

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.: 7 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PALM BAY SOUTH

2. Owner's Name: PALM BAY SOUTH LLC Phone: 786 586-3766

Address: 8724 SW 72 ST #250 City: MIAMI State: FL Zip Code: 33173

Owner's Email Address: RAYBEHNEJAD@GMAIL.COM

3. Surveyor's Name: CABRERA CONSULTING SERVICES Phone: 305 389-8321

Address: 251 VALENCIA AVENUE #143096 City: CORAL GABLES State: FL Zip Code: 33114

Surveyor's Email Address: CABRERAPSM@AOL.COM

4. Folio No(s): 30-6007-000-0480 / 0470 AND 0460 / 0446 AND 0445 / 0450

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 216 STREET AND SW 110 AVENUE

7. Present Zoning: RU-4L Zoning Hearing No.: Z2022000201

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(20 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):

RAY BEHNEJAD MGR

BEFORE ME, personally appeared Ray Behnejad this 5 day of February, 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 5 day of February, 2024 A.D.



SIMON BEHRUZ BEHNEJAD
Commission # HH 194649
Expires December 27, 2025
Bonded Thru Budget Notary Services
(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here):

Simon Behnejad
12/27/25 194649
(Commission Expires) (Commission Number)

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

"PALM BAY SOUTH" - TENTATIVE PLAT

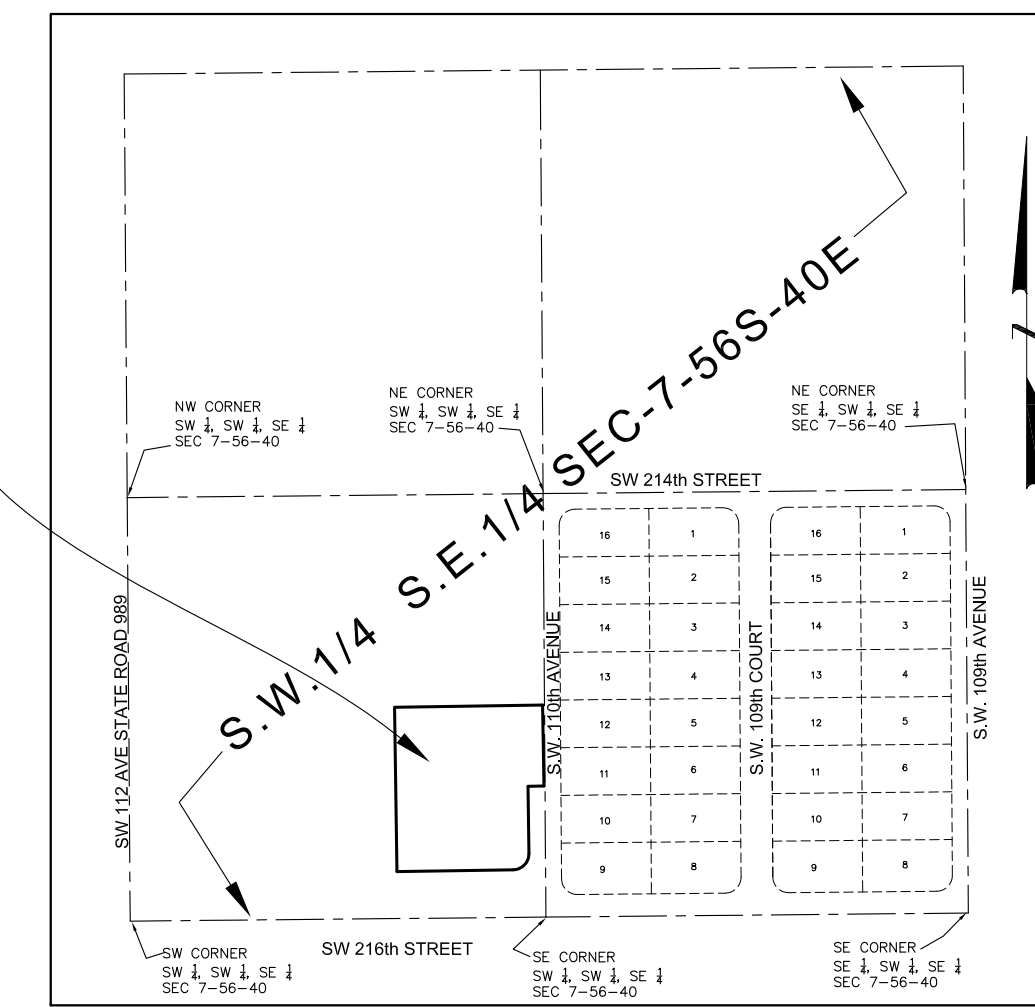
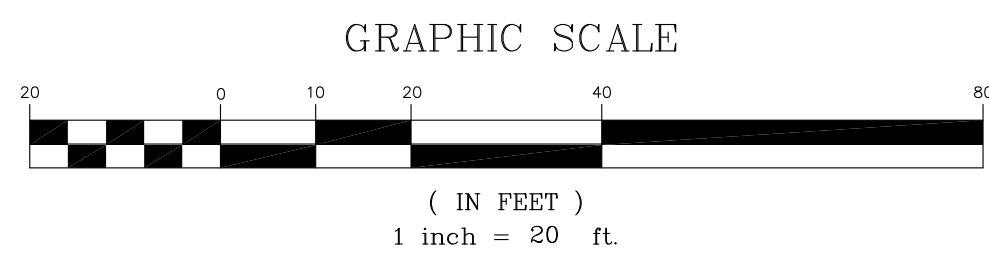
SW 216 ST. & SW 110 AVE

MIAMI, FLORIDA 33189

MIAMI-DADE COUNTY, FLORIDA

PORTION OF SE 1/4 OF SEC 7 -TWP 56S - RGE 40E

FOLIO No. 30-6007-000-0480 / 0470 / 0460 / 0446 / 0445



LOCATION MAP

SCALE 1"=300'
PORTION OF SE 1/4 OF SEC 7 -TWP 56S - RGE 40E
MIAMI-DADE COUNTY, FLORIDA

SYMBOL LEGEND ABBREVIATIONS

SYMBOL	ABBREVIATIONS
CL	AVE = AVENUE
CP	ASPH = ASPHALT
OP	A/V = ANCHORED WIRE
OT	A/C = AIR CONDITIONER
LP	BLDG = BUILDING
BC	BLCK = BLOCK CORNER
CL	CAL = CALCULATED
CB	C.B. = CATCH BASIN
CH	CH = CHORD
CLF	CLF = CHAIN LINK FENCE
CONC.	CONC. = CONCRETE
CDMP	CDMP = COMPUTED
C.U.P.	C.U.P. = CONCRETE UTILITY POLE
C.L.P.	C.L.P. = CONCRETE LIGHT POLE
CBS	CBS = CONCRETE BLOCK
C.M.E.	C.M.E. = CANAL MAINTENANCE EASEMENT
D	D = DELTA
D/W	D/W = DRIVEWAY
D.M.E.	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS.	EAS. = EASEMENT
ENC.	ENC. = ENCROACHMENT
E.T.P.	E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L.	F.P.L. = FLORIDA POWER AND LIGHT
F.H.	F.H. = FIRE HYDRANT
F.I.P.	F.I.P. = FOUND IRON PIPE
F.F.	F.F. = FINISH FLOOR
F.D.H.	F.D.H. = FOUND DRILL HOLE
F.R.	F.R. = FOUND REBAR
F/D	F/D = FOUND DISC
F/N	F/N = FOUND NAIL
I/F	I/F = IRON FENCE
L.F.E.	L.F.E. = LOWEST FLOOR ELEVATION
L.P.	L.P. = LIGHT POLE
MEAS.	MEAS. = MEASURED
M.H.	M.H. = MAN HOLE
N/L	N/L = NATIONAL GEODETIC VERTICAL DATUM
NGVD	NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	N.T.S. = NOT TO SCALE
DE.	DE. = OVERHEAD ELECTRIC LINE
D/L	D/L = ON LINE
OH	OH = OVERHANGING ROOF
D/S	D/S = OFF SET
P	P = PLAT
P.C.	P.C. = POINT OF CURVATURE
P.C.P.	P.C.P. = PERMANENT CONTROL POINT
PL	PL = PLANTER
P.M.	P.M. = PARKING METER
P.R.M.	P.R.M. = PERMANENT REFERENCE MONUMENT
P/W	P/W = PARKWAY
R	R = RADIUS
RES.	RES. = RESIDENCE
R/W	R/W = RIGHT OF WAY
S.D.H.	S.D.H. = SET DRILL HOLE
S.I.P.	S.I.P. = SET IRON PIPE
S/N	S/N = SET NAIL
SDWLK	SDWLK = SIDEWALK
T	T = TANGENT
U.E.	U.E. = UTILITY EASEMENT
W	W = WIDTH
W/F	W/F = WOOD FENCE
W/S	W/S = WOOD SHED
W.V.	W.V. = WATER VALVE
W.U.P.	W.U.P. = WOOD UTILITY POLE
— x — x —	= IRON FENCE
— o — o —	= CHAIN LINK FENCE
— / — / —	= WOOD FENCE
— - - - -	= CHICKEN FENCE
— — — — —	= CBS WALL
— — — — —	= OVERHEAD ELEC.
— — — — —	= CENTER LINE
— — — — —	= EASEMENT
— — — — —	= BENOTES ELEVATIONS
— — — — —	= BUILDING
— — — — —	= DISTANCE
— — — — —	= CATCH BASIN
— — — — —	= WATER METER
— — — — —	= W.U.P.
— — — — —	= STATE ROAD
— — — — —	= US HIGHWAY
— — — — —	= INTERSTATE
— — — — —	= COLUMNS

Development Information:

- Three buildings
- one building with 10 units
- two buildings with five units each
- Total square footage of the project is 28,457
- 18 townhouses 3 bed 3 bath each 1440' SQFT
- One 3 bedroom 2 bath apartment with square footage of 1,334'
- One 1 bedroom 1 bath unit with 685 square foot.
- One garage with square footage of 518
- Zoning Hearing -Z2022000201

SURVEYOR'S NOTES:

- Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- Set I. P. (LS-5665)
- Scale of Drawing "As Shown"
- Ownership is subject to OPINION OF TITLE.
- Type of survey: BOUNDARY SURVEY.
- All Right of Way shown are Public unless otherwise noted.
- Legal Description by Deed.
- No underground installations on improvements have been located except as noted.
- Record and measurement calls are in substantial agreement unless otherwise shown.
- Bench Mark NGVD 1929
Number: G-39-R
Locator: 6952 W
Elevation: 8.68
- Complete Field Survey: 09-14-2016
- County Flood Criteria Elevation = 9.60 NGVD 1929

NOTES:
THERE MAY BE ADDITIONAL RESTRICTIONS AND DEDICATIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

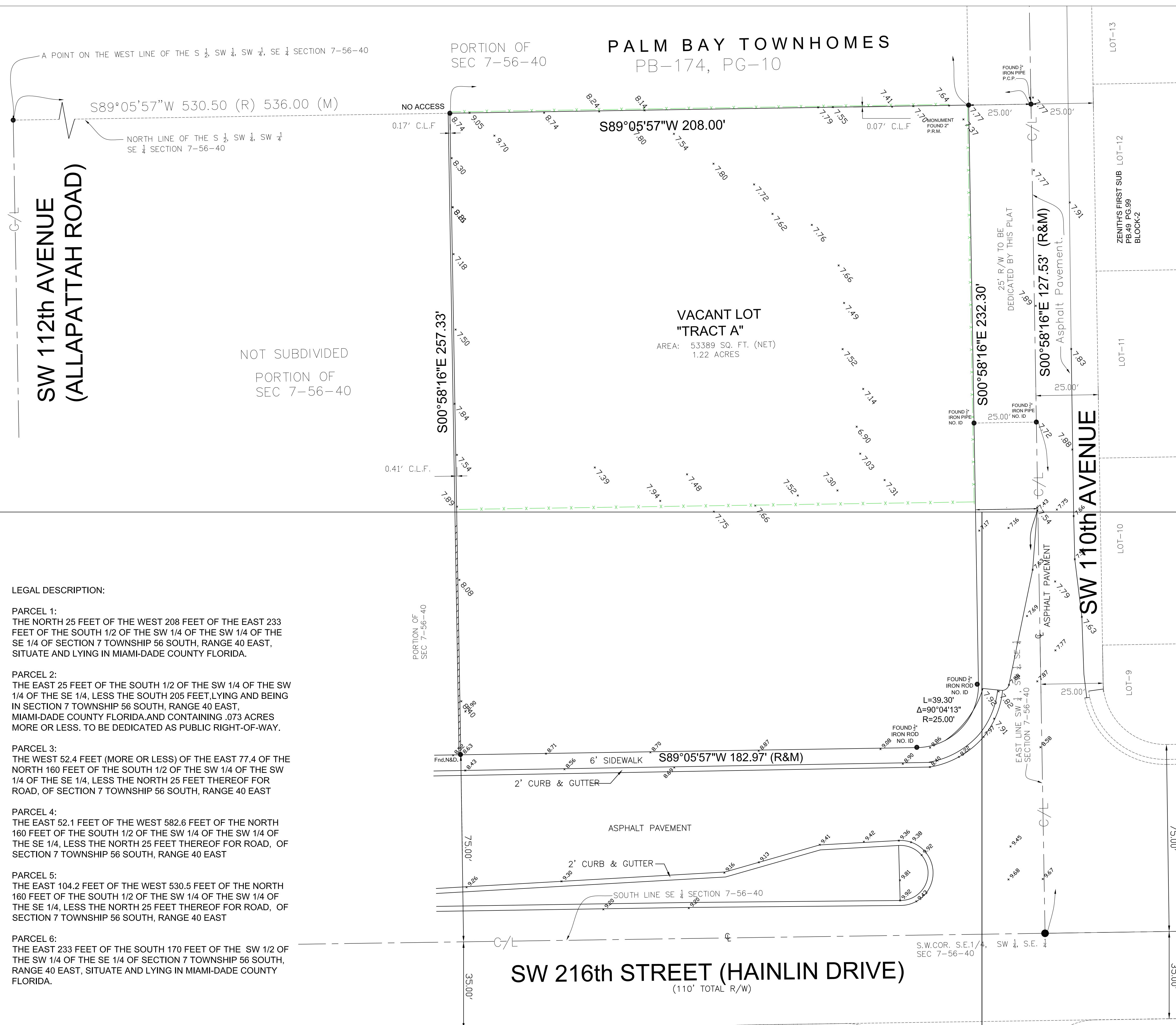
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SIGNING PARTY.

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0603L
Community Name: MIAMI-DADE COUNTY
Community Number: 120635
Panel Number: 0603
Firm Zone: X
B. Elev. N/A
Date of Firm: 09-11-2009
BSuffix: L

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE NO. S-692
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH 25 FEET OF THE WEST 208 FEET OF THE EAST 233 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7 TOWNSHIP 56 SOUTH, RANGE 40 EAST, SITUATE AND LYING IN MIAMI-DADE COUNTY FLORIDA.

PARCEL 2:
THE EAST 25 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 205 FEET LYING AND BEING IN SECTION 7 TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY FLORIDA, AND CONTAINING .073 ACRES MORE OR LESS. TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.

PARCEL 3:
THE WEST 52.4 FEET (MORE OR LESS) OF THE EAST 77.4 OF THE NORTH 160 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE NORTH 25 FEET THEREOF FOR ROAD, OF SECTION 7 TOWNSHIP 56 SOUTH, RANGE 40 EAST

PARCEL 4:
THE EAST 52.1 FEET OF THE WEST 582.6 FEET OF THE NORTH 160 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE NORTH 25 FEET THEREOF FOR ROAD, OF SECTION 7 TOWNSHIP 56 SOUTH, RANGE 40 EAST

PARCEL 5:
THE EAST 104.2 FEET OF THE WEST 530.5 FEET OF THE NORTH 160 FEET OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE NORTH 25 FEET THEREOF FOR ROAD, OF SECTION 7 TOWNSHIP 56 SOUTH, RANGE 40 EAST

PARCEL 6:
THE EAST 233 FEET OF THE SOUTH 170 FEET OF THE SW 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7 TOWNSHIP 56 SOUTH, RANGE 40 EAST, SITUATE AND LYING IN MIAMI-DADE COUNTY FLORIDA.

CABRERA CONSULTING SERVICES
Land Planning-Surveying-Mapping
CERTIFICATE No. LB-702, STATE OF FLORIDA
10412 SW 23 TERR.
MIAMI, FLORIDA 33185
PHONE: (305) 389-8321

PROJECT: TENTATIVE PLAT
SW 216 ST. & SW 110 AVE
MIAMI, FLORIDA 33189
MIAMI-DADE COUNTY, FLORIDA
FOLIO No. 30-6007-000-0480 / 0470 / 0460 / 0446 / 0445

JOB No. 091610170
FIELD BOOK:
CAD FILE:
DATE: 6-4-2026
SCALE: AS SHOWN
DRAWN: LM
REV.: RC
REVISIONS:
SHEET No. 1-OF-1