

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 : (5)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: PALMETTO BAY Sec.: 23 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: BRAVO ESTATES

2. Owner's Name: SW 152 ST, LLC Phone: (786) 251-2942

Address: 2460 SW 137th Avenue, Suite 245 City: Miami State: FL Zip Code: 33175

Owner's Email Address: curbelor@gmail.com

3. Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030

Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: Jravino@avinoandassociates.com

4. Folio No(s): 33-5023-000-0582 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE EXHIBIT "A"

6. Street boundaries: SW 152th STREET & SW 71st AVENUE

7. Present Zoning: E-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(5 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.

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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)

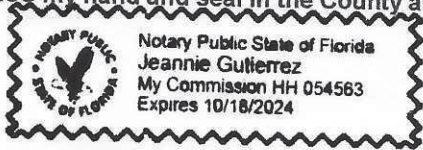
SS:

Signature of Owner: _____

(Print name & Title here): Frank Mata (owner)

BEFORE ME, personally appeared Frank Mata this 1 day of March, 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 1 day of March, 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: Jeannie Gutierrez)

10/18/2024
(Commission Expires)

054563
(Commission Number)

(NOTARY SEAL)

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

EXHIBIT "A"

LEGAL DESCRIPTION:

The E 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East; less the South thirty five (35) feet thereof which is reserved for the Right-of Way of Coral Reef Drive as recorded in Deed Book 2997 on Page 84 of the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS

A/C	Air Conditioner
Asph.	Asphalt
Asph. 2"	Asphalt 2"
BSP	Backflow Preventer
CB	Centerline
C	Centerline
Δ	Central Angle of Curve
C.B.D.	Chord Bearing Distance
CLF	Chain Link Fence
CONC.	Concrete
CO	Cleanout
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
(D)	Dead
D	Diameter
Dim.	Dimension
DBH	Diameter @ Breast Height
DIP	Ductile Iron Pipe
D.W.Y.	Driveway
D.H.	Drill Hole
EB	Electric Box
E.O.W.	Edge of Water
ELEV.	Elevation
ENCR.	Encroachment
FDC	Fire Department Connection
F.F.E.	Finish Floor Elevation
FH	Fire Hydrant
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
G.P.	Guard Post
G.R.	Guard Rail
HDPE	High Density Polyethylene
ID.	Identification
L	Length of Curve
MH	Manhole
(M)	Measured
M.F.	Metal Fence
M	Monument Line
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Tangency
P.B.	Plat Book
P.G.	Page
PL	Property Line
PVC	Polyvinyl Chloride
R	Radius
(R)	Recorded
R/W	Right-of-Way
SEC.	Section
SWK	Sidewalk
S.F.	Square Feet
T.O.B.	Top of Bank
T.O.P.	Top of Pipe
TYP.	Typical
U.E.	Utility Easement
VCP	Vitrified Clay Pipe
W.F.	Wood Fence
1-15-5	DBH-Height-Spread

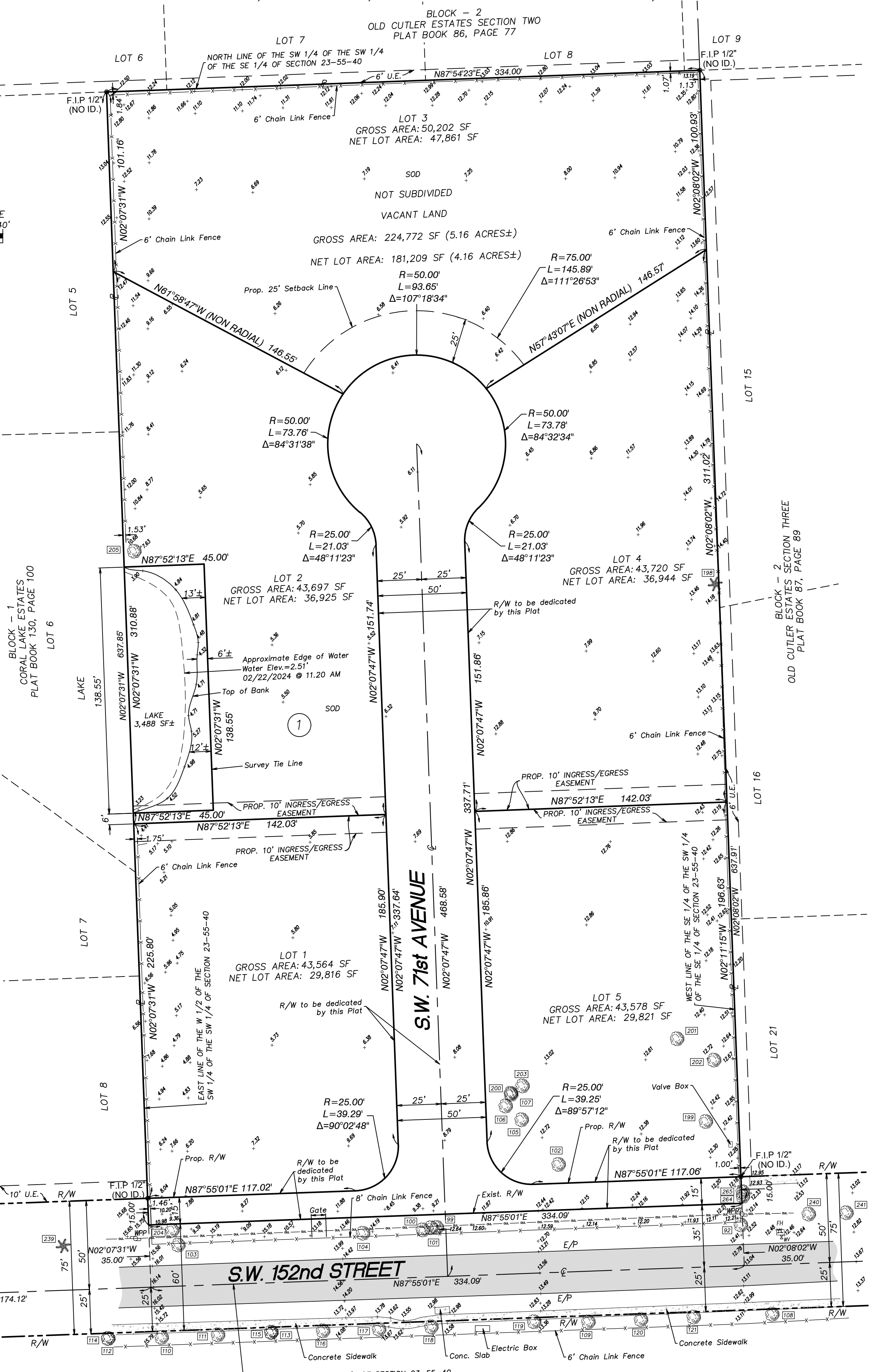
LEGEND

	Anchorage
	Basketball Stand
	Bell South Manhole
	Bike Rack
	Brick
	Cable Box
	Catch Basin
	Concrete Light Pole
	Cross Walk Sign
	Concrete Power Pole
	Concrete Column
	Drain
	Drainage Manhole
	Dual Cross Walk Sign
	Electric Manhole
	FPL Box
	Fiber Optic Box
	Fire Hydrant
	Gas Valve
	Grease Trap
	Irrigation Valve
	Light Pole
	Lot Corner
	Mail Box
	Metal Cover
	Metal Light Pole
	Monitoring Well
	Palm (No Identified)
	Parking Meter
	Parking Bumper
	Pedestrian Lighting
	Roofed Area
	Section Corner
	Septic Tank
	Sewer Manhole
	Sewer Valve
	Shrub
	Spot Elevation
	Street Lighting Box
	Sign
	Telephone Box
	Telephone Manhole
	Traffic Street Box
	Tree (No Identified)
	Utility Concrete Power Pole
	Unknown Manhole
	Water Meter
	Water Valve
	Water Manhole
	Wood Utility Power Pole
	Communication Line
	Electric Line
	Force Main Line
	Gas Line
	Sanitary Line
	Storm Line
	Water Line
	Overhead Wire

TENTATIVE PLAT BRAVO ESTATES

A SUBDIVISION OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TREE TABLE	
Point #	DBH-HEIGHT-SPREAD (FT)
92	TREE 2.5-40-20
99	TREE 1.5-20-20
100	TREE 1.5-20-20
101	TREE 1.5-20-20
102	TREE 2.5-45-30
103	TREE 3.5-45-30
104	TREE 1-20-13
105	TREE 1.5-45-20
106	TREE 1.5-45-20
107	TREE 0.5-40-15
108	TREE 0.5-15-15
109	TREE 1.5-15-8
110	TREE 0.5-15-8
111	TREE 0.5-15-8
112	TREE 1-20-12
113	TREE 1-20-12
114	TREE 1.5-20-20
115	TREE 1.5-20-20
116	TREE 1.5-20-20
117	TREE 1.5-20-20
118	TREE 1.5-20-20
119	TREE 1.5-20-20
120	TREE 1.5-20-20
121	TREE 1.5-20-20
198	PINE-TREE 1-25-16
199	TREE 1-25-16
200	TREE 1-25-16
201	TREE 1.5-25-16
202	TREE 1.5-25-16
203	TREE 1.5-25-16
204	TREE 2.5-45-30
205	TREE 2.5-45-30
239	PALM 1-25-12
240	TREE 2-30-20
241	TREE 2-30-20
243	TREE 1-20-10
264	TREE 1.3-30-15
265	TREE 1.3-30-15



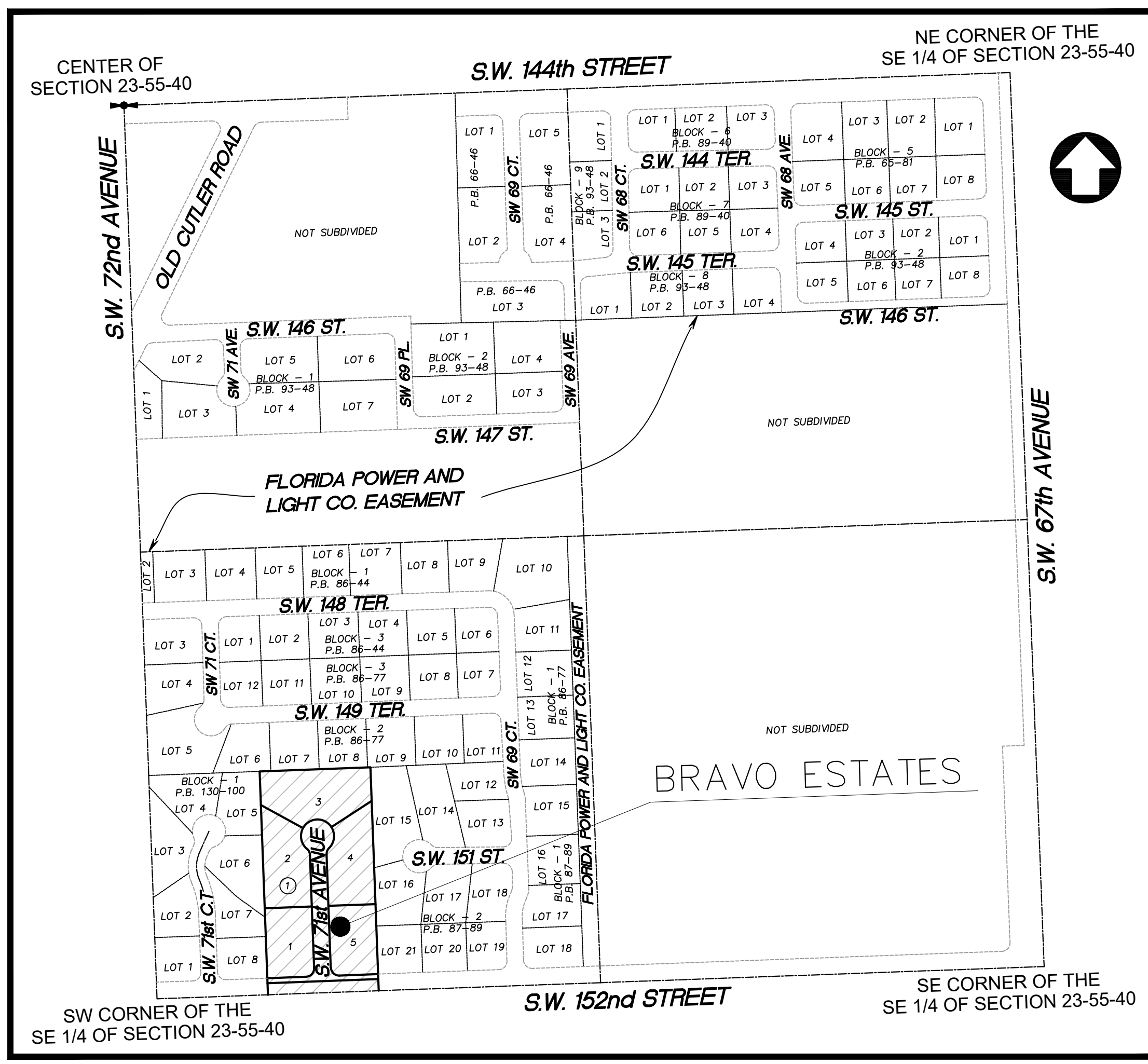
STATE PLANE COORDINATES	
All points (Northing and Easting) as depicted on the survey map are based on the North American Datum (NAD) 1983/1993 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations:	
Establishing Agency: Miami-Dade Water and Sewer Department	
State/County: Florida/Miami-Dade County	
PID (Point of Identification): NACO NO. 6 1934 1972	
Station Name: NACO	
Datum: NAD 83/2093	
Latitude: N 25° 37' 48.598156" Longitude: W 80° 18' 3.338988"	
Northing: 471883.626 (US Feet) Easting: 886494.9530 (US Feet)	
Station Description: See published NGS control data sheets for complete recovery descriptions.	

CONTACT PERSON INFORMATION	
NAME	JORGE R. AVINO, PE, PSM
TELEPHONE NO.	305-265-5030
FAX NUMBER	305-265-5033
E-MAIL	jravino@avinoandassociates.com

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: 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 party are prohibited without the written consent of the signing party.



LEGAL DESCRIPTION:

The E 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East; less the South thirty five (35) feet thereof which is reserved for the Right-of-Way of Coral Reef Drive as recorded in Deed Book 2997 on Page 84 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT:

- Last day of field work was performed on February 23, 2024.
- Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- Bearings shown hereon are based on an assumed bearing of N87°55'01"E along the centerline of SW 152nd Street, said line to be considered a well monumented line.
- By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120687, Map No. 12086C0468, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- All Elevations shown hereon are based, derived and shown in National Geodetic Vertical Datum 1929 (NGVD).
 - a. Benchmark Identification: Miami Dade County Benchmark: X-32-D-R Elevation: 13.01 feet (National Geodetic Vertical Datum) Location: SW 152 ST --- ON C/L OLD CUTLER RD --- ON C/L IRON PIPE IN CONC MON IN MIDDLE OF INTERSECTION.
 - b. Benchmark Identification: Miami Dade County Benchmark: NACO RM#5 Elevation: 16.89 feet (National Geodetic Vertical Datum) Location: SW 152 ST --- 31' SOUTH OF C/L SW 67 AVE --- 70.5' WEST OF C/L US C & G BRASS DISC IN CONC MON. (TRIANGULATION STA.)
- The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone that those certified to.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Vertical control: field-measured control for elevation information shown on survey maps or reports shall be based on a level loop or closure to a second benchmark. closure in feet must be accurate to a standard of plus or minus 0.05 times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

DEVELOPMENT CRITERIA:

- Present Zoning: E-1 (3,001 sf to 5,000 sf)
- Existing Use: Vacant Lot
- Proposed Used: 5 Single Family Residences
- Size of Property: GROSS AREA: 224,772 SF (5.16 ACRES±) NET LOT AREA: 181,209 SF (4.16 ACRES±)
- Miami-Dade County Criteria: 11.50' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120 at Page 13, Miami-Dade County Records
- Public Water & Sewer: Miami-Dade Water and Sewer Department

No excavation or determination was shown as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

Avino & Associates

Engineers * Planners * Surveyors
 1350 S.W. 37TH AVENUE, SUITE 207
 WEST MIAMI, FLORIDA 33144
 TEL: (305) 265-5030
 FAX: (305) 265-5033
 E-mail: jravino@avinoandassociates.com

Project Name:
BRAVO ESTATES

**SW 152nd STREET & SW 71st AVENUE
 PALMETTO BAY, FL 33158
 FOLIO NO.
 33-5023-00-0582**

Property Owner:
SW 152 ST LLC

Revisions		
No.	Description	Date

BOUNDARY & TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER

JORGE RODOLFO AVINO, P.E., P.S.M.
 LICENSE NUMBER No. 4996
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR & MAPPER

Jorge R. Avino, PSM No. 4996
 Land Surveyor & Mapper

Project No. 23122.00

Scale: AS SHOWN

Date: 02/07/2025

Drawn: A.B.

Checked: J.R.A.

Submittal: T-PLAT

Cad File: _____

Drawing Title: **SU-1**

Sheet No. 1 of 1