

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.: 34 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: BENDHEIM'S ESTATES HOMES

2. Owner's Name: G3C & P.B GROUP LLC, a Florida limited liability company Phone: 305-919-7748

Address: 19075 West Dixie Highway City: Miami State: FL Zip Code: 33180

Owner's Email Address: joshua@thegroup3.com

3. Surveyor's Name: Bello & Bello Land Surveying Phone: 305-251-9606

Address: 12230 S.W. 131 Avenue, Suite 201 City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-5034-000-0350 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: On the East side: SW 86th Avenue and on the North side SW 174th Street

7. Present Zoning: E-M Zoning Hearing No.: PL-23-001

8. Proposed use of Property:

Single Family Res.(2 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)
COUNTY OF MIAMI-DADE)

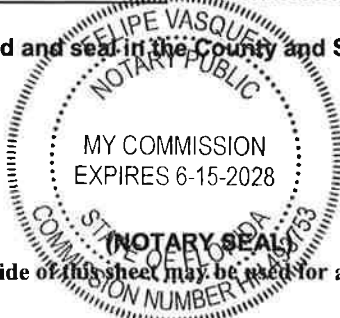
SS:

Signature of Owner: [Signature]

(Print name & Title here): Nelson Jones OWNER

BEFORE ME, personally appeared [Signature] this 06 day of November, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed 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 6th day of November, 2024 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Felipe Vasquez)

6/15/28 (Commission Expires) HH490753 (Commission Number)

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



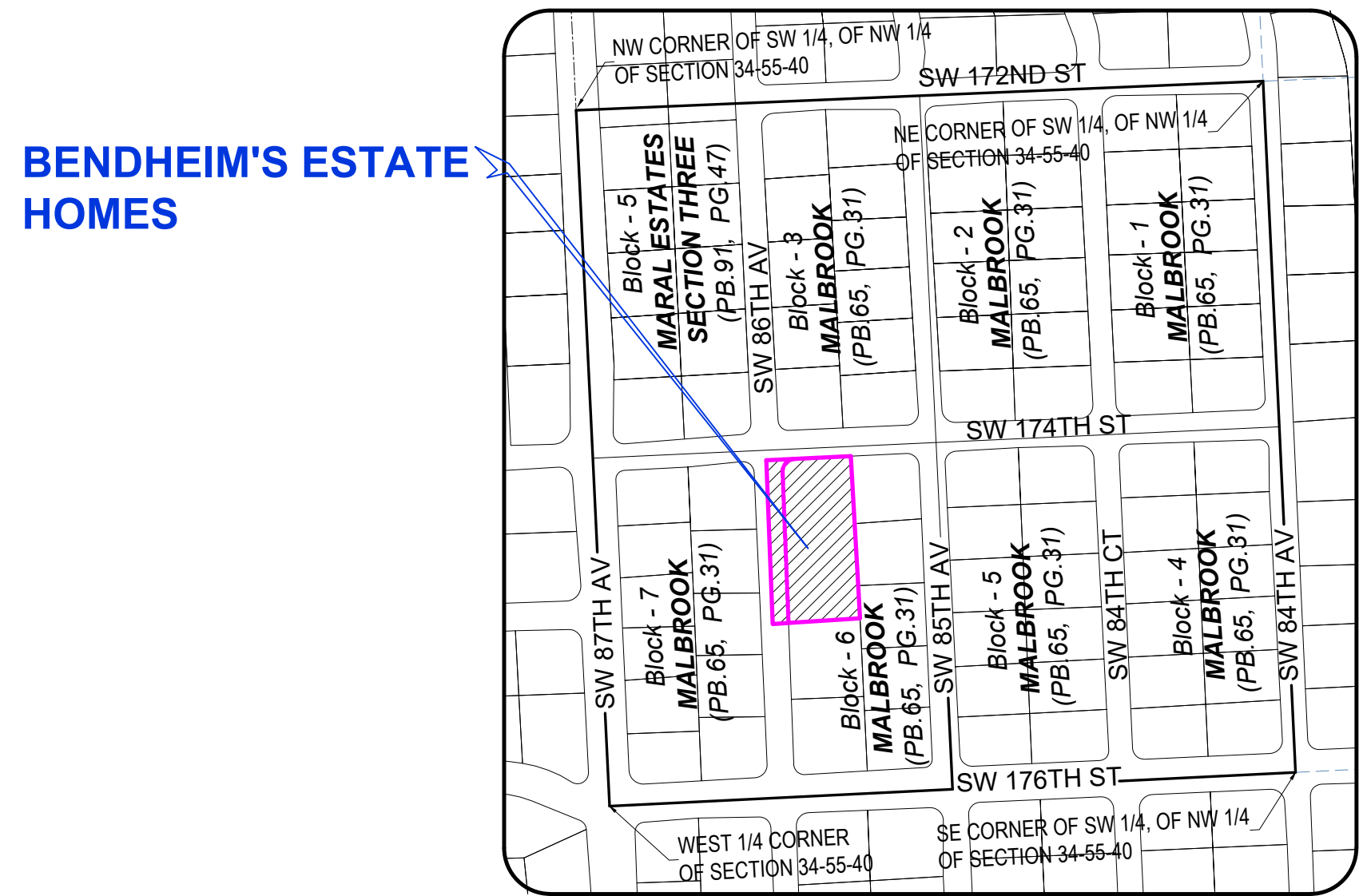
**Tentative Plat: BENDHEIM'S ESTATE HOMES
T-24994**

LEGAL DESCRIPTION:

The West half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) in Section 34, Township 55 South, Range 40 East, less the North 25 feet thereof, lying and being in Miami-Dade County, Florida.

BENDHEIM'S ESTATE HOMES - TENTAIVE PLAT BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF THE W 1/2, OF THE NE 1/4, OF THE SW 1/4, OF THE SW 1/4, OF THE NW 1/4, OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
LESS THE NORTH 25 FEET THEREOF, LYING AND BEING IN PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP
Scale 1" = 300'

A PORTION OF THE SW 1/4, OF THE NW 1/4, OF SECTION 34,
TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

The West half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) in Section 34, Township 55 South, Range 40 East, less the North 25 feet thereof, lying and being in Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed direction of a well-established line, said line being the North line of the NE 1/4, of the SW 1/4, of the NW 1/4, of the Section 34, Township 55 South, Range 40 East, coinciding with the centerline of SW 174th Street and bearing N87°23'13"E.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- HORIZONTAL ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for Topographic Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark DC-60B, Elevation = 9.91 feet (NGVD 29)
A PK nail and brass washer in concrete sidewalk 26' North of the center line of SW 176th Street and 26' East of center line of SW 87th Avenue.
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark U-754, Elevation = 14.94 feet (NGVD 29)
A PK nail and brass washer in concrete slab of a fire hydrant at NW come of the intersection, 18' North of the center line of SW 176th Street and 47' West of the center line of SW 92nd Avenue.

I HEREBY CERTIFY:

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. That this Survey is accurate and correct to the best of my knowledge and belief. That this Tentative Plat complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Property Address:
8540 SW 174th Street, Palmetto Bay, Florida 33157
Parcel Folio: 33-5034-000-0350

CONTACT INFORMATION

Owner of Record: G3C AND PB GROUP LLC.
19075 W Dixie Highway, Miami, Florida 33180

Contact: Joshua Rojas
Tel: 786-412-8594
email: joshua@thegroup3.com

Surveyor: Odalys C. Bello, PSM
Bello & Bello Land Surveying Corp.
Tel: 305.251.9606
email: odalys@belloland.com

DEVELOPMENT INFORMATION

This development is subject to the following processes:
Zoning Hearing: ZONING HEARING, MONDAY, JUNE 26, 2023 – 7:00 PM VILLAGE HALL COUNCIL CHAMBERS
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.
Application: PL-23-001

Gross area of Parent Tract: +/- 57, 104.39 Sq.Ft. (+/- 1.31 Acres)
Net Area of Parent Tract: +/- 52, 904.89 sq.ft. (+/- 1.21 Acres)

Current Zoning District: EM | Estate Modified Single Family,
as per Village of Palmetto Bay Official Enacted Zoning Map (Revised 09/09/2021):
Link: https://www.palmettobay-fl.gov/DocumentCenter/View/15476/Official-Zoning-Map-9_1_2021

Current Use: One Story Residence (to be demolished)

Proposed Use: Two (2) Single Family Homes

Current Number of Parcels: One (1)

Proposed Number of Parcels: Proposed One (1) Block, w/ Two (2) Lots.
Proposed Lot 1, Block 1 (+/- 22, 392.07 sq.ft.)
Proposed Lot 2, Block 1 (+/- 22, 501.43 sq.ft.)

FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120687 (Village of Palmetto Bay), Panel 0602, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X" and "AE" with Base Flood Elevation 10 feet (NGVD 1929).

Miami-Dade County Flood Criteria: +/- 9.0 Feet (NAVD 1988)
Per current MIAMI-DADE COUNTY FLOOD CRITERIA MAP (gis-mdc.opendata.arc gis.com)

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 • State of Florida
Field Work Date: 09/12/2024
T-Plat Completion Date: 11/07/2024

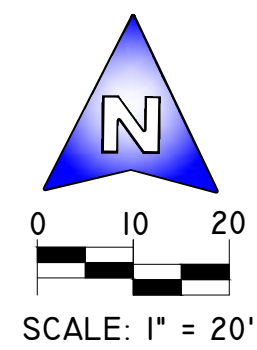
LEGEND, SYMBOLS & ABBREVIATIONS	
CONCRETE (CONC.)	WATER VALVE
CONC. BLOCK WALL	POWER POLE
WOOD DECK	GLY ANCHOR
COVERED AREA	WATER METER
PAVERS SLAB / DRIVEWAY	CONC. LIGHT POLE
TILE SLAB / DRIVEWAY	WELL
ASPHALT PAVEMENT	ELECTRIC BOX
CHAIN LINK FENCE (CLF)	STREET SIGN
WOOD FENCE (WF)	SANITARY MANHOLE
IRON METAL BARS FENCE (IF)	DRAINAGE MANHOLE
PLASTIC FENCE (PF)	MANHOLE
METAL FENCE (MF)	FIRE HYDRANT
OVERHEAD UTILITY LINES	CABLE BOX (CATV)
FPL TRANSFORMER	CATCH BASIN OR INLET
EXISTING ELEVATION	PERMANENT REFERENCE MONUMENT
PROPERTY CORNER	PERMANENT CONTROL POINT
MONUMENT LINE	A/C - AIR CONDITIONER PAD
BASE BUILDING LINE	BASE BUILDING LINE
BEARING REFERENCE	BEARING REFERENCE
CONCRETE BLOCK STRUCTURE	CONCRETE BLOCK STRUCTURE
CENTER LINE	CENTER LINE
CITY OF MIAMI MUNICIPAL ATLAS X-X	ELEVATION
ELEVATION	ELEVATION
FINISHED FLOOR ELEVATION (FF)	FINISHED FLOOR ELEVATION (FF)
FIELD MEASURED ELEVATION (FM)	FIELD MEASURED ELEVATION (FM)
OFFICIAL RECORD BOOK	OFFICIAL RECORD BOOK
PLAT BOOK	PLAT BOOK
POINT OF CURVATURE	POINT OF CURVATURE
POINT OF COMPOUND CURVE	POINT OF COMPOUND CURVE
PAGE	PAGE
PROPERTY LINE	PROPERTY LINE
POINT OF REVERSE CURVE	POINT OF REVERSE CURVE
PROFESSIONAL SURVEYOR AND MAPPER	PROFESSIONAL SURVEYOR AND MAPPER
POINT OF TANGENCY	POINT OF TANGENCY
RECORD	RECORD
RANGE	RANGE
RIGHT OF WAY	RIGHT OF WAY
SECTION	SECTION
TEMPORARY BENCH MARK	TEMPORARY BENCH MARK
MIAMI-DADE COUNTY RECORDS	MIAMI-DADE COUNTY RECORDS
BROWARD COUNTY RECORDS	BROWARD COUNTY RECORDS

Additional and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authorized electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: HF
FIELD DATE: 09/12/2024	UPDATED DATE: N/A
Project No. 24149	Page 1 of 2

BENDHEIM'S ESTATE HOMES - TENTAIVE PLAT BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF THE W 1/2, OF THE NE 1/4, OF THE SW 1/4, OF THE NW 1/4, OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
LESS THE NORTH 25 FEET THEREOF, LYING AND BEING IN PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.



THREE LOCATION CHART

Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best of our knowledge.

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH)(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Live Oak	Quercus Virginiana	6"	15'	20'
2	Live Oak	Quercus Virginiana	32"	40'	60'
3	Unknown	Unknown	35"	40'	40'
4	Palm (Cluster) (14)	Arecaceae	7"	10'	7'
5	Live Oak	Quercus Virginiana	18"	40'	30'
6	Live Oak	Quercus Virginiana	10"	30'	30'
7	Live Oak	Quercus Virginiana	8"	20'	25'
8	Palm	Arecaceae	12"	20'	15'
9	Live Oak	Quercus Virginiana	10"	20'	30'
10	Palm	Arecaceae	12"	15'	12'
11	Live Oak	Quercus Virginiana	10"	18'	30'
12	Live Oak	Quercus Virginiana	28"	20'	30'
13	Live Oak	Quercus Virginiana	12"	18'	25'
14	Live Oak	Quercus Virginiana	36"	25'	30'
15	Live Oak	Quercus Virginiana	10"	30'	30'
16	Live Oak	Quercus Virginiana	10"	25'	20'
17	Live Oak	Quercus Virginiana	10"	35'	30'
18	Live Oak	Quercus Virginiana	15"	40'	30'
19	Live Oak	Quercus Virginiana	18"	35'	30'
20	Live Oak	Quercus Virginiana	13"	30'	25'
21	Live Oak	Quercus Virginiana	10"	30'	25'
22	Live Oak	Quercus Virginiana	19"	20'	20'
23	Live Oak	Quercus Virginiana	4"	20'	20'
24	Live Oak	Quercus Virginiana	14"	20'	25'
25	Unknown	Unknown	58"	35'	60'
26	Unknown	Unknown	24"	35'	35'
27	Live Oak	Quercus Virginiana	0.6"	12'	15'
28	Unknown	Unknown	18"	40'	30'
29	Live Oak	Quercus Virginiana	32"	35'	50'
30	Live Oak	Quercus Virginiana	18"	20'	30'
31	Live Oak	Quercus Virginiana	24"	20'	30'
32	Live Oak	Quercus Virginiana	24"	20'	30'
33	Live Oak	Quercus Virginiana	32"	20'	30'
34	Live Oak	Quercus Virginiana	32"	20'	30'
35	Palm	Arecaceae	12"	15'	15'
36	Unknown	Unknown	18"	35'	40'
37	Ficus	Ficus benjamina	48"	40'	60'
38	Unknown	Unknown	6"	20'	15'
39	Live Oak	Quercus Virginiana	12"	40'	40'
40	Unknown	Unknown	42"	50'	80'
41	Palm	Arecaceae	12"	15'	15'
42	Live Oak	Quercus Virginiana	14"	40'	60'
43	Palm	Arecaceae	12"	50'	20'
44	Palm	Arecaceae	10"	12'	12'
45	Palm	Arecaceae	12"	15'	12'
46	Live Oak	Quercus Virginiana	6"	25'	15'
47	Areca	Areca catechu	36"	15'	25'
48	Palm	Arecaceae	12"	15'	15'
49	Palm	Arecaceae	12"	15'	15'
50	Live Oak	Quercus Virginiana	28"	40'	40'
51	Live Oak	Quercus Virginiana	6"	25'	30'
52	Palm	Arecaceae	10"	15'	15'
53	Live Oak	Quercus Virginiana	10"	30'	25'
54	Pine	Pinus	16"	50'	20'
55	Pine	Pinus	16"	50'	20'
56	Live Oak	Quercus Virginiana	15"	35'	40'
57	Palm	Arecaceae	12"	15'	15'
58	Palm	Arecaceae	16"	25'	15'
59	Unknown	Unknown	38"	40'	40'
60	Palm	Arecaceae	6"	20'	15'
61	Palm	Arecaceae	8"	25'	10'
62	Palm	Arecaceae	12"	20'	15'
63	Palm	Arecaceae	8"	20'	15'
64	Live Oak	Quercus Virginiana	10"	30'	30'
65	Unknown	Unknown	15"	40'	40'
66	Unknown	Unknown	38"	40'	40'
67	Live Oak	Quercus Virginiana	20"	40'	30'
68	Palm	Arecaceae	12"	20'	15'
69	Palm	Arecaceae	12"	20'	15'
70	Palm	Arecaceae	16"	20'	15'
71	Palm	Arecaceae	16"	20'	15'
72	Palm	Arecaceae	12"	15'	15'
73	Live Oak	Quercus Virginiana	36"	40'	40'
74	Palm	Arecaceae	12"	15'	15'
75	Live Oak	Quercus Virginiana	12"	40'	40'
76	Unknown	Unknown	120"	40'	80'
77	Live Oak	Quercus Virginiana	18"	50'	80'
78	Palm	Arecaceae	8"	40'	15'
79	Palm	Arecaceae	12"	15'	15'
80	Live Oak	Quercus Virginiana	38"	40'	80'
81	Palm	Arecaceae	14"	12'	15'
82	Palm	Arecaceae	12"	15'	15'
83	Live Oak	Quercus Virginiana	19"	40'	60'
84	Unknown	Unknown	34"	40'	50'
85	Palm	Arecaceae	12"	20'	20'
86	Live Oak	Quercus Virginiana	32"	40'	50'
87	Live Oak	Quercus Virginiana	24"	50'	80'
88	Unknown	Unknown	18"	25'	15'

LEGEND, SYMBOLS & ABBREVIATIONS

CONCRETE (CONC.)	WATER VALVE	FPL TRANSFORMER	(CMA X-X) = CITY OF MIAMI	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. BLOCK WALL	POWER POLE	DRIVER'S SIDE	ELEV = ELEVATION	PT = POINT OF TANGENCY
WOOD DECK	GLY ANCHOR	DRIVER'S SIDE	BOOK = EMBROIDERED	REC = RECORD
COVERED AREA	WATER METER	DRIVER'S SIDE	FINISHED FLOOR ELEVATION (FF) = FINISHED FLOOR ELEVATION (FF)	RGE = RANGE
PAVERS SLAB / DRIVEWAY	CONC. LIGHT POLE	DRIVER'S SIDE	EXISTING ELEVATION	R/W = RIGHT OF WAY
TILE SLAB / DRIVEWAY	WELL	DRIVER'S SIDE	PERMANENT REFERENCE MONUMENT	SEC = SECTION
ASPHALT PAVEMENT	ELECTRIC BOX	DRIVER'S SIDE	PROPERTY CORNER	TBM = TEMPORARY BENCH MARK
CHAIN LINK FENCE (CLF)	STREET SIGN	DRIVER'S SIDE	PERMANENT CONTROL POINT	TWP = TOWNSHIP
WOOD FENCE (WF)	SANITARY MANHOLE	DRIVER'S SIDE	A/C = AIR CONDITIONER PAD	TRC = TEMPORARY RECORD
IRON METAL BARS FENCE (IF)	DRAINAGE MANHOLE	DRIVER'S SIDE	BASE BUILDING LINE	TRC = TEMPORARY RECORD
PLASTIC FENCE (PF)	MANHOLE	DRIVER'S SIDE	BEARING REFERENCE (BR) = BEARING REFERENCE	TRC = TEMPORARY RECORD
METAL FENCE (MF)	FIRE HYDRANT	DRIVER'S SIDE	BEARING REFERENCE (BR) = BEARING REFERENCE	TRC = TEMPORARY RECORD
OVERHEAD UTILITY LINES	CABLE BOX (CATV)	DRIVER'S SIDE	BEARING REFERENCE (BR) = BEARING REFERENCE	TRC = TEMPORARY RECORD
		DRIVER'S SIDE	BEARING REFERENCE (BR) = BEARING REFERENCE	TRC = TEMPORARY RECORD

Property Address:
8540 SW 174th Street, Palmetto Bay, Florida 33157
Parcel Folio: 33-5034-000-0350

QA/QC BY: OCBI
FIELD DATE: 09/12/2024
Project No. 24149

DRAWN BY: HF
UPDATED DATE:
Page 2 of 2

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