

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.: 24 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: San Sebastian Garden Villas(Fast Track)

2. Owner's Name: San Sebastian Luxury Homes LLC Phone: 305-588-6373

Address: 5727 NW 7 Street, Suite 303 City: Miami State: FL Zip Code: 33126

Owner's Email Address: carlosrodbarr@yahoo.com

3. Surveyor's Name: Hadonne Corp Phone: _____

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 30-6924-000-0730 / 3030-6924-000-0735 / _____ / _____

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW 232 Street & SW 124 AVE

7. Present Zoning: RU-1 Zoning Hearing No.: Z2022000322

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(40 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: [Signature]

(Print name & Title here): Carlos Rodriguez Manager

BEFORE ME, personally appeared Carlos Rodriguez this 10 day of FEB, 2023 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

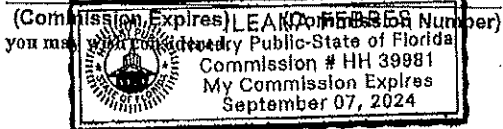
WITNESS my hand and seal in the County and State last aforesaid this 10 day of FEB, 2023 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Ileana Febres)

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



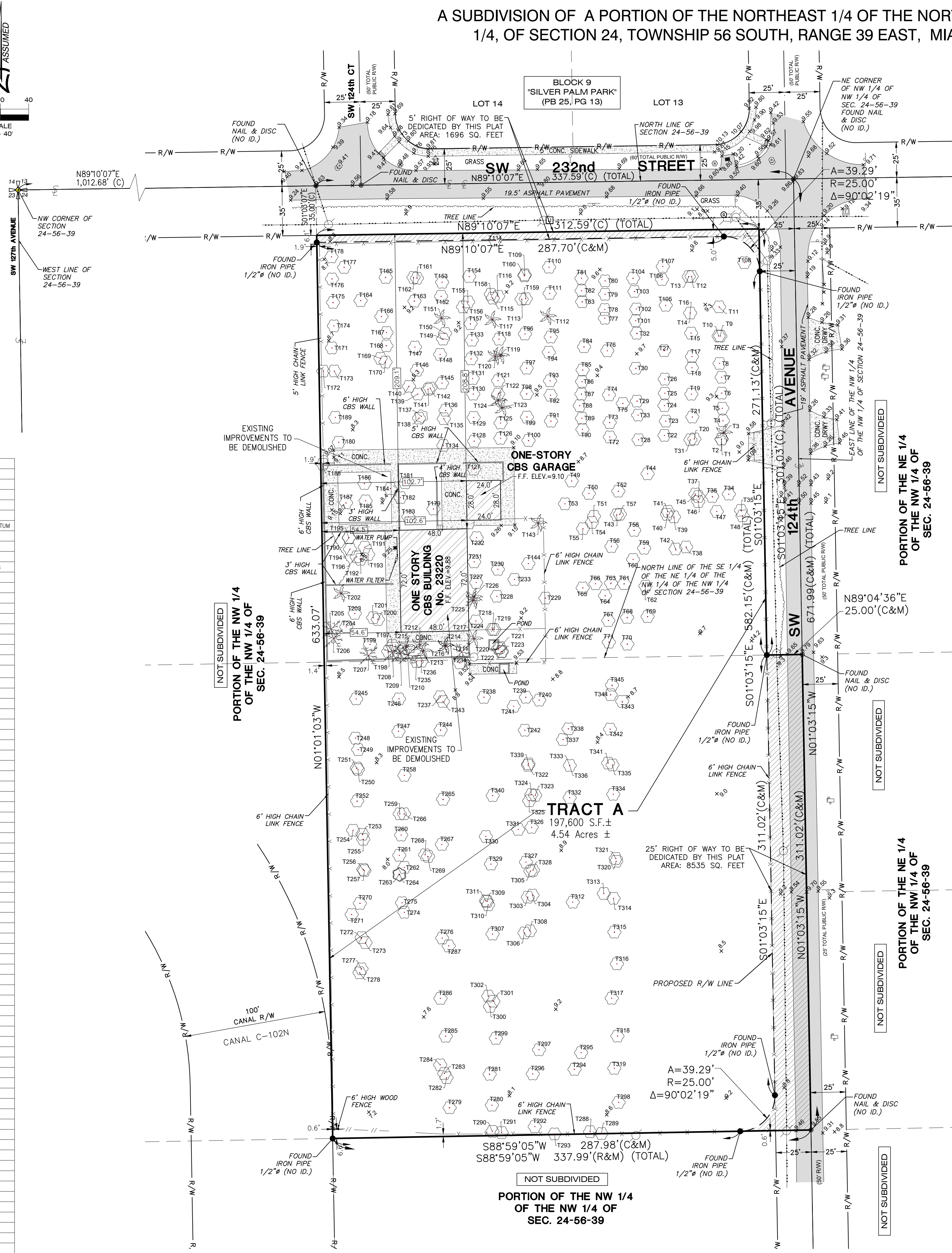
A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

 HADONNE LAND SURVEYOR AND MAPPERS 3D LASER SCANNING UTILITY COORDINATION SUBSURFACE UTILITY ENGINEERING 8935 NW 35th Lane, Suite 201 - Doral, FL 33172 - P: +1(956)266-1188 - F: +1(956)207-4845 - W: www.hadonne.com		MAP OF BOUNDARY AND TOPOGRAPHY SURVEY for B2R BUILDERS, LLC of 23200 SW 124th AVE MIAMI, FLORIDA 33032	
REVISIONS		1. ADDRESSING PLAT COMMITTEE COMMENTS ON 01-06-2023 2. 3. 4. 5.	
FIELD BOOK: FILE		DRAWN BY: LD	
TECH BY: RI		QA/QC BY: JS	
Job No.: 22109		1/2	

TENTATIVE PLAT OF "SAN SEBASTIAN GARDEN VILLAS"

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
→	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
B	BENCHMARK
E	EXISTING ELEVATION
T	TREE
PT	PALM TREE
ICV	IRRIGATION CONTROL VALVE
T1	TREE NUMBER
UTS	UTILITY STRUCTURE NUMBER
C	CATCH BASIN
EUB	ELECTRIC UTILITY BOX
WM	WATER METER
WV	WATER VALVE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VALVE
MU	MANHOLE UNKNOWN
DM	DRAINAGE MANHOLE
GTM	GREASE TRAP MANHOLE
FDC	FIRE DEPT. CONNECTOR
GM	GAS METER
TEC	TELECOMMUNICATIONS BOX
MW	MONITORING WELL
FH	FIRE HYDRANT
LP	LIGHT POST
BFP	BACK-FLOW PREVENTER
GR	GUARDRAIL
GA	GUY ANCHOR
PO	POST
SG	SIGN
MB	MAILBOX
FPT	FPL TRANSFORMER
SMA	SIGNAL MAST ARM
IB	INTERCOM BOX
CUP	CONCRETE UTILITY POLE
WUP	WOOD UTILITY POLE
CW	CBS WALL
CLRG	CHAIN-LINK ROLLING GATE
CLSG	CHAIN-LINK SWING GATE
FO	FENCE OTHER
IWG	IRON WING GATE
CLFG	CHAIN-LINK FENCE
CLSG	CHAIN-LINK SWING GATE
FO	FENCE OTHER
PL	PROPERTY LINE
RW	RIGHT-WAY LINE
EL	EASEMENT LINE
UTD	X-UTL-DRAIN
US	X-UTL-SANT
OLU	OVERHEAD UTILITY LINE
G	GRAVEL
B	BRICK
H	BUILDING HATCH
C	CONCRETE
T	TILE
AP	ASPHALT PAVEMENT
HTS	HANDICAP TACTILE STRIP



TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	STAR FRUIT	10	12	10
T2	STAR FRUIT	10	12	10
T3	PALM	12	20	15
T4	STAR FRUIT	12	15	12
T5	STAR FRUIT	18	20	20
T6	STAR FRUIT	18	20	20
T7	STAR FRUIT	10	15	12
T8	STAR FRUIT	10	15	12
T9	STAR FRUIT	15	15	15
T10	STAR FRUIT	15	15	15
T11	STAR FRUIT	15	15	15
T12	CAIMTO	40	40	40
T13	STAR FRUIT	20	15	15
T14	STAR FRUIT	12	15	10
T15	STAR FRUIT	12	15	10
T16	CHAYOTE	12	15	10
T17	STAR FRUIT	10	12	12
T18	CAIMTO	32	40	30
T19	LYCHEE	40	30	25
T20	LYCHEE	40	30	25
T21	STAR FRUIT	10	12	12
T22	STAR FRUIT	15	15	12
T23	STAR FRUIT	15	15	12
T24	STAR FRUIT	15	15	12
T25	STAR FRUIT	15	15	12
T26	STAR FRUIT	15	15	12
T27	STAR FRUIT	15	15	12
T28	MANGO	30	30	20
T29	LYCHEE	12	12	10
T30	LYCHEE	15	15	12
T31	LYCHEE	15	15	12
T32	LYCHEE	15	15	12
T33	TREE	40	20	20
T34	COPAL	12	12	12
T35	COPAL	12	12	12
T36	COPAL	12	12	12
T37	COPAL	12	12	12
T38	COPAL	12	12	12
T39	COPAL	12	12	12
T40	COPAL	12	12	12
T41	COPAL	12	12	12
T42	COPAL	12	12	12
T43	COPAL	12	12	12
T44	GUMBO LIMBO	10	15	8
T45	YAGRUMO	15	20	20
T46	STAR FRUIT	20	12	12
T47	TREE	30	15	15
T48	UMBRELLA	12	20	7
T49	POINCIANA	30	20	20
T50	POINCIANA	30	20	20
T51	POINCIANA	30	20	20
T52	MAMEY	25	15	20
T53	MAMONCILLO	40	20	20
T54	NISPERO	50	20	15
T55	COPAL	20	20	20
T56	MANGO	30	20	25
T57	LYCHEE	40	20	25
T58	LYCHEE	20	25	20
T59	STAR FRUIT	20	20	15
T60	STAR FRUIT	12	12	12
T61	PLUM	30	20	20
T62	PLUM	30	15	20
T63	COPAL	15	12	12
T64	PLUM	12	12	12
T65	PLUM	12	12	12
T66	MANGO	10	15	8
T67	LYCHEE	15	20	20
T68	LYCHEE	15	20	20
T69	LYCHEE	15	20	20
T70	LYCHEE	15	20	20
T71	LYCHEE	15	20	20
T72	STAR FRUIT	15	25	15
T73	STAR FRUIT	15	25	15
T74	STAR FRUIT	15	25	15
T75	TREE	18	30	10
T76	STAR FRUIT	12	18	18
T77	COPAL	10	15	12
T78	STAR FRUIT	10	18	5
T79	STAR FRUIT	10	18	5
T80	STAR FRUIT	20	15	15
T81	LYCHEE	40	30	20
T82	STAR FRUIT	10	12	5
T83	LYCHEE	22	30	20
T84	LYCHEE	40	25	25
T85	LYCHEE	40	25	25
T86	STAR FRUIT	10	12	7
T87	CHAYOTE	10	18	8
T88	STAR FRUIT	12	12	8
T89	LYCHEE	50	30	30
T90	STAR FRUIT	12	15	12
T91	STAR FRUIT	12	20	15
T92	STAR FRUIT	30	25	20
T93	STAR FRUIT	12	18	12
T94	STAR FRUIT	12	15	15
T95	STAR FRUIT	12	15	15
T96	STAR FRUIT	25	25	20
T97	STAR FRUIT	30	30	30
T98	MAMEY	40	30	25
T99	LYCHEE	18	20	15
T100	MAMEY	45	30	25
T101	STAR FRUIT	12	12	12
T102	STAR FRUIT	12	12	12
T103	LYCHEE	30	30	25
T104	LYCHEE	50	35	35
T105	COPAL	30	25	25
T106	STAR FRUIT	15	15	12
T107	STAR FRUIT	12	15	12
T108	STAR FRUIT	18	15	12
T109	TREE	30	30	20
T110	STAR FRUIT	18	15	12
T111	UMBRELLA	12	25	8
T112	COCOA	32	40	20
T113	LYCHEE	40	40	30
T114	STAR FRUIT	15	18	15
T115	UMBRELLA	10	15	5

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T116	STAR FRUIT	18	25	15
T117	PALM	15	25	20
T118	STAR FRUIT	24	25	15
T119	PALM	24	30	15
T120	PALM	24	30	15
T121	STAR FRUIT	20	20	15
T122	STAR FRUIT	10	15	15
T123	PALM	30	30	15
T124	PALM	30	30	15
T125	STAR FRUIT	15	25	5
T126	STAR FRUIT	15	25	5
T127	OAK	60	40	40
T128	TREE	12	15	20
T129	CHAYOTE	32	30	30
T130	STAR FRUIT	10	15	12
T131	STAR FRUIT	10	15	12
T132	STAR FRUIT	10	15	12
T133	TREE	10	25	10
T134	UMBRELLA	12	15	10
T135	STAR	12	25	20
T136	YAGRUMO	18	30	20
T137	COPAL	10	20	15
T138	STAR FRUIT	15	15	15
T139	STAR FRUIT	25	20	20
T140	UMBRELLA	10	15	5
T141	COPAL	10	15	10
T142	COPAL	10	15	10
T143	PALM	18	12	10
T144	POINCIANA	15	20	10
T145	STAR FRUIT	12	15	10
T146	CHAYOTE	15	25	15
T147	CAIMTO	40	40	30
T148	COPAL	15	20	15
T149	STAR FRUIT	15	15	12
T150	UMBRELLA	10	15	10
T151	PALM	20	25	20
T152	STAR FRUIT	12	15	15
T153	STAR FRUIT	20	15	15
T154	STAR FRUIT	20	15	15
T155	CAIMTO	30	20	20
T156	CAROB	8	30	12
T157	CHAYOTE	20	25	12
T158	UMBRELLA	10	15	15
T159	MANGO	22	35	15
T160	LYCHEE	25	25	25
T161	STAR FRUIT	12	15	12
T162	LYCHEE	15	15	15
T163	LYCHEE	25	30	15
T164	LYCHEE	25	30	15
T165	LYCHEE	25	30	15
T166	TREE	12	15	8
T167	STAR FRUIT	10	20	20
T168	LYCHEE	50	20	20
T169	COPAL	10	15	15
T170	COPAL	10	15	15
T171	COPAL	40	25	25
T172	COPAL	40	20	20
T173	TREE	22	15	15
T174	NISPERO	22	30	20
T175	NISPERO	22	30	20
T176	NISPERO	22	30	20
T177	CAROB	15	30	12
T178	CAIMTO	22	15	12
T179	TREE	22	22	22
T180	NISPERO	20	20	30
T181	TREE	25	20	10
T182	TREE	75	15	12
T183	OAK	22	22	22
T184	UMBRELLA	12	18	8
T185	FLAMBOYANT	70	50	50
T186	TREE	40	30	30
T187	LYCHEE	40	40	30
T188	FICUS	50	30	30
T189	TREE	15	12	12
T190	UMBRELLA	12	20	8
T191	COPAL	12	12	12
T192	FICUS	12	15	10
T193	FICUS	12	15	10
T194	UMBRELLA	15	20	8
T195	UMBRELLA	15	20	8
T196	UMBRELLA	15	20	8
T197	TREE	45	20	20
T198	TREE	45	20	20
T199	TREE	20	20	20
T200	TREE	20	20	20
T201	COPAL	12	20	10
T202	PALM	20	25	15
T203	CACAO	40	25	20
T204	GUANABANA	30	25	20
T205	ARECA	50	15	12
T206	ARECA	50	15	12
T207	ARECA	50	15	12
T208	ARECA	50	15	12
T209	ARECA	50	15	12
T210	ARECA	50	15	12
T211	ARECA	50	15	12
T212	PALM	20	25	10
T213	PALM	20	15	10
T214	PALM	30	15	10
T215	PALM	10	15	7
T216	PALM	35	15	10
T217	PALM	22	40	15
T218	UMBRELLA	12	20	8
T219	UMBRELLA	12	20	8
T220	FICUS	22	25	15
T221	TREE	30	25	10
T222	UMBRELLA	15	20	10
T223	COPAL	12	12	12
T224	STAR FRUIT	12	15	10
T225	PALM	22	25	12
T226	PALM	22	25	12
T227	TREE	50	20	12
T228	STAR FRUIT	15	15	12
T229	STAR FRUIT	15	15	12
T230	STAR FRUIT	15	15	12

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T231	SEAGRAPE	35	30	20
T232	TREE	80	20	20
T233	TREE	12	12	12
T234	COPAL	20	15	15
T235	POINCIANA	12	20	12
T236	POINCIANA	12	20	12
T237	LYCHEE	12	15	20
T238	LYCHEE	12	15	20
T239	LYCHEE	12	15	20
T240	COPAL	12	15	15
T241	GUMBO LIMBO	12	15	8
T242	LYCHEE	12	12	12
T243	COPAL	10	15	10
T244	LYCHEE	30	20	20
T245	NISPERO	15	20	20
T246	LYCHEE	15	15	12
T247	LYCHEE	30	15	30
T248	COPAL	12	12	12
T249	COPAL	12	12	12
T250	FICUS	12	20	12
T251	AVOCADO	20	12	15
T252	AVOCADO	30	12	15
T253	AVOCADO	15	15	12
T254	COPAL	15	12	