

**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 : ( 54 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 17 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: PORTOBELLO ESTATES

2. Owner's Name: CENTURY GROVE ESTATES LLC Phone: (305)599-8100

Address: 1805 PONCE DE LEON BLVD 100 City: CORAL GABLES State: FL Zip Code: 33134

Owner's Email Address: salbo@chbsfl.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s).: 10-7917-001-0510 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: MOODY DRIVE AND SE 21ST TERR

7. Present Zoning: R1 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( 54 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.

**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: *Tatiana Pino*

(Print name & Title here): Tatiana Pino - Manager

BEFORE ME, personally appeared Tatiana Pino this 25 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  or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 25<sup>th</sup> day of November, 2024 A.D.

Signature of Notary Public: *Sandra Maria Albo*

(Print, Type name here: Sandra Maria Albo )

04/26/2028

(Commission Expires)

HH 476768

(Commission Number)

(NOTARY SEAL)

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



## **LEGAL DESCRIPTION**

TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

THAT PORTION OF TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION IN SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO WIT:

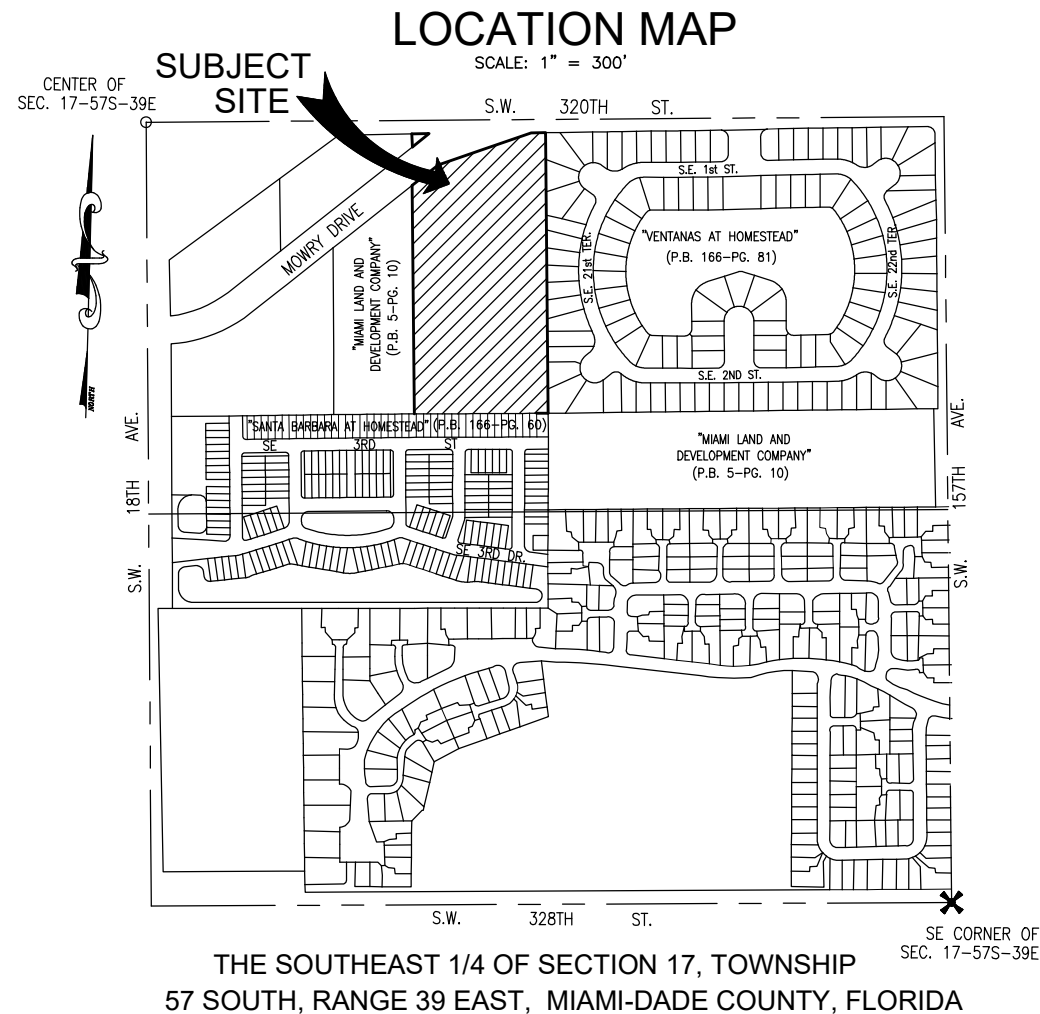
COMMENCE AT 10 INCH CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST; RUN THENCE N89°36'28"E (BEARINGS DERIVED FROM FLORIDA STATE SYSTEM OF PLANE COORDINATES), 1,307.56 FEET TO A POINT; THENCE SOUTH 00°23'32" EAST, 50.00 FEET TO A POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOWRY DRIVE (SW 320TH STREET) SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S71°04'04"W, 332.58 FEET TO A POINT; THENCE S52°31'34"W, 111.38 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 8, BLOCK 4, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION; THENCE N00°26'05"W, ALONG SAID WESTERLY BOUNDARY 125.28 FEET TO A POINT; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 52°31'34" EAST, 78.99 FEET TO POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOWRY DRIVE; THENCE N089°36'28"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 341.25 FEET TO THE POINT OF BEGINNING

AND

ALL THAT NORTHERLY PORTION OF THE FOLLOWING LOTS LYING NORTHERLY OF A LINE WHICH IS FIFTY (50) FEET SOUTHERLY FROM AND PARALLEL TO THE CENTER LINE OF MOWRY ROAD AS NOW CONSTRUCTED: LOTS SEVEN (7) AND EIGHT (8), BLOCK FOUR (4), SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST. ALL BEING IN MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

# SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT **PORTOBELLO ESTATES**

A PROPOSED REPLAT OF TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF HOMESTEAD, FLORIDA.



THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

**CERTIFIED TO:**  
PORTOBELLO ESTATES LLC  
SITE ADDRESS: XXX MOWRY DRIVE, HOMESTEAD, FL. 33033  
JOB NUMBER: 20-216  
DATE OF SURVEY: FEBRUARY 25, 2020, RESURVEY JAN. 2, 2025  
FOLIO NUMBER: 10-7917-001-0510

**JOB SPECIFIC SURVEYOR NOTES:**

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0727L** WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009, **BASE FLOOD ELEVATION OF 5.00 FEET** (NGVD 29)
- THE PROPOSED TRACT "D" LOCATED AT THE NW CORNER OF THE SUBJECT SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THAT PROPOSED TRACT LIES WITHIN A FLOOD ZONE "X".
- LAND AREA OF SUBJECT PROPERTY:  
**408,157 SF (+/-)** AS PER OFFICIAL RECORDS  
**401,333 SF (+/-)** CALCULATED EQUIVALENT TO 9.21 ACRES (+/-)
- THE PROPERTY IS ZONED: CITY OF HOMESTEAD RESIDENTIAL (R1)
- THE PRECISION OF TRAVERSE FOR THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS ONE PART IN 44,000.
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. **P-575**, WITH AN ELEVATION OF **7.09 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°22'40"W, BEING THE BEARING FOR THE CENTERLINE OF SW 162nd AVE., ALSO BEING THE WEST LINE OF SE 1/4 SECTION 17-57S-39E, AS SHOWN ON THE MIAMI-DADE COUNTY TOWNSHIP MAP.
- THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- DADE COUNTY FLOOD CRITERIA = 7.5 FEET (NGVD) FROM THE AMENDED MAP OF FLOOD CRITERIA MAP OF MIAMI-DADE COUNTY, FLORIDA.
- NUMBER OF LOTS: 54 LOTS AND FOUR TRACTS.
- BENCH MARK USED: MIAMI DADE COUNTY BM P-575, ELEVATION 7.09 FEET (NGVD); LOCATED AT SW 320 STREET AND SW 162ND AVE. T.B.M. 1: CATCH BASIN RIM LOCATED ALONG MOWRY DRIVE, ELEVATION 5.79 FEET (NGVD 1929)
- PROPOSED DEVELOPMENT INFORMATION: 54 SINGLE FAMILY HOMES IN THREE DIFFERENT BLOCKS  
TRACT "A", PRIVATE ROAD, INGRESS/EGRESS AND UTILITY EASEMENT  
TRACT "B" MAIL BOXES TRACT  
TRACT "C" SIGN TRACT  
TRACT "D" LANDSCAPE TRACT
- PROPOSED DENSITY OF 5.4 UNITS PER GROSS ACRE
- PROPOSED BUILDING SETBACKS SHOWN ON PLAN.

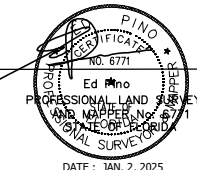
**CERTIFIED TO:**  
CENTURY GROVE ESTATES LLC

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

**CONTACT PERSON INFORMATION**  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM



Digitally signed by ed pino  
Date: 2025.01.03 12:04:41 -05'00'

**LEGAL DESCRIPTION:**

EXHIBIT "A"  
TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

THAT PORTION OF TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION IN SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO WIT:  
COMMENCE AT 10 INCH CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST; RUN THENCE N89°36'28"E (BEARINGS DERIVED FROM FLORIDA STATE SYSTEM OF PLANE COORDINATES), 1,307.56 FEET TO A POINT; THENCE SOUTH 00°23'32" EAST, 50.00 FEET TO A POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOWRY DRIVE (SW 320TH STREET) SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S71°04'04"W, 332.58 FEET TO A POINT; THENCE S52°31'34"W, 111.38 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 8, BLOCK 4, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION; THENCE N00°26'05"W, ALONG SAID WESTERLY BOUNDARY 125.28 FEET TO A POINT; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 52°31'34" EAST, 78.99 FEET TO POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOWRY DRIVE; THENCE N089°36'28"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 341.25 FEET TO THE POINT OF BEGINNING AND

ALL THAT NORTHERLY PORTION OF THE FOLLOWING LOTS LYING NORTHERLY OF A LINE WHICH IS FIFTY (50) FEET SOUTHERLY FROM AND PARALLEL TO THE CENTER LINE OF MOWRY ROAD AS NOW CONSTRUCTED: LOTS SEVEN (7) AND EIGHT (8), BLOCK FOUR (4), SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST. ALL BEING IN MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**GENERAL SURVEYOR NOTES:**

- SHOWN IMPROVEMENTS AS PER OUR LAST FIELD VISIT ON MAY 13, 2023.
- THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
- SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
- THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
- THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
- THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
- THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
- ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT FEMA FLOOD MAP SERVICE CENTER AT <https://msc.fema.gov/porta/home>
- IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.
- SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:  
THE PLAT OF VENTANAS AT HOMESTEAD, AS RECORDED IN PLAT BOOK 166, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
THE PLAT OF SANTA BARBARA AT HOMESTEAD, AS RECORDED IN PLAT BOOK 166, PAGE 60, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
THE PLAT OF "MIAMI LAND AND DEVELOPMENT COMPANY", AS RECORDED IN PLAT BOOK 5, PAGE 10, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
FDOOT RIGHT-OF-WAY MAP FOR SECTION 87005-2303.

PREPARED FOR  
**CENTURY GROVE ESTATES LLC**  
1805 Ponce De Leon Blvd. Suite 100 Coral Gables, FL 33134  
CONTACT: Sandra M. Albo (305) 599-8100  
EMAIL: salbo@chbsfl.com

PREPARED BY  
**AMERICAN SERVICES OF MIAMI, CORP.**  
CONSULTING ENGINEERS - PLANNERS-SURVEYORS  
266 GIRALDA AVENUE, CORAL GABLES FL 33134  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

REVISED

**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers - Planners - Surveyors  
266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
ASOMIAMI.COM

FOR: CENTURY GROVE ESTATES LLC  
SCALE: \_\_\_\_\_  
DATE: 2024  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: \_\_\_\_\_  
FIELD BOOK No. \_\_\_\_\_  
CHECKED BY: E.P.  
PAGE No. 1

ORDER No. 20-216  
SHEET No. 1

This drawing is the property of American Services of Miami, Corp. and shall not be used or reproduced in whole or in part without permission of American Services of Miami, Corp.



# SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT PORTOBELLO ESTATES

A PROPOSED REPLAT OF TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF HOMESTEAD, FLORIDA.

GRAPHIC SCALE  
(SCALE: 1" = 60')



**ABBREVIATION (IF ANY APPLIED)**

A = CIRCULAR CURVE LENGTH	P.C. = POINT OF CURVATURE
AC = DENOTES ACRES	P.I. = POINT OF INTERSECTION
ASPH = ASPHALT	P.L. = PROPERTY LINE
BM = BENCH MARK	P.P. = POWER POLE
BLK/COR = BLOCK CORNER	P.R. = FOREMAN'S REFERENCE MONUMENT
(C) = CALCULATED	P.T. = POINT OF TANGENCY
CB = CATCH BASIN	R = CIRCULAR CURVE RADIUS
CLF = CHAIN LINK FENCE	R.I. = CIRCULAR CURVE INTERIOR ANGLE
CL = CLEARANCE	R/W = RIGHT OF WAY
CONC = CONCRETE	SEC = SECTION
D.M.E. = DRAINAGE MAINT. EASEMENT	S.F. = SQUARE FEET (MORE OR LESS)
D = DIAMETER	SIP = SET IRON PIPE
EASMT. = EASEMENT	S.R.A. = SET REBAR
ELEV. = ELEVATION	STY = STORM
ENC. = ENCROACHMENT	SY = SIDEWALK
F.S. = FOUND SINK HOLE	U.E. = UTILITY EASEMENT
F.H. = FIRE HYDRANT	WM = WOODEN POLE
F.I.P. = FOUND IRON PIPE	W.M. = WATER METER
F.S. = FOUND SPIKE	X = SECTION CORNER
MEAS(M) = MEASURED	
MI = MANHOLE	
NTS = NOT TO SCALE	
P.W. = PARKWAY	
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCEMENT	
IN. = INVERT ELEVATION	
T.B.M. = TEMPORARY BENCH MARK	

**SURVEYOR'S LEGEND (IF ANY APPLIED)**

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV-CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONIC LIGHT POLE
X SECTION CORNER	

**JOB SPECIFIC SURVEYOR NOTES:**

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **12086C-0727L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009, **BASE FLOOD ELEVATION OF 5.00 FEET** (NGVD 29)
- THE PROPOSED TRACT "D" LOCATED AT THE NW CORNER OF THE SUBJECT SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THAT PROPOSED TRACT LIES WITHIN A FLOOD ZONE "X".
- LAND AREA OF SUBJECT PROPERTY:  
**408,157 SF (+/-)** AS PER OFFICIAL RECORDS  
**401,333 SF (+/-)** CALCULATED EQUIVALENT TO 9.21 ACRES (+/-)
- THE PROPERTY IS ZONED: CITY OF HOMESTEAD RESIDENTIAL (R1)
- THE PRECISION OF TRAVERSE FOR THIS BOUNDARY AND TOPOGRAPHICAL SURVEY IS ONE PART IN 44,000.
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. P-575**, WITH AN ELEVATION OF **7.09 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°22'40"W, BEING THE BEARING FOR THE CENTERLINE OF SW 162nd AVE., ALSO BEING THE WEST LINE OF SE 1 SECTION 17-575-39E, AS SHOWN ON THE MIAMI-DADE COUNTY TOWNSHIP MAP.
- THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- DADE COUNTY FLOOD CRITERIA = 7.5 FEET (NGVD) FROM THE AMENDED MAP OF FLOOD CRITERIA MAP OF MIAMI-DADE COUNTY, FLORIDA.
- NUMBER OF LOTS: 54 LOTS AND FOUR TRACTS.
- BENCH MARK USED: MIAMI DADE COUNTY BM P-575, ELEVATION 7.09 FEET (NGVD), LOCATED AT SW 320 STREET AND SW 162ND AVE. T.B.M. 1: CATCH BASIN RIM LOCATED ALONG MOWRY DRIVE, ELEVATION 5.79 FEET (NGVD 1929)
- PROPOSED DEVELOPMENT INFORMATION:** 54 SINGLE FAMILY HOMES IN THREE DIFFERENT BLOCKS AS PER CITY OF HOMESTEAD RESOLUTION No. R2024-01-07  
TRACT "A", PRIVATE ROAD, INGRESS/EGRESS AND UTILITY EASEMENT  
TRACT "B" BY MAIL BOXES TRACT  
TRACT "C" SIGN TRACT  
TRACT "D" LANDSCAPE TRACT
- PROPOSED DENSITY OF 5.4 UNITS PER GROSS ACRE
- PROPOSED BUILDING SETBACKS SHOWN ON PLAN.

**CURVE DATA BLOCK 1**

1 R=25.00' Δ=108°32'31" A=47.36'	4 R=25.00' Δ=73°44'23" A=32.18'
2 R=25.00' Δ=108°29'52" A=47.34'	5 R=25.00' Δ=71°20'13" A=31.13'
3 R=25.00' Δ=18°39'47" A=8.14'	6 R=65.00' Δ=17°27'11" A=19.80'
4 R=65.00' Δ=19°35'12" A=22.22'	

**CURVE DATA BLOCK 2**

8 R=25.00' Δ=90°00'00" A=39.27'	10 R=25.00' Δ=90°00'00" A=39.27'
9 R=25.00' Δ=90°00'00" A=39.27'	12 R=25.00' Δ=90°00'00" A=39.27'

**CURVE DATA BLOCK 3**

13 R=25.00' Δ=71°30'08" A=31.20'	17 R=65.00' Δ=34°42'49" A=39.38'
14 R=65.00' Δ=31°48'35" A=36.09'	18 R=65.00' Δ=40°06'25" A=45.50'
15 R=65.00' Δ=38°14'18" A=43.38'	19 R=65.00' Δ=15°10'46" A=17.22'
16 R=65.00' Δ=19°57'03" A=29.64'	20 R=25.00' Δ=37°02'22" A=16.16'
21 R=25.00' Δ=90°00'00" A=39.27'	22 R=45.00' Δ=37°02'22" A=29.00'
23 R=45.00' Δ=90°00'00" A=70.69'	24 R=45.00' Δ=90°00'00" A=70.69'

**LEGAL DESCRIPTION:**

EXHIBIT "A"  
TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:  
THAT PORTION OF TRACTS 7 AND 8, BLOCK 4 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO WIT:  
COMMENCE AT 10 INCH CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RUN THENCE N89°36'28"E (BEARINGS DERIVED FROM FLORIDA STATE SYSTEM OF PLANE COORDINATES), 1,307.56 FEET TO A POINT; THENCE SOUTH 00°23'32" EAST, 50.00 FEET TO A POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOWRY DRIVE (SW 320th STREET) SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE S71°04'04"W, 332.58 FEET TO A POINT; THENCE S52°31'34"W, 111.38 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT 8, BLOCK 4, OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION; THENCE N00°26'05"W, ALONG SAID WESTERLY BOUNDARY 125.28 FEET TO A POINT; THENCE LEAVING SAID WESTERLY BOUNDARY NS2°31'34"E, 78.99 FEET TO POINT OF INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MOWRY DRIVE; THENCE N089°36'28"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 341.25 FEET TO THE POINT OF BEGINNING  
AND  
ALL THAT NORTHERLY PORTION OF THE FOLLOWING LOTS LYING NORTHERLY OF A LINE WHICH IS FIFTY (50) FEET SOUTHERLY FROM AND PARALLEL TO THE CENTER LINE OF MOWRY ROAD AS NOW CONSTRUCTED: LOTS SEVEN (7) AND EIGHT (8), BLOCK FOUR (4), SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ALL BEING IN MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:  
CENTURY GROVE ESTATES LLC

SITE ADDRESS: XXX MOWRY DRIVE, HOMESTEAD, FL. 33033  
JOB NUMBER: 20-216  
DATE OF SURVEY: FEBRUARY 25, 2020, RESURVEY JAN. 2, 2025  
FOLIO NUMBER: 10-7917-001-0510

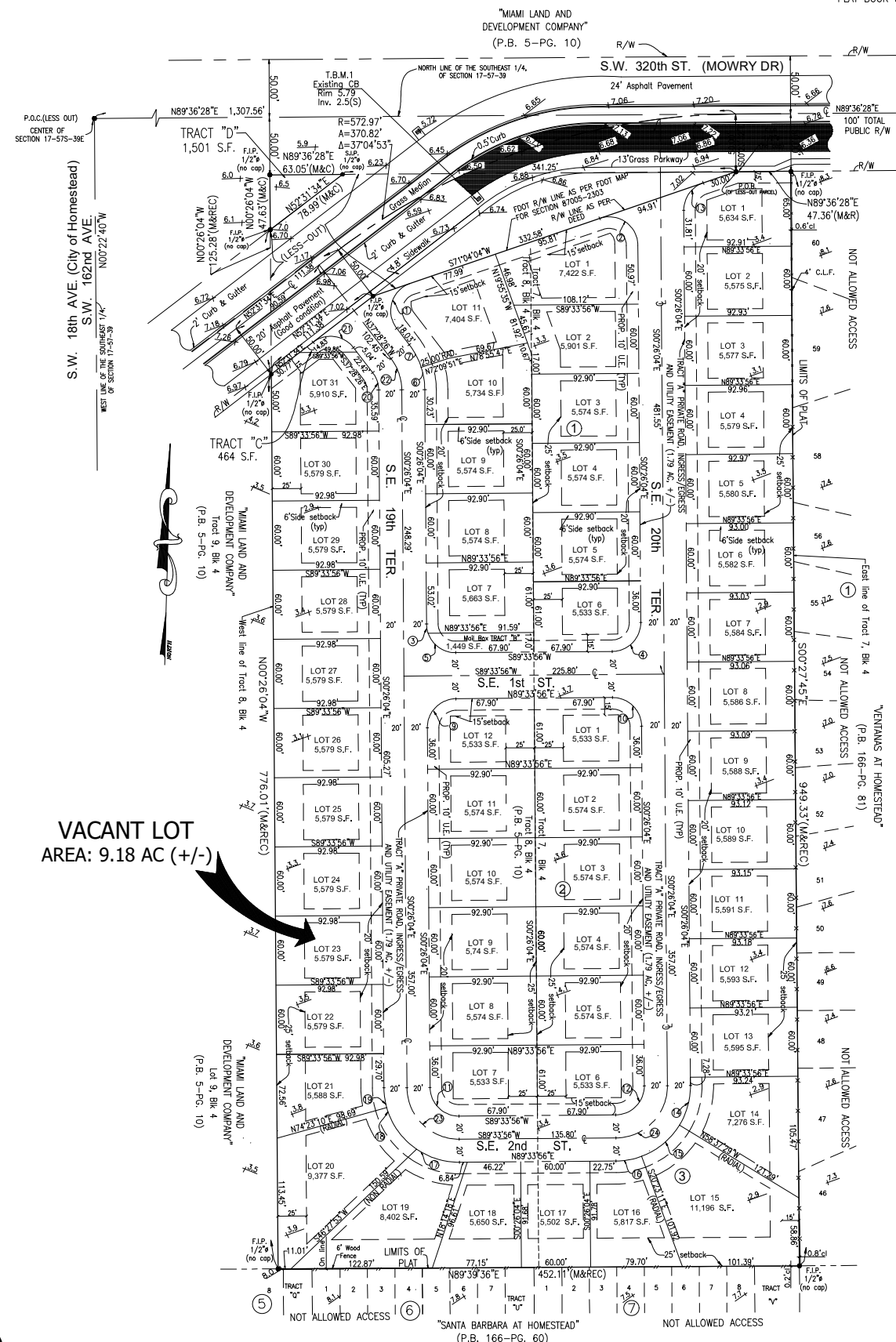
THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 12C-6.03 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



DATE: JAN. 2, 2025



VACANT LOT AREA: 9.18 AC (+/-)

This drawing is the property of American Services of Miami, Corp. and shall not be used or reproduced, in whole or in part, without permission of American Services of Miami, Corp.

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors  
3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL. 33134  
PHONE: (305)598-8627  
ASOMIAMI.COM

FOR: CENTURY GROVE ESTATES LLC  
SCALE: 1"=60'  
DATE: 4/28/22  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: D.G.  
CHECKED BY: E.P.  
FIELD BOOK No. 1  
PAGE No. 1

ORDER No. 20-216  
SHEET No. 2