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:	**************************************
· · · · · · · · · · · · · · · · · · ·	

1)

Number of Sites : (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	unicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.
1.	Name of Proposed Subdivision: BUSH ESTATES
2.	Owner's Name: BUSH 134 ,LLC Phone: 305 786 4459
	Address: 13003 SAMBRANA ST City: CORAL GABLES State: FL Zip Code: 33156
	Owner's Email Address: JCARRO47@GMAIL.COM
3.	Surveyor's Name: E R BROWNELL AND ASSOC ,INC Phone: 305 860 3866
	Address: 4957 SW 74 CT City: MIAMI State: FL Zip Code: 33155
	Surveyor's Email Address: ALOPEZ@ERBROWNELL.COM
4.	Folio No(s).: 30-6911-000-0111 / 30-6911-000-0110 //
5.	Legal Description of Parent Tract: WEST1/2 ,SW1/4 ,SE1/4 , SECTION 11 TWP 56 S, RGE 39 E , MIAMI DADE COUNTY ,FL ,
6.	Street boundaries: SW 134 AVE /208 ST
	Present Zoning: EUM Zoning Hearing No.: CZAB 14522 (R-2023 000087)
	Proposed use of Property:
	Single Family Res.(Units), Duplex(Sq. Ft.), 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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

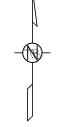
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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):	JOSE CARRO	MANAGER
	nd <u>Jose Carr</u> hat (he/she) execute as identification and	this 25 rd the same for the purpo I who did (not) take an oati	day of Joly , 2 sed therein. Personally h.	223 A.D. and (he/she)
WITNESS my hand and seal in the	e County and State I	ast aforesaid this 25 day	VIUE 10 Y	<u>, 2023</u> a.d.
	Krishna M. Peña Notary Public	Signature of Notary Pu	blic: Krishvec	H. Pener
	State of Florida Comm# HH137737	(Print, Type name i	here: Krishmal	M. Peñau
WCE 1818	Expires 6/3/2025	6	13/2025	HH137737
• • • • • • • • • • • • • • • • • • • •	RY SEAL)		mmission Expires)	(Commission Number)
Note: The reverse side of this sheet m	iay be used for a state:	ment of additional items you 1	may wish considered.	

BUSH ESTATES

A SUBDIVISION LYING AND BEING IN THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



SYMBOL LEGEND:			
ø	Fire Hydrant		
(W)	Water Valve		
(G)	Gas Valve		
(\$)	Sanitary Valve		
®	Irrigation Valve		
®	Unknown Valve		
<u>(P)</u>	Post Indicator Valve		
\bowtie	Check Valve		
- ▶∢-	Double Detector Check Valve		
0	Cleanout		
0	Monitoring Well		
	Catch Basin		
#	Drain Round		
Ш	Drain Square		
UNTER	Curb Inlet		
0	Drainage Manhole		
<u> </u>	Sanitary Manhole		
€	Electric Manhole		
0	Grease Trap Manhole		
0	Communications Manhole		
ф	Light Pole		
←	Concrete Light Pole		
	Concrete Light Pole Metal Light Pole		

Pedestrian W
Wood Pole

→ Metal Pole

Pa Flag Pole

Concrete Pole

Guy Wire
Single Support Sign

0

Parking Meter

 Guard Post
 Bollards WATER Water Meter

GAS Gas Meter

Handhole

Wire Pull Box

EB Box Electric

Dos Box Communicatio

Electrical Transfor

Electrical Panel Wire Pull Box

☐ Iron Pipe
☐ Section Corner

♣ Handicap Space
♣ Mailbox

Fire Department Connection

Wall

Monument Line

Center Line
Section Line
Property Line
Property Line
State Spot Elevation
Tree
Palm Tree

Flow of Traffic Asphalt Building Outline

Gravel

Wood

000

Box Communications Electrical Transformer



S " (PG 158,	ΡG	2 3)	
Lot 4	l	. 2	Lot 2	PREPARED BY

E.R. ROWNELL & ASSOCIATES, INC. CONSULTING ENGINEERS

LAND SURVEYORS ER, 19, 2024



LOCATION MAP

A PORTION OF NW 1/4 OF SECTION 11-56-39 SCALE 1"-300'

SURVEYOR'S NOTES:

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-6911-000-0111, Tax Folio No. 30-6911-000-1011 on at the WARRANTY DEED recorded in Official Records Book 32653 at Page 702, as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that at title report would evidence.

The accuracy obtained for all horizontal control measurements based on a 95% confidence level and verified by redundant measurements and the office calculations of dosed 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 5.1-17. Florida Administrative Code, at an equivalent distance 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.

At the time of Survey, the existing buildings lying within the Surveyed site does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Mismin-Dade County, Florida and Unincorporated Areas Map No. 12086C0893L, Community No. 120805 for Mismi – Dade County Unincorporated Areas, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be studied with 12 miles of the National County of

Dade County Flood Criteria is 13.5 feet NGVD 1929 or 12.00 feet NGVD 88 as shown on the MIAMID-DADE COUNTY FOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the adjacent plat of "SEA PINES ESTATES", recorded in Plat Book 158 at Page 63of the Public Records of Dade County, Florida; (iii) the adjacent plat of "MUSTANG RANCHES", recorded in Plat Book 155 at Page 24 of the Public Records of Dade County, Florida; and (v) the adjacent plat of "BONTA GRAND ESTATES SOUTH", recorded in Plat Book 167 at Page 90 of the Public Records of Dade County, Florida; and (v) the adjacent plat of "BONTA GRAND ESTATES SOUTH", recorded in Plat Bonta Bonta Public Records of Dade County, Finida, and (v) the Misin-Dade County Township Map for Section 11, Township 56 South, Range 39

The total area of the Surveyed Parcel as described herein contains 196,880 square feet more or less (4.52 Acres more or less).

Note: All the recording information contained herein refers to the Public Records of Miami-Dade County, Florida.

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 to the property of t

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 parel for such as the plate of the described parel for survey does not surport to reflect any recorded instruments or Righta-Olivay other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

This "TENTATIVE PLAT", a map of survey, is intended to be displayed at a scale of 1" = 50' 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 "1 entative Plat" is meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapler 5J-17, Florida Administrative Code, pursuant to Chapler 472.027, Florida Statutes.

Date: Revised on 09/19/24 (as Noted)

E.R. BROWNELL & ASSOCIATES, INC. Digitally signed by Thomas No. 2891 by Inomas
Brownell
STATE OF Date: 2024.09.19
16:54:37 -04'00'

16:54:37 -04'00' The survey map and notes and/or report has been electronically signed and sealed by Thomas Brownell Professional Land Surveyor # 281*, State of Florida using a Digital Signature and Street of Florida using a Digital Signature and State of Florida using a Digital Signature and Florida State of Florida Using a Digital Signature and Florida State of State

13.92	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Concrete Prefab. Wall 15	S89° 48' 41"E 310.71'	Concrete Found IP	<u></u>		CONSULTING ENGINEERS 4957 SW 74TH COURT - PHONE: (305) 860-3866	LAND SURVEYO MIAMI, FLORIDA, 331: FAX: (305) 860-38
•	110.1	Found IP No ID	100.00°	0 AREA - 13,500 SF	135.00' ××°,	"MUSTANG RANCHES" (PB 165, PG 24)	CERTIFICATION NO. LB 761	SEPTEMBER, 19, 202
	N00° 04' 10"W	AREA - 14,804 SF Δ=089°44'31"	AREA - 13,500 SF	All improvements to	One Sto	Lot 2		
но	* La Signatura	R=25.00'	н — он — он — он — он —	to be Removed	× 24.2	 -	-	
Ġ	Fence to be Ren	25.	-Q ^{N89°} 48' 41"W 360.56'	25 25 Fence to be Removed	* * * * * * * * * * * * * * * * * * *	SW 206TH	ABBREVATIONS Control	VIATIONS: Calculated Dimension Deed Dimension Measured Dimension Platted Dimension Record Dimension Record Dimension Record Dimension Right of Way Line
0 A D)	7 609.81 ¹ / _{80.}	Δ=090°15'29" L=39.38' R=25.00'	,00 92	Δ=089°47'41" L=39.18'- R=25.00'	25 25'		DDCV Double Delector Check Valve CSMA	O City of Miami Allas Sheet Delta Arc Length Radius Section Plat Book Limited Access Right of Way Lot Line Match Line Chain-Link Fence
OT R	N00° 04' 10"W	3 AREA - 13,002 SF	2 2 2 30 SPEA 12 500 SF	11	E 610.45'(C)		Recovered monument PG GNZW QZN GNZW QZN GNZW QZN GNZW QZN GNZW QZN GNZW QZN QZN GNZW QZN QZN GNZW QZN	Point of Commencement Duet Line
7 A L B	*	104,83'	S89° 48' 41"E 100.00'	105.59'	\$00° 01' 00"	δ Lot 1 <u>C</u>	NV. Invert Elevation PI	Point of Intersection Right of Way Drainage Storm Line
U E ^Ĉ ^Ĉ ·C 04' 18"E €	* '5' * '00' * '5' * '00'	4	5°E 100.00'	10	all Paved Road	1 6 5 ,		Electrical Line Underground Utility Line Unknown Utility Line
A V E N S00°	N 399.70'	AREA - 15,519	.00s (6	AREA - 15,519 SF	E 400.53' O U R 7	B B B B B B B B B B B B B B B B B B B		NOTES:
4 7 H		155,16'	\$89° 48' 41"E	155.16'	01.00	C H E S	NOTE: PALM TREE LOCATIONS SHOWN HEREON ARE APPROXIMATE VERIFICATION REQUIRED FOR PRECISE LOCATION.	Number of Acres: Number of Tract:
W 134	Parkway N00°	5 AREA - 15,514	01 №.35°.00 ° 00° 02° 35°°.00	9 AREA - 15,514 SF	100.00° Parkway SI 133 59"W 510	SU TOTAL RIGH		Method of Sewer; Method of Water; Property Zoned:
S (21'*)-A	 	155,12' 104,62'	S89° 48' 41"E 101.00'	155.12 X ———————————————————————————————————	6, 16*+- Grass I S W N00° 00'	9		Dade County Flood Criteria: FEMA Base Flood Elevation: Tax Folo Number: Number of PRM:
No. of	1556 × 1566 × 1566	6	V 124.95	to be Removed	100 44" X3 X4"			Number of PCP: Number of PCP: NOTE: ALL EXISTING IM
	25'	AREA - 12,908 SF Δ=089°40′01"	95 AREA - 12,636 SF	AREA - 12,996 SF Δ=090"23'23"	25' 25'			DEVELOPMENT INFORMATION 10 SINGLE FAMILY RESIDEN 3 DUPLEX ON BLOCK 1 (ONE PREPARED FOR:
10. x3.	1563	R=24.97'	101.00' N89° 37' 37"W 260.15'	79.58' L=39.44' R=25.00'	S. T. S.	Concrete Sidewalk	Ē	Bush 134 LLC 13003 Zambrana Street Coral Gables, FL 33156 CONTACT PERSON INFORM
Found IP No ID		S W Q	2 0 8 T H S T R E	5.10' S SEQUE		- 10 - 15 - 15 - 15 - 15 - 15 - 15 - 15	N89° 37′ 37″W 1005.28′ Section 11-96-39 Section 11-96-39 S	Name Ange (305) Telephone Number: (305) Fax Number: (305) ECTION 11-56-39
RAN CAN	100 To 10	The state of the s	Concrete Sidewalk 70' TOTAL RIGHT-OF-WAY		1000	Concrete Sidewalk	:	PROPERTY ADDRESS: 20701 SW 134th Avenue, Tax Folio No. 30-6911-00
,6°	1,4,5	"BONITA GRAN	ND ESTATES SOUTH" (P		14 4 15 14 16 14 16 16 16 16 16 16 16 16 16 16 16 16 16	Lot 2		13365 SW 208th Street, M Tax Folio No. 30-6911-00 LEGAL DESCRIPTION:
	i 	ı	ot 17 \$\docume{0}^{0} \tag{\docume{1}}	Lot 1	25' + 23	"BONITA GRAND ESTATES SOUTH" (PG 167, PG 90)	GRAPHIC SCALE 50 0 25 50 100	The West 1/2 of the So. Section 11, Township 58 200 135 feet of the West 1/2 of 1/4 in Section 11, Townshi County, Florida.
				•	, ,	1 , , , ,	(IN FEET)	and

4.52 +/- Acres (Net) 10 Single Family Lots and 3 Duplex Lots (Total 16 Units)
Property development pursuant to WorkForce Housing
Standards, Lots 1,2 & 3 BLK 1, (One Duplex on each Mami-Dade Water and Sewer
Mami-Dade Water and Sewer
EL-M (Resolution #£1-190), Pre Permit # R202300387
RES # CZAB 14-5-22 APRIL 28.2022
APPROVED FOR (12 LOTS) PROVIDING
(13 LOTS) USING WORKFORCE HOUSING
(14 LOTS) USING WORKFORCE HOUSING
(15 LOTS) USING WORKFORCE HOUSING
(15 LOTS) USING WORKFORCE HOUSING
(16 LOTS) USING WORKFORCE HOUSING
(17 LOTS) USING WORKFORCE HOUSING
(18 LOTS) USING WORKFORCE HOUSING WORKFORCE HOUSING
(18 LOTS) USING WORKFORCE HOUSING WORKFORCE HOU TE: ALL EXISTING IMPROVEMENTS ARE TO BE DEMOLISHED

of PRM: of PCP:

SLE FAMILY RESIDENCE ON BLOCK 2 (ONE ON EACH LOT) EX ON BLOCK 1 (ONE ON EACH LOT)

CT PERSON INFORMATION:

RTY ADDRESS:

SW 134th Avenue, Miami, FL 33177 lio No. 30-6911-000-0111

Vest 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 in n 11, Township 56 South, Range 39 East, less the South 162 feet of the East et of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest Section 11, Township 56 South, Range 39 East, lying and being in Miami-Dade r, Florida.

(IN FEET)

1 inch = 50 ft.

The South 162 feet of the East 135 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 in Section 11, Township 56 South, Range 39 East, Iying and being in Mismi-Dade County, Florida.

2 - : ertification No. LB761 LS/PSM No. 298 10/31/2: 5853:

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PLAT

TENTATIVE

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MIAMI,

1 OF 1 T-1000