

**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 : ( 4 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: PALMETTO BAY Sec.: 33 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Franco Palmetto Bay

2. Owner's Name: Jose A Franco & Alina Franco Phone: 305-667-8390

Address: 13110 NW 14 St City: Miami State: FL Zip Code: 33182

Owner's Email Address: franco@southernasphaltengineering.com

3. Surveyor's Name: Landmark Surveying & Associates, Inc Phone: 305-556-4002

Address: PO Box 127601 City: Hialeah State: FL Zip Code: 33012

Surveyor's Email Address: Jfee@LMSurveying.com

4. Folio No(s): 33-5033-002-0223 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: Corner of SW 93rd ct & SW 169th street

7. Present Zoning: R2 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( 4 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): Alina Franco, Owner

BEFORE ME, personally appeared Alina Franco this 1 day of Sept, 23 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 1 day of September, 23 A.D.



Tatyana Franco  
Comm.: HH 434643  
Expires: Aug. 17, 2027  
Notary Public - State of Florida

(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Tatyana Franco)

Aug 17, 2027  
(Commission Expires)

HH 434643  
(Commission Number)

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

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STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Signature]  
(Print name & Title here): Jose Franco, Owner

BEFORE ME, personally appeared Jose Franco this 1 day of Sept, 23 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.

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Signature of Notary Public: [Signature]  
(Print, Type name here: Tatyana Franco)  
Aug 17, 2023 HH 434643  
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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**Exhibit A**  
Legal Description

Lots 3, 4, 5 and 6, Block 4, of PERRINE HEIGHTS, according to the Plat thereof, as recorded in Plat Book 14, Page 80, of the Public Records of Miami-Dade County, Florida.

# FRANCO PALMETTO BAY

A REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK 4, OF PERRINE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

| TABLE OF MONUMENTS         |       |
|----------------------------|-------|
| TYPE OF MONUMENT           | TOTAL |
| P.R.M.                     | 5     |
| P.C.P.                     | 3     |
| LOTS AND/OR TRACTS CORNERS | 6     |

**OWNER:**  
JOSE FRANCO AND ALINA FRANCO  
8925 SW 162nd TERR.  
PALMETTO BAY, FL 33157

**FOLIO NUMBER:**  
33-5033-002-0223

**DEVELOPMENT INFORMATION:**  
SITE CONTAINING 21,390 SQ. FT. +/- OR 0.49 ACRES +/-  
EXISTING SITE CONTAINS TWO (2) DUPLEX BUILDINGS CONTAINING 3,250 SQ. FT.

PROPOSED LOT 1 CONTAINING: 6,151 SQ. FT. +/- OR 0.141 ACRES +/-  
EXISTING 1,625 SQ. FT. DUPLEX BUILDING - TO REMAIN

PROPOSED LOT 2 CONTAINING: 4,776 SQ. FT. +/- OR 0.109 ACRES +/-  
PROPOSED 2,600 SQ. FT. DUPLEX BUILDING

PROPOSED LOT 3 CONTAINING: 4,776 SQ. FT. +/- OR 0.109 ACRES +/-  
PROPOSED 2,600 SQ. FT. DUPLEX BUILDING

PROPOSED LOT 4 CONTAINING: 5,687 SQ. FT. +/- OR 0.130 ACRES +/-  
EXISTING 1,625 SQ. FT. DUPLEX BUILDING - TO REMAIN

**FLOOD CRITERIA:**  
MIAMI-DADE COUNTY FLOOD CRITERIA: 12.5' N.G.V.D.29 AS PER:  
County Flood Criteria 2022  
[https://gis-mdc.opendata.arcgis.com/datasets/500625d57154279895b85ef570f7de2\\_0/explorer](https://gis-mdc.opendata.arcgis.com/datasets/500625d57154279895b85ef570f7de2_0/explorer)

**ZONING NOTE:**  
R-2 - TWO-FAMILY RESIDENTIAL DISTRICT

| CONTACT PERSON INFORMATION                  |
|---|
| <b>Name:</b> Joaquin Fee.                   |
| <b>e-mail address:</b> jfee@lmsurveying.com |
| <b>Telephone Number:</b> (305) 556-4002     |
| <b>Fax Number:</b> (305) 556-4003           |

## LEGAL DESCRIPTION:

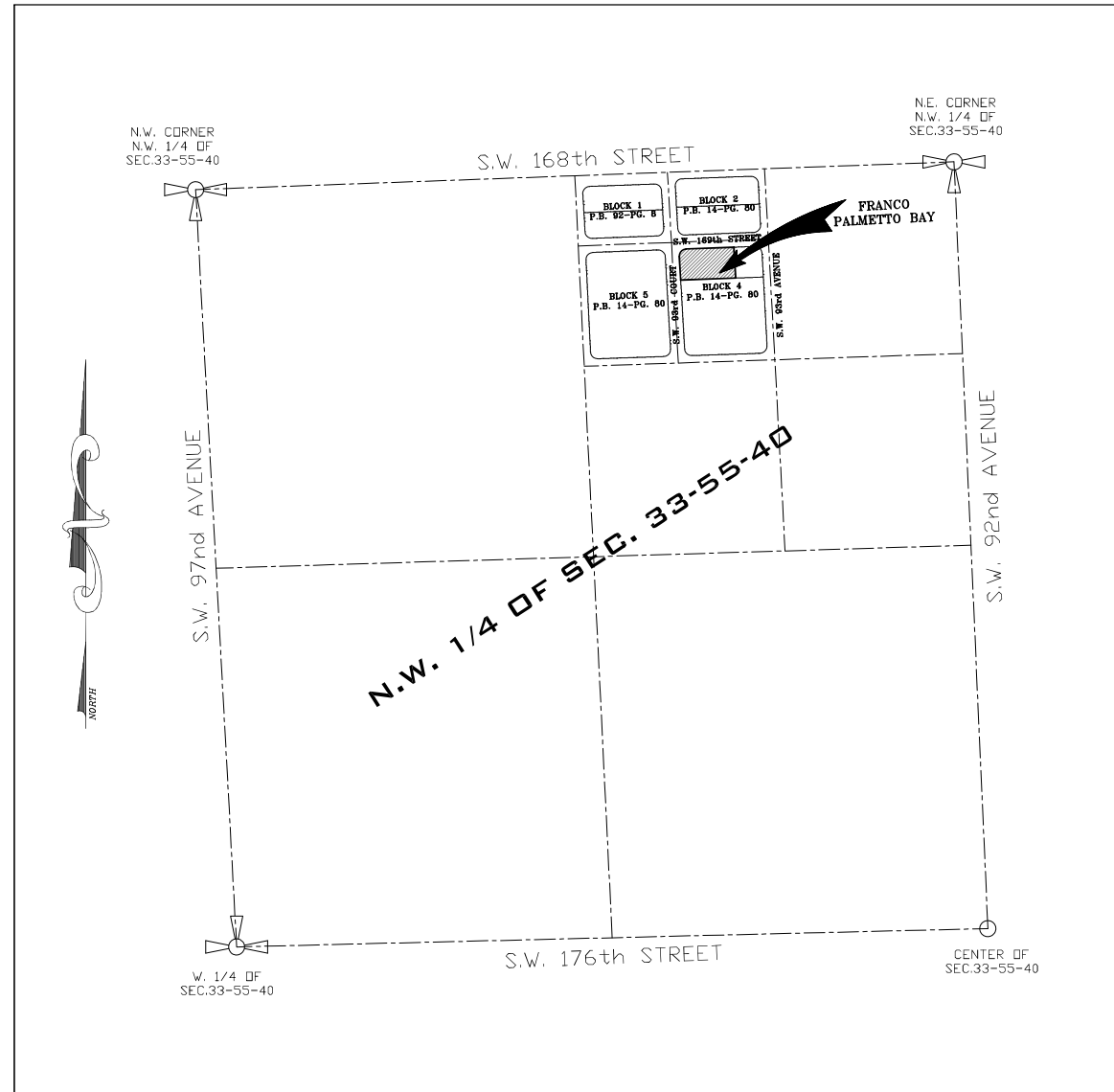
LOTS 3, 4, 5 AND 6, BLOCK 4, OF PERRINE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROPERTY ADDRESS:

FOLIO: 33-5033-002-0223

16901 SW 93 COURT  
PALMETTO BAY, FL 33157

AREA OF PROPERTY:  
21,390 SQUARE FEET AND/OR  
0.49 ACRES MORE OR LESS.



**LOCATION MAP**  
**SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST**  
**LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA**  
**(SCALE: 1" = 300')**

## SURVEYOR'S NOTES:

- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
  - THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT WAS REVIEWED.
  - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
  - ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (53-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF TENTATIVE PLAT SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
  - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
  - UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
  - NUMBER OF BLOCK AND LOTS : ONE (1) BLOCK AND FOUR (4) LOTS.
  - PUBLIC WATER TO BE UTILIZED.
  - PUBLIC SEWER TO BE UTILIZED.
  - ZONING: RU-2 (TWO-FAMILY RESIDENTIAL)
  - CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
  - PROPOSED USE: (SEE DEVELOPMENT INFORMATION).
  - MIAMI-DADE COUNTY FLOOD CRITERIA: 12.5' N.G.V.D.29 AS PER:  
County Flood Criteria 2022  
[https://gis-mdc.opendata.arcgis.com/datasets/500625d57154279895b85ef570f7de2\\_0/explorer](https://gis-mdc.opendata.arcgis.com/datasets/500625d57154279895b85ef570f7de2_0/explorer)
  - TOTAL AREA OF PROPERTY: 21,390 SQUARE FEET AND/OR 0.49 ACRES MORE OR LESS.
  - TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF TENTATIVE PLAT.
  - THIS TENTATIVE PLAT SURVEY IS NOT COMPLETE WITHOUT ALL TWO SHEETS.
  - NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N. 87°53'53" E. ALONG THE NORTH LINE OF N.W. 1/4 SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND ALL OTHER ARE RELATIVE THERETO.
  - UNLESS OTHERWISE NOTED, THIS PROFESSIONAL SURVEYOR AND MAPPERS HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
  - THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE: X; BASE FLOOD ELEVATION= N/A; PANEL NO.12086C0602 L; COMMUNITY. 120687; MAP REVISED: SEPTEMBER 11, 2009.
  - X.XX INDICATES EXISTING ELEVATION.
  - ELEVATIONS SHOWN HEREIN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD,29), AND ARE EXPRESSED IN FEET.
  - MIAMI-DADE COUNTY BENCH MARK USED: P-494-R ELEVATION = 12.70' (N.G.V.D.29) / 11.17' (N.A.V.D.88)
- BENCH MARK LOCATION:**  
- Location1: SW 168 ST --- 62' SOUTH OF C/L  
- Location2: SW 92 AVE --- 31' EAST OF C/L  
- Description1: PK NAIL AND BRASS WASHER IN CONC SIDEWALK, 2' NORTH OF A FIRE HYDRANT.
- FIELD WORK SURVEY DATE: MARCH 23, 2026.
  - THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS PERRINE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 - PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
  - THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAP IS TRUE AND CORRECT THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPER CHAPTER 53-17.050 THROUGH 53-17.052 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472.02, FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



Digitally signed by  
Arturo Mendigutia  
Date: 2026.05.26  
14:37:05 -04'00'

ARTURO MENDIGUTIA P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER.  
STATE OF FLORIDA REG. NO. 5844

THIS DOCUMENT CONSIST OF 2 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

| PROJECT NAME:<br><b>FRANCO PALMETTO BAY</b> |   |  | PROFESSIONAL SURVEYORS AND MAPPERS<br>P.O. BOX 127601<br>HIALEAH, FLORIDA 33012<br>PHONE: (305) 556-4002<br>FAX: (305) 556-4003<br>WWW.LMSURVEYING.COM<br>REQUEST@LMSURVEYING.COM<br><b>LB No. 7633</b> | <table border="1"> <thead> <tr> <th colspan="3">RECORD OF REVISION</th> </tr> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06-29-2023</td> <td>REVISED AS PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>03-23-2026</td> <td>UPDATED SURVEY AS PER PROPOSED NEW PARCEL LAYOUT</td> </tr> <tr> <td>3</td> <td>05-26-2026</td> <td>REVISED SURVEY AS PER MIAMI-DADE COUNTY COMMENTS</td> </tr> </tbody> </table> | RECORD OF REVISION |  |  | No. | DATE | DESCRIPTION | 1 | 06-29-2023 | REVISED AS PER CITY COMMENTS | 2 | 03-23-2026 | UPDATED SURVEY AS PER PROPOSED NEW PARCEL LAYOUT | 3 | 05-26-2026 | REVISED SURVEY AS PER MIAMI-DADE COUNTY COMMENTS | Drawn by: M.G.<br>Check by: A.MENDIGUTIA<br>Date: 05-26-2026<br>Scale: AS SHOWN<br>Project No.: 2209-0134-01<br>SHEET 1 OF 2 SHEETS |
|---|---|--|---|---|--------------------|--|--|-----|------|-------------|---|------------|------------------------------|---|------------|--|---|------------|--|---|
| RECORD OF REVISION                          |   |  |   |   |                    |  |  |     |      |             |   |            |                              |   |            |  |   |            |  |   |
| No.   | DATE  | DESCRIPTION                                      |   |   |                    |  |  |     |      |             |   |            |                              |   |            |  |   |            |  |   |
| 1   | 06-29-2023  | REVISED AS PER CITY COMMENTS                     |   |   |                    |  |  |     |      |             |   |            |                              |   |            |  |   |            |  |   |
| 2   | 03-23-2026  | UPDATED SURVEY AS PER PROPOSED NEW PARCEL LAYOUT |   |   |                    |  |  |     |      |             |   |            |                              |   |            |  |   |            |  |   |
| 3   | 05-26-2026  | REVISED SURVEY AS PER MIAMI-DADE COUNTY COMMENTS |   |   |                    |  |  |     |      |             |   |            |                              |   |            |  |   |            |  |   |
| TYPE OF PROJECT:<br><b>TENTATIVE PLAT</b>   | SHEET NAME:<br><b>LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, DEVELOPMENT CRITERIA &amp; MONUMENT TABLES</b> | CLIENT:<br><b>N/A</b>                            | CLIENT ADDRESS: N/A   | PROJECT LOCATION: SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA  |                    |  |  |     |      |             |   |            |                              |   |            |  |   |            |  |   |

