

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: SWEETWATER Sec.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: circle tract industrial

2. Owner's Name: chassis depot llc Phone: 305-216 9272

Address: 10805 sw 23 st City: miami State: fl Zip Code: 33172

Owner's Email Address: TRUCKMVC@AOL.COM

3. Surveyor's Name: e r brownell ,and associarees ,inc Phone: 305 860 3866

Address: 4957 sw 74 ct City: miami State: fl Zip Code: 33155

Surveyor's Email Address: alopez@erbrownell.com

4. Folio No(s): 25-3031-001-0570 , _____ / 25-3031 - 001-0580 / 25-3031-001-0590 / _____

5. Legal Description of Parent Tract: see attached

6. Street boundaries: nw 108 ave /24 street

7. Present Zoning: C-3 SPECIAL COMMERCIAL DISTRICT Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(8 Units), Industrial/Warehouse(_____ Square .Ft.), Business(8,403 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.

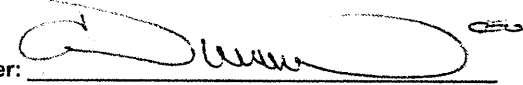
THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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.

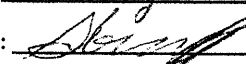
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: 
(Print name & Title here): CARLOS DUENAS

BEFORE ME, personally appeared Carlos Duenas this 11 day of February, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of February, 2025 A.D.

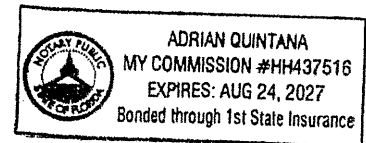
Signature of Notary Public: 

(Print, Type name here: Adrian Quintana)

2024/2027 HH437516
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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



CIRCLE TRACT INDUSTRIAL

A REPLAT OF LOTS 1,2 AND 3 OF BLOCK 4 , OF HAMPTON PARK , PLAT BOOK 48, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,AND A PORTION OF NW 108TH AVE LYING IN SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST,ALL LYING IN THE CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

Lot 3, Block 4, HAMPTON PARK, according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of MIAMI-DADE County, Florida.

And

Lot 1, Block 4, HAMPTON PARK, according to the Plat thereof as recorded in Plat Book 48, Page 58, Public Records of MIAMI-DADE County, Florida.

Together with:

Commence at Northeast corner of Lot 1, Block 4 of said Plat Book 48, Page 58 of "Hampton Park"; thence S89°38'19"W 59.98 feet to a tangent point being the Point of Beginning; thence continue S89°29'00"W along the South Right of Way of NW 24th Street 44.14 feet to a tangent point of a curve concave to the Northwest, having a radius of 25 feet, a central angle of 73°25'54", and arc length of 32.03 feet to a reverse curve to the Southeast, having a radius of 150 feet, a central angle of 17°52'46", and arc length of 48.81 feet to a point on the extension West of South line of Lot 1; thence N89°38'19"E 38.42 feet along said South line; thence N1°43'22"W 8.74 feet to a tangent point of a curve concave to the Northwest, having a radius of 50 feet, central angle of 91°21'41", and arc length of 79.73 feet, to the Point of Beginning.

And

Lot 2, Block 4, HAMPTON PARK, according to the Plat thereof as recorded in Plat Book 48, Page 58, of the Public Records of MIAMI-DADE County, Florida.

Together with:

Beginning at the Southwest corner of Lot 2, Block 4 of said Plat of "Hampton Park"; thence N01°43'22"W 60.02 feet; thence S89°38'19"W 38.42 feet to a point on a curve concave to Southwest bearing S55°52'50"E from the center of said curve, having a radius of 50 feet, a central angle of 35°50'24"; thence Southwesterly along of said curve an arc length of 93.83 feet to a reverse curve concave to Northwest, having a radius of 25.00 feet a central angle of 70°38'37" thence along the arc of said curve Southwesterly 30.82 feet to a point; thence N89°38'19"E 130.03 feet; thence N01°43'22"E 20.01 feet to the Point of Beginning. Containing as area of 6777Sq.Ft more or Less.

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
4957 SW 74TH COURT MIAMI, FLORIDA 33155
PHONE: (305) 860-3866 WWW.ERBROWNELL.COM
CERTIFICATION No. LB 761 JANUARY, 2025

SURVEYOR'S NOTES:

Bearings as shown hereon are based on an assumed meridian, where the North Line of Section 31, Township 53 South, Range 40 East, of Miami-Dade County, Florida, bears North 89°37'00" East. All distances as shown are based on the US Survey foot.

DADE COUNTY BENCHMARK REFERENCES:

Name: N-692-R
Elevation (NGVD 1929): 8.31 feet
Location 1: NW 25 ST --- 39' South of C/L
Location 2: NW 107 AVE --- 80' West of C/L
Description 1: PK Nail and Aluminum Washer in concrete pad of traffic control box.

Name: N-496
Elevation (NGVD 1929): 6.41 feet
Location 1: NW 25 ST --- 20' North of North edge of pavement
Location 2: NW 112 AVE --- 10' East of east guard rail
Description 1: PK Nail in top of culvert headwall. 10' ese of a witness post

All spot elevations and features as shown, lying within the displayed survey limits, were collected using terrestrial LiDAR. All terrestrial LiDAR was collected using a Leica RTC360 scanner. The stated positional accuracy of the RTC360 scanner is 1.9 mm at 10 m, 2.9 mm at 20 m, and 5.3 mm at 40 m. All data for this project was collected from a distance of 100 feet or less. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

All elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due to equipment vertical displacement.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of "HAMPTON PARK", recorded in Plat Book 48 at Page 58; (iv) the Miami-Dade County, Florida, Section 31, Township 53 South, Range 40 East.

A comparison between Plat (P), Recorded (R) and Calculated (C) dimensions are delineated hereon. Plat (P) are based on the Recorded Plat, (R) are based on Legal Description, Calculated dimensions (C) are a protraction based on the Legal Description, the underlying Plats and recovered monumentation.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted. The recorded and calculated dimensions/directions as shown hereon are based on the undersigns review of the entire content of the legal description and would be necessary for the survey to have a mathematical closure and conform to the existing rights-of-ways and adjacent plats.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (Unincorporated Areas of Miami-Dade County) 12086C0286L FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AH", Base Flood Elevation 8 feet. The Base Flood Elevation "AH" 8' refers to the NGVD (1929) Datum.

Dade County Flood Criteria is 7.5 feet NGVD 1929 or 6.00 feet NAVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13, of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

The Subject Property as described contains 27,466.26 square feet more or less (0.63 acres more or less).

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress as shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 20' feet or smaller. Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.

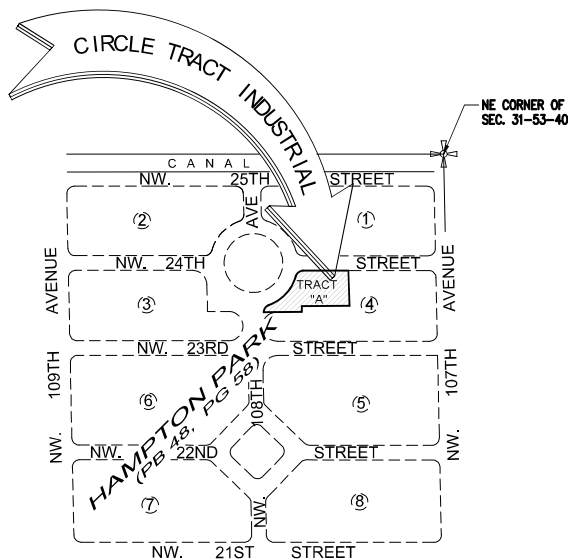
SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

October 16, 2024
E.R. BROWNELL & ASSOCIATES, INC.

Digitally signed by
Thomas Brownell
Date: 2025.02.06
12:17:43 -05'00'

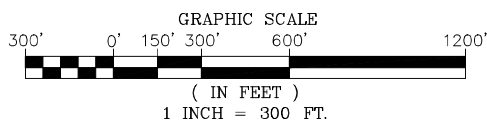
The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LOCATION SKETCH

SCALE 1" = 300'

A POTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



NOTE:

Number of Acres: 0.63 +/- Acres
Number of Tracts: 1 Tract
Method of Sewer: Sanitary Sewer (Agreement 23531)
Method of Water: Public Water (Agreement 23531)
Property Zoned: C-2 Special Commercial District
Dade County Flood Criteria: 7.5 feet (NGVD 29), 6.0 feet (NAVD 88)
FEMA Base Flood Elevation: Zone AH EI 8.0
Tax Folio Number: 25-3031-001-0570, 25-3031-001-0580, 25-3031-001-0590
Number of PRM: 8 PRMs
Number of PCP: 3 PCPs

NOTE: All Improvements within Proposed Tract "A" are to be Removed

DEVELOPMENT INFORMATION:

Two Buildings with 4 Retail Units each, Total of 8,403 Sqft.

PREPARED FOR:

CHASSIS DEPOT LLC,
ATT. CARLOS DUENAS
10805 NW 23RD Street
Miami, Florida 33172
Tel. 305-216-9272

CONTACT PERSON INFORMATION:

Name: Angel Lopez
Telephone Number: (305) 860-3866
Website: www.ERBrownell.com
e-mail address: alopez@erbrownell.com

TENTATIVE PLAT
SWEETWATER, FLORIDA

No.	Date	Appvd.	Job No.	Description

Certification No. LB761
PLS/PSM No. 2891
Field Book No. FILE
Drawn by: AA
Checked by: TB
Scale: 1" = 300'
Date: 10/16/24
Job No. 58715

SEE SHEET 1 FOR CERTIFICATIONS.
Sheet No. 1 OF 2
Sketch No. T-1019

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www.erbrownell.com

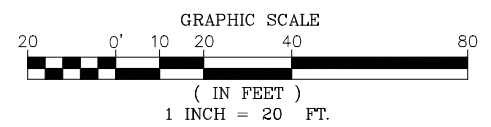
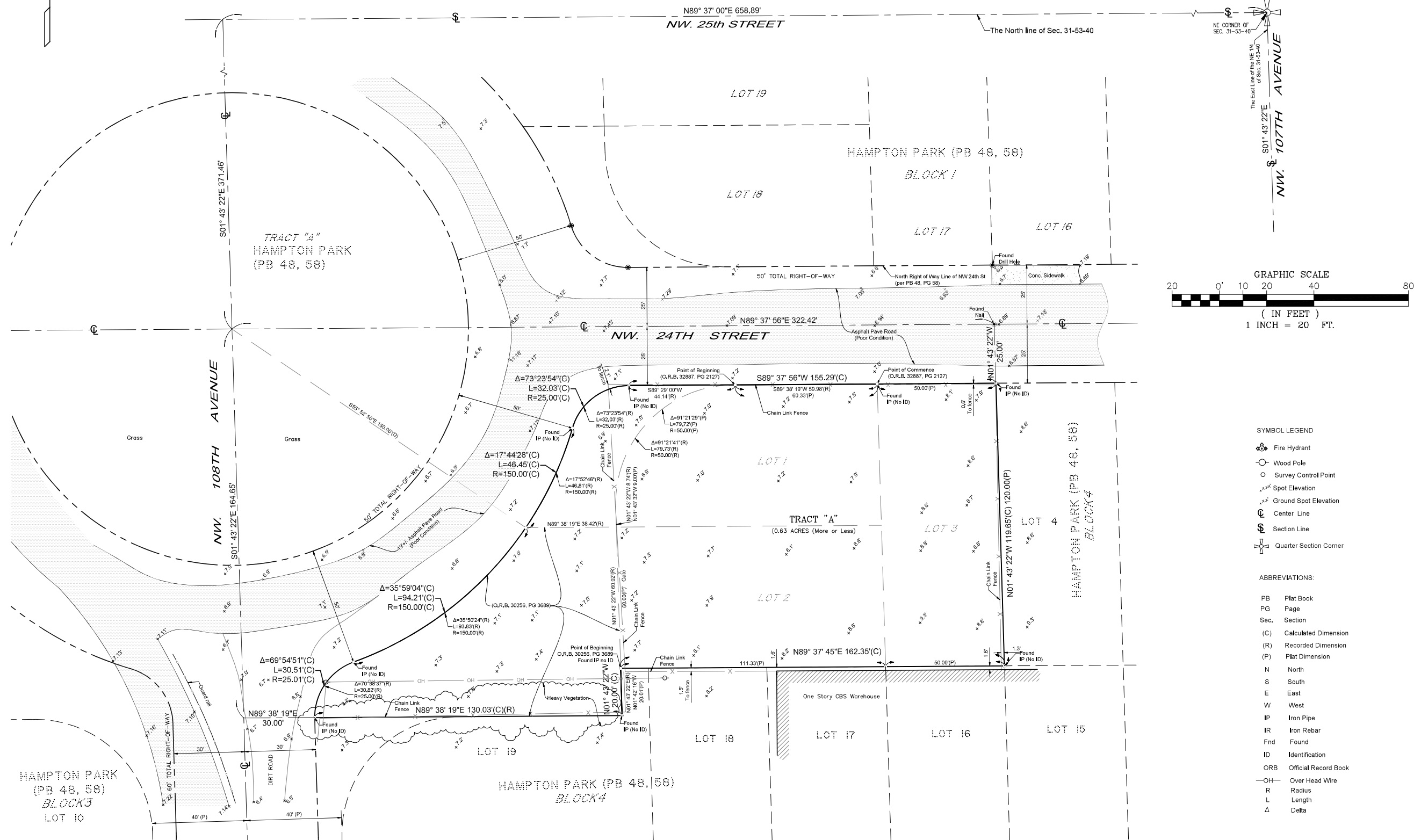
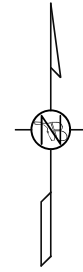
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PREPARED BY

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 CERTIFICATION No. LB 761

LAND SURVEYORS
 MIAMI, FLORIDA 33155
 WWW.ERBROWNELL.COM
 JANUARY, 2025



- SYMBOL LEGEND**
- Fire Hydrant
 - Wood Pole
 - Survey Control Point
 - Spot Elevation
 - Ground Spot Elevation
 - Center Line
 - Section Line
 - Quarter Section Corner

- ABBREVIATIONS:**
- PB Plat Book
 - PG Page
 - Sec. Section
 - (C) Calculated Dimension
 - (R) Recorded Dimension
 - (P) Plat Dimension
 - N North
 - S South
 - E East
 - W West
 - IP Iron Pipe
 - IR Iron Rebar
 - Fnd Found
 - ID Identification
 - ORB Official Record Book
 - OH Over Head Wire
 - R Radius
 - L Length
 - Δ Delta

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TENTATIVE PLAR
 SWEETWATER, FLORIDA

No.	Date	Appvd.	Job No.	Description

Certification No.	LB/761
PLS/PSM No.	2891
Field Book No.	FILE
Drawn by:	AA
Checked by:	TB
Scale:	1" = 20'
Date:	10/16/24
Job No.	58715

Plat Date: 2/18/2025
 G:\proj\8715-1019-CHASSIS\DEPOT OFFICE PLAT\CAD DWG\8715 TENTATIVE PLAT ALIGNMENT CALC 100334.dwg
 Saved by: adler