

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 : (11)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: FLORIDA CITY Sec.: 24 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Alphaville Townhomes

2. Owner's Name: Alphaville Developments LLC Phone: 305-491-0191

Address: 3390 Mary St., Suite 270 City: Coconut Grove State: FL Zip Code: 33133

Owner's Email Address: edystein@kelyx.com

3. Surveyor's Name: Vizcaya Surveying and Mapping Inc. Phone: 786-413-5822

Address: 13271 SW 46th St. City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: damian@det-sc.com

4. Folio No(s): 16-7824-006-0310 / 16-7824-006-0320 / _____ / _____

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

6. Street boundaries: Between NW 10th St. & NW 12th St. & NW 9th Ave.

7. Present Zoning: RD1 Zoning Hearing No.: _____

8. Proposed use of Property: 10 Townhouse Units

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. Futhermore, 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Jorge Stein, Manager

BEFORE ME, personally appeared Jorge Stein this 20 day of JANUARY 2025 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 20 day of JANUARY, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: AMANDA ABRARPOUR)



AMANDA ABRARPOUR
Notary Public
State of Florida
Comm# HH528093
NOTARY SEAL

(Commission Expires)

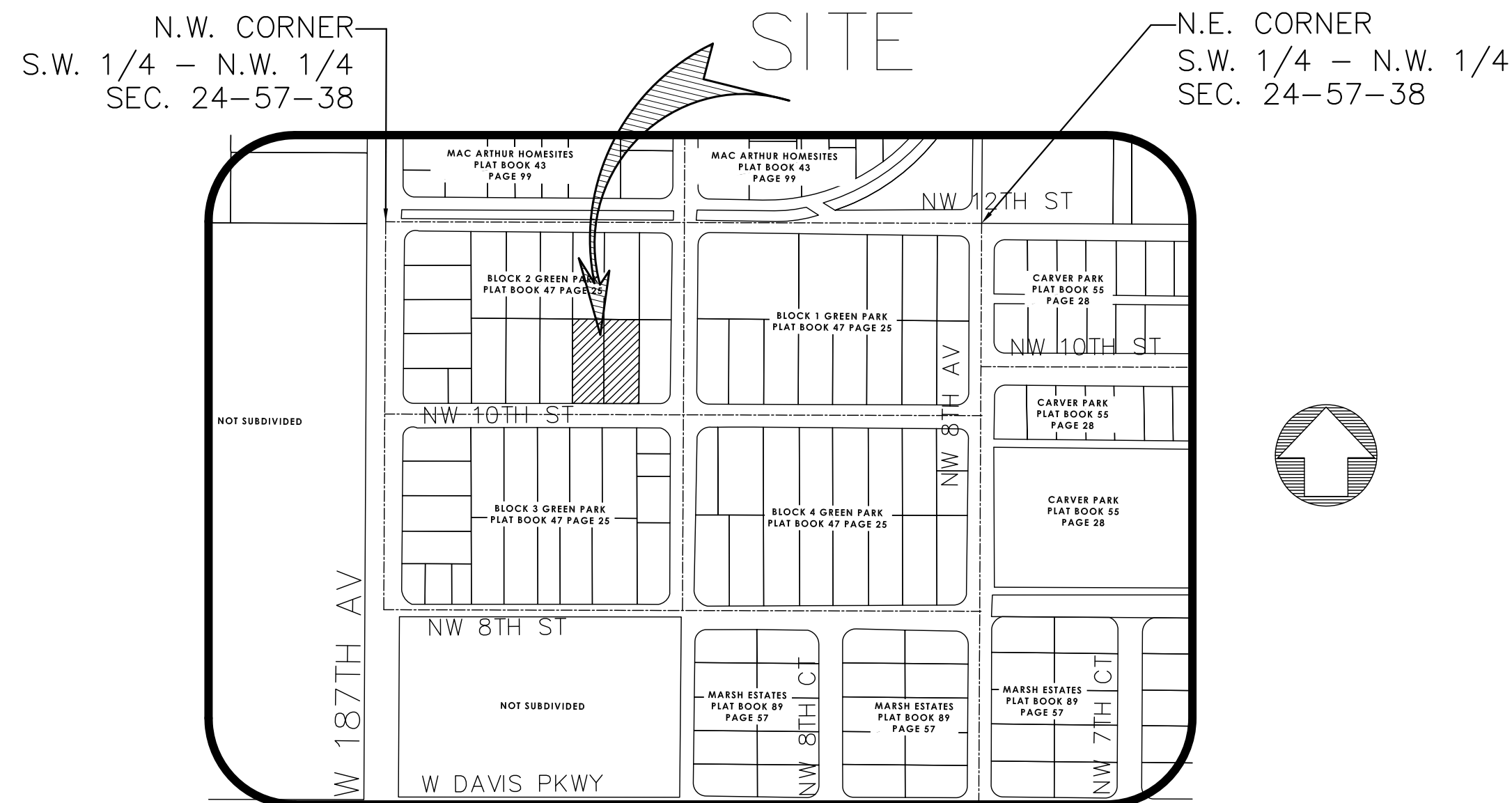
(Commission Number)

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

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

ALPHAVILLE TOWNHOMES

A REPLAT OF LOT 15 AND LOT 16, BLOCK 2, OF "GREEN PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A PORTION OF SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI DADE COUNTY, FLORIDA. LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY, FLORIDA



LOCATION MAP

SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST.
SCALE: 1"=300'

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on September 17, 2024.

SECTION 2) LEGAL DESCRIPTION:

Lots 15 and 16, Block 2, of "GREEN PARK", according to the Plat thereof as recorded in Plat Book 47, Page 25, of the Public Records of Miami-Dade County, Florida.

SECTION 3) PROPERTY INFORMATION:

Property Address: 916 & 926 NW 10TH ST FLORIDA CITY, FL 33034

Folio No.: 16-7824-006-0320
16-7824-006-0310

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of N.W. 10th Street with an assumed bearing of N89°29'10"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" Base Flood Elev. 0.2%, as per Federal Emergency Management Agency (FEMA) Community Number 120641 (City of Miami), Map Panel No. 12086C0730, Suffix L, Map Revised Date: September 11, 2009.

Water Control
Project Area: 29,168 Sq Ft = 0.67 Ac
Miami-Dade County Flood Elevation: 8.5ft N.G.V.D.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-718, Elevation 8.20 feet.

Location:
SW 328 ST ----- 31' SOUTH OF C/L
SW 182 AVE ----- 38.5' EAST OF C/L
PK NAIL AND ALUMINUM WASHER AT NORTH END OF CONC PAD FOR FIRE HYDRANT

Township Map for Section 24, Township 57 South, Range 38 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number MB-40, Elevation 7.91 feet.

Location:
SW 328 ST (SW*8 ST.HOMESTEAD) -- 28.5' SOUTH OF C/L
SW 187 AVE -- 41.0' WEST OF C/L
4.0' NW OF A UTILITY POLE

BRASS BAR IN CONC MON. NOTE: PIPE IN CONC 1' SOUTH OF UTILITY POLE, NOT THE BM

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number DA-146-R, Elevation 7.43 feet.

Location:
SW 344 ST --- 41' SOUTH OF SOUTH EDGE OF PAVEMENT
SW 187 AVE --- 142' WEST OF WEST EDGE OF PAVEMENT

PK NAIL AND BRASS WASHER IN CONC SLAB SUPPORTING TELEPHONE JUNCTION

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) SITE INFORMATION:

OWNERS:
ALPHAVILLE DEVELOPMENTS LLC
10 Edgewater Dr., Apt 7e Coral Gables FL 33133

FOLIO NUMBERS:
16-7824-006-0320
16-7824-006-0310

DEVELOPMENT INFORMATION:
Existing parcels containing 29,168 Square feet± or 0.67 acres Vacant

Proposed development
Block 1 - Townhouse building containing 5 lots/units
Block 2 - Townhouse building containing 5 lots/units
Tract "A" - Containing 11,750 Sq. Ft. or 0.27 Acres - Private Road, Ingress/Egress/Access, Landscape and Utility Easement

PRESENT ZONING

RD-1 - Residential Duplex District

FLOOD CRITERIA:

MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE 13: +8.5'

SECTION 8) CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of and certified to:

ALPHAVILLE DEVELOPMENTS LLC

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact : ALPHAVILLE DEVELOPMENTS LLC

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Florida City Water Department
SANITARY SEWER: Florida City Water Department

SECTION 11) CONTACT INFORMATION:

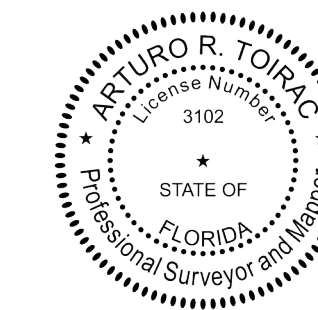
VIZCAYA SURVEYING AND MAPPING, INC.
Attention: Camilo Losada
13217 S.W. 46th Lane
Miami, Florida 33175
Phone No. (786) 413-8246
E-mail: cvizcayasurveying@gmail.com

SECTION 13) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Tentative Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative Plat" 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. through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

VIZCAYA SURVEYING & MAPPING, INC., a Florida Corporation
Florida Certificate of Authorization Number LB8000

Arturo R Toirac
By: _____
Arturo R. Toirac, P.S.M.
Registered Surveyor and Mapper LS3102
State of Florida



NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**VIZCAYA SURVEYING
AND MAPPING, INC.**

LB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
PH:(786)413-8822

No.	DATE	DESCRIPTION	RECORD OF REVISION	
			BY	APP

PROJECT NAME: **ALPHAVILLE TOWNHOMES**

TYPE OF PROJECT: **TENTATIVE PLAT**

ADDRESS: 916 & 926 NW 10TH ST. FLORIDA CITY, 33034

SCALE: AS-SHOWN

DRAWN BY: J.L.

CHECKED BY: A.T.

SET # T - PLAT

DATE: 09-17-2024

PROJECT No: 22-9126-JL

SHEET: **1**

1 OF 3

LEGEND

	Drainage Manhole		Metal Light Pole
	Overhead Utility Lines		Guy Wire
	Light Pole		Utility Power Pole
	Sewer Valve		Fire Hydrant
	Water Valve		Water Meter
	Electric Manhole		Electric Box
	Telephone Manhole		Telephone Box
	Unknown Manhole		Sewer Manhole
	Guard Pole		Traffic Sign
	Inverts		Catch Basin
	Spot Elevation		

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
CL	Center Line
ML	Monument Line
F.F.E.	Finish Floor Elevation
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete

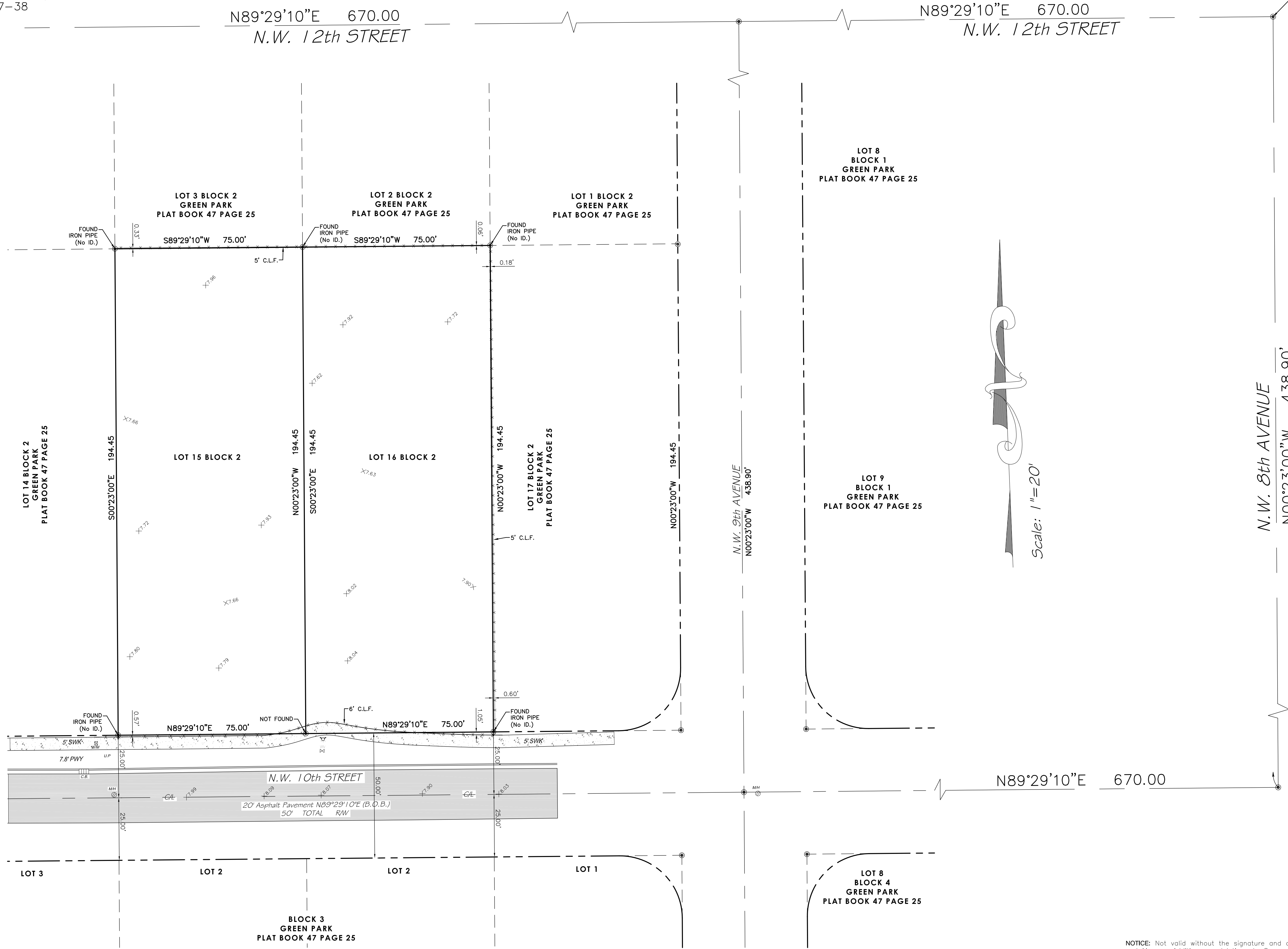
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N.W. CORNER
S.W. 1/4 - N.W. 1/4
SEC. 24-57-38

N.E. CORNER
S.W. 1/4 - N.W. 1/4
SEC. 24-57-38



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BOUNDARY & TOPOGRAPHIC SURVEY
916 & 926 NW 10TH ST. FLORIDA CITY, 33034

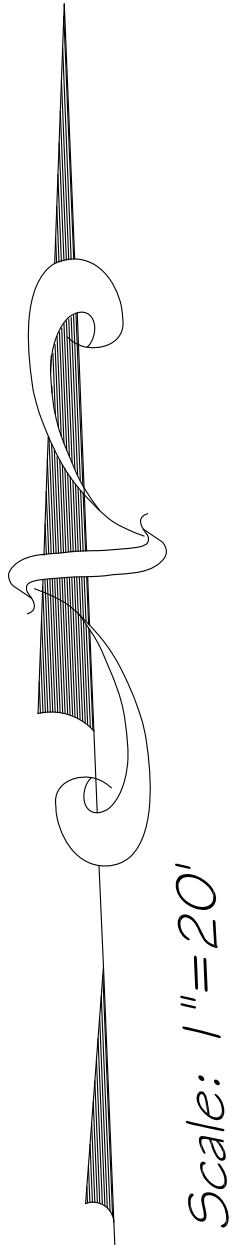
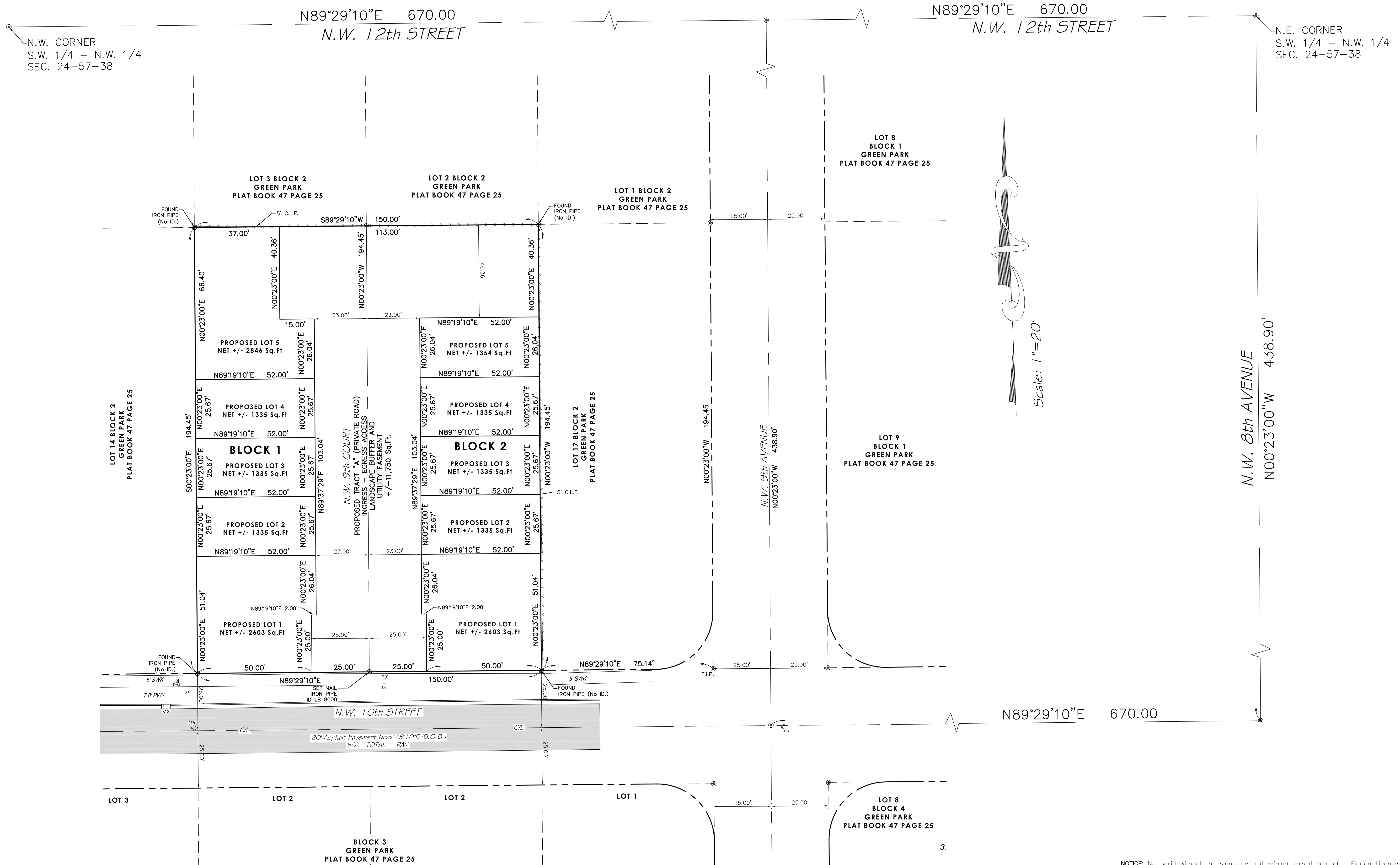
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