

**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.**

<b>FOR OFFICIAL USE ONLY:</b>
Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : ( 1 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: KIPP SCHOOL LLC

2. Owner's Name: KSF NW 79TH STREET LLC Phone: 813-805-7300

Address: 3000 NW 110 Street City: Miami State: FL Zip Code: 33167

Owner's Email Address: ty.maxey@summitcmgroup.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): see attached / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 79 Street and NW 10 Avenue

7. Present Zoning: NCUAD Zoning Hearing No.: Z2021000256

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ 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:  111,150 SF school 600 students

**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)

SS:

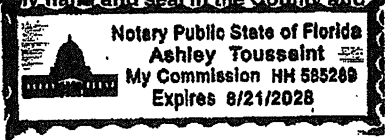
Signature of Owner: *Monica Kress*

COUNTY OF MIAMI-DADE)

(Print name & Title here): MONICA KRESS

BEFORE ME, personally appeared Monica Kress this 7<sup>th</sup> day of October, 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 7<sup>th</sup> day of October, 2024 A.D.



Signature of Notary Public: *Ashley Toussaint*

(Print, Type name here: Ashley Toussaint)

08-21-2028

(Commission Expires)

HH585289

(Commission Number)

(NOTARY SEAL)

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

KIPP SCHOOL

FOLIO NUMBERS

30-3111-000-0210  
30-3111-000-0220  
30-3111-000-0250  
30-3111-000-0260  
30-3111-000-0270  
30-3111-000-0280  
30-3111-000-0290  
30-3111-000-0300  
30-3111-000-0310  
30-3111-000-0320  
30-3111-000-0330

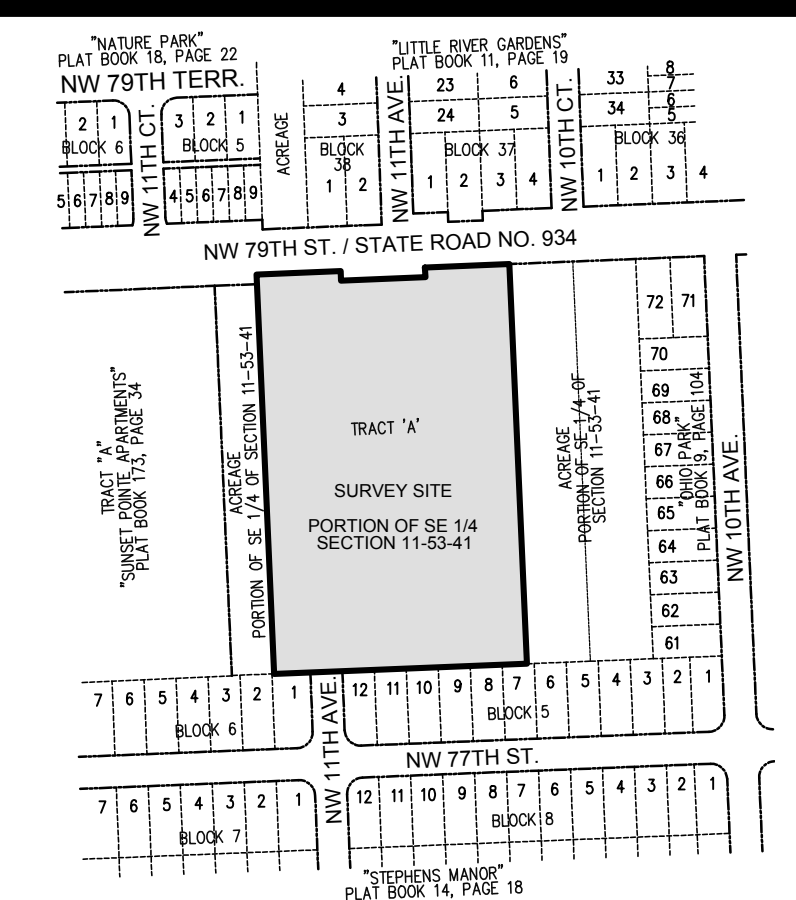
THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 87°39'30" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR 1491.60 FEET; THENCE SOUTH 02°31'27" EAST 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°31'26" EAST 624.89 FEET TO A POINT ON THE NORTH LINE OF BLOCK 5, "STEPHENS MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 87°43'16" WEST ALONG SAID NORTH LINE 395.22 FEET; THENCE NORTH 02°31'24" WEST 624.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW 79TH STREET, SAID RIGHT-OF-WAY LINE LYING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 87°39'30" EAST, THIS AND THE FOLLOWING FOUR COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY LINE 131.74 FEET; THENCE SOUTH 02°31'24" EAST 15.00 FEET; THENCE NORTH 87°34'30" EAST 131.74 FEET; THENCE NORTH 02°31'24" WEST 15.00 FEET; THENCE NORTH 87°39'30" EAST 131.74 FEET TO POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 242,814 SQUARE FEET (5.574 ACRES), MORE OR LESS.

POINT OF COMMENCEMENT  
NE CORNER SE 1/4 SECTION 11-53-41

DEVELOPMENT INFORMATION							
TRACT	LAND USE	EXISTING SQUARE FEET	PROPOSED SQUARE FEET	STUDENTS	GRADE LEVELS	EMPLOYEES	HOURS
TRACT A	CHARTER SCHOOL	0	111,150 SF	600 MAXIMUM	K-8	60	7AM-9PM



LOCATION SKETCH  
SCALE: 1"=300'  
PORTION OF SE 1/4 OF SECTION 11,  
TOWNSHIP 53 SOUTH, RANGE 41 EAST

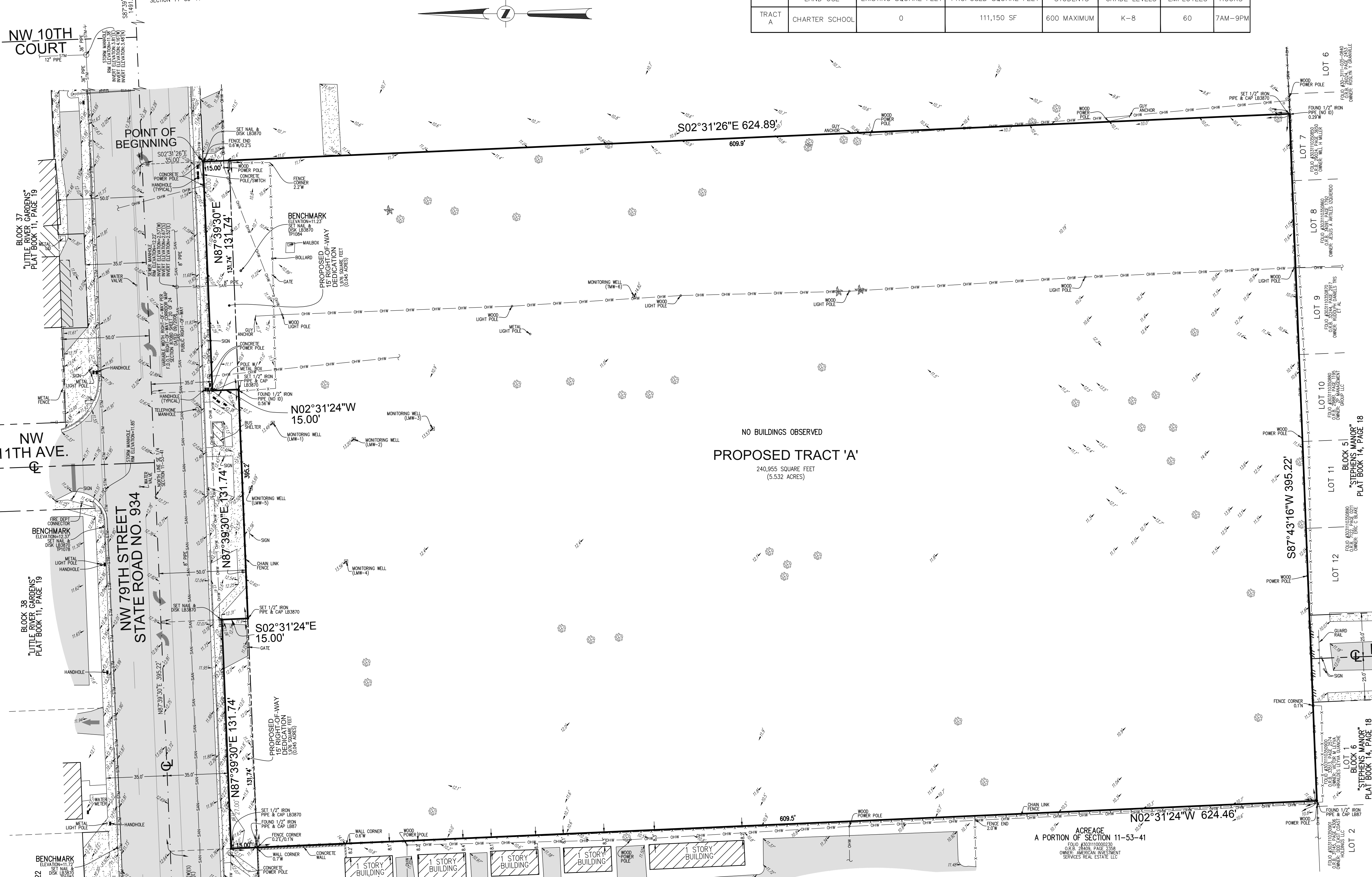
# TENTATIVE PLAT OF KIPP SCHOOL

PORTION OF THE SE 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA

FOR: KSF NW 79TH STREET LLC  
C/O SUMMIT CONSTRUCTION MANAGEMENT GROUP  
421 S. SUMMERLIN AVE.  
ORLANDO, FL 32801  
PHONE: 813.805.7300  
EMAIL: TY.MAXEY@SUMMITCMGROUP.COM

LEGEND & ABBREVIATIONS:

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	LIMITED ACCESS LINE
	CENTERLINE
	FPL FLORIDA POWER & LIGHT COMPANY
	LB LICENSED BUSINESS
	O.R.B. OFFICIAL RECORDS BOOK
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	TREES



NO BUILDINGS OBSERVED  
PROPOSED TRACT 'A'  
240,955 SQUARE FEET  
(5.532 ACRES)

A PORTION OF SECTION 11-53-41  
FOLIO NO. 11-53-41-0000000000  
OWNER: AMERICAN INVESTMENT SERVICES REAL ESTATE LLC

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK N-3000, ELEVATION: 13.73 FEET & BENCHMARK N-319, ELEVATION: 11.02 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12086C0302L; COMMUNITY #120635; MAP DATE: 9/11/09.
- THIS SITE LIES IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF NW 79TH STREET BEING N87°39'30"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NO. 23123931, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 10, 2024 AT 8:00 AM; REVISION C, JANUARY 25, 2024 AT 9:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:  
ITEMS 1, 2, 3, 4, 5, 6, 9 & 10: STANDARD EXCEPTIONS, NOT ADDRESSED.  
ITEMS 7 & 8: INTENTIONALLY DELETED.
- ALL RECORDED DOCUMENTS ARE PER THE MIAMI-DADE COUNTY PUBLIC RECORDS.
- DADE COUNTY FLOOD CRITERIA IS 11.5' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 10.0' FEET NORTH AMERICAN VERTICAL DATUM OF 1988 [NAVD88]).
- THIS SITE CONSISTS OF FOLIO NO.'S: 3031110000210, 3031110000220, 3031110000250, 3031110000260, 3031110000270, 3031110000280, 3031110000290, 3031110000300, 3031110000310, 3031110000320, & 3031110000330.
- ZONING DISTRICT: NCUD (NORTH CENTRAL URBAN AREA DISTRICT)
- ZONING HEARING NO.: Z2021000256
- NUMBER OF PROPOSED TRACTS: 1
- THIS SITE WILL BE SERVICED BY MIAMI-DADE WATER AND SEWER DEPARTMENT

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 87°39'30" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR 1491.60 FEET; THENCE SOUTH 02°31'27" EAST 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°31'26" EAST 624.89 FEET TO A POINT ON THE NORTH LINE OF BLOCK 5, "STEPHENS MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 87°43'16" WEST ALONG SAID NORTH LINE 395.22 FEET; THENCE NORTH 02°31'24" WEST 624.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW 79TH STREET, SAID RIGHT-OF-WAY LINE LYING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 87°39'30" EAST, THIS AND THE FOLLOWING FOUR COURSES BEING ALONG SAID SOUTH RIGHT-OF-WAY LINE 131.74 FEET; THENCE SOUTH 02°31'24" EAST 15.00 FEET; THENCE NORTH 87°34'30" EAST 131.74 FEET; THENCE NORTH 02°31'24" WEST 15.00 FEET; THENCE NORTH 87°39'30" EAST 131.74 FEET TO POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 242,814 SQUARE FEET (5.574 ACRES), MORE OR LESS.

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC., JANE STORMS
TELEPHONE NUMBER: 954.572.1777
FAX NUMBER: 954.572.1778
E-MAIL: JANE@PULICELANDSURVEYORS.COM

NO.	REVISIONS	BY
7	#73853-REVISED T-PLAT	J.F.P.
6	#73853-ADD'L ELEV-12/5/24	A.R.
5	ADD FOOT SHEET NUMBER-11/7/24	M.M.M.
4	#73264-REVISED T-PLAT-9/17/24	J.F.P.
3	#73102-UPDATE SURVEY-9/3/24	J.F.P.
2	#69135-TENTATIVE PLAT-12/29/21	DCW
1	#68785-ALTA SURVEY-8/31/21	J.F.P.

PROPOSED  
KIPP SCHOOL  
1080 NW 79TH STREET  
MIAMI, FLORIDA 33150  
(UNINCORPORATED MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT**

**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
WEBSITE: www.pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3670

DRAWN BY: L.S.      SCALE: 1" = 30'      CLIENT: SUMMIT CONSTRUCTION MANAGEMENT GROUP  
CHECKED BY: J.F.P.      SURVEY DATE: 9/3/24      ORDER NO.: 73853

