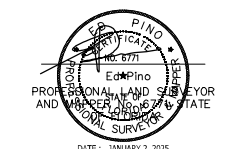
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THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.
 NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

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American Services of Miami, Corp.



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