

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 : (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 27 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PRINCETON MANOR APARTMENTS

2. Owner's Name: 22 Princeton, LLC Phone: 786-399-4210

Address: 7735 N.W. 146th Street, Suite 306 City: Miami Lakes State: FL Zip Code: 33016

Owner's Email Address: pbilton@centenialmgt.com

3. Surveyor's Name: Bello & Bello Land Surveying Corp Phone: 305-251-9606

Address: 12230 S.W. 131 Avenue City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6927-000-0040 / 30-6927-000-0240 / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: North: SW 248th Street - Southeast: US 1 (SR 5)

7. Present Zoning: PCUC Zoning Hearing No.: A-2024000064

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(132 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.

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)

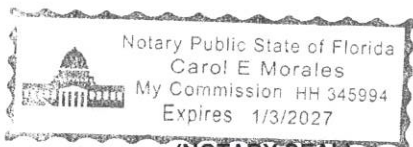
SS:

Signature of Owner: _____

(Print name & Title here): Manager

BEFORE ME, personally appeared Lewis V. Swezy 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 or produce as identification and who did (not) take an oath.

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



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: _____)

(Commission Expires) _____

(Commission Number) _____

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

PRINCETON MANOR

LEGAL DESCRIPTION:

Parcel "A":

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, said point herein designated as Point "A"; thence run South 00°55'11" East, along the West line of said East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27; thence run S00°55'11"E along the west line of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 394.66 feet more or less to a point 270.68 feet North of the Southwest corner of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 27; thence run North 41°17'46" East, for a distance of 507.45 feet to a point; thence run North 61°39'13" East, for a distance of 18.22 feet to a point herein designated as Point "B". Thence, return to said Point "A", being the Point of Beginning, being also the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, and thence run North 00°54'55" West, along the west line of the East 1/2, of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 630.35' feet to a point on the south right of way line of SW 248th Street; hence run North 89°06'17" East along said south right of way line being a line 35 feet south of the north line of the NW 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of ten (10.00) feet; thence run South 00°54'55" East for a distance of 580.48 feet to the point of curvature of a 40-Foot Radius curve concave to the Northeast; thence southerly, southeasterly and easterly along said curve to the left thru a central angle of 89°50'41" for an arc distance of 62.72 feet to the point of tangency; thence run N89°14'24" East for 206.47 feet to a point of curvature of a 15-Foot Radius curve concave to the North; thence northeasterly along said curve to the left thru a central angle of 18°52'37" for an arc distance of 4.94 feet to the point of tangency; thence run N70°21'47"E for a distance of 45.32 feet to a point of curvature of a 60-Foot Radius curve concave to the South, Southwest; thence easterly, southeasterly, and southerly along said curve to the right thru a central angle of 80°37'41" for an arc distance of 84.43 feet to a point of reverse curvature with a 266.22-Foot Radius curve concave to the Northeast; thence southeasterly along said curve to the left thru a central angle of 17°19'26" for an arc distance of 80.49 feet to a point on a non-tangent line, a radial line thru said point bearing S43°40'01"W from its radius point; thence run S48°24'03"E for a distance of 158.16 feet to a point on a non-tangent 60-Foot Radius curve concave to the East, a radial line thru said point bearing N42°48'05"E from its radius point; thence run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of 88°29'52" for an arc distance of 92.68 feet to a point of tangency; thence S41°17'56"W for 202.36 feet to a point; thence N48°42'14"W for 15.03 feet to a point; thence N41°17'56"E for a distance of 202.33 feet to the point of curvature of a 40-Foot Radius curve concave to the East; thence run northeasterly, northerly, and northwesterly, along said curve to the left thru a central angle of

91°45'36" for an arc distance of 64.06 feet to a point on a non-tangent line, a radial line thru said point bearing N39°32'21"E from its radius point; thence run North 48°24'03" West for a distance of 161.16 feet to a point on a non-tangent 286.22-Foot Radius curve concave to Northeast, a radial line thru said point bearing South 43°40'01" West from its radius point; thence run northwesterly along said curve to the right thru an angle of 17°59'14" for an arc distance of 89.85 feet to said Point "B".

Said lands containing approximately 91, 375.02 square feet (2.1 Acres), more or less.

TOGETHER WITH:

PARCEL B

The East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the North 35 feet thereof, and less that portion of said East ten (10) feet lying South of the arc of a 60-Foot Radius curve, concave to the Northeast being tangent to the west line of said East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, and tangent to the south line of the North ten (10.00) feet of the East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27. Containing approximately 6, 029.95 square feet (0.138 Acres), more or less.

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Agenda Date: _____

Tentative No.: T- _____

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Number of Sites : (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PRINCETON MANOR APARTMENTS

2. Owner's Name: 248th Street Properties LLC Phone: 305-496-2500

Address: 13170 SW 134 St City: Miami State: FL Zip Code: 33186

Owner's Email Address: mrodriguez@ytplumbing.com

3. Surveyor's Name: Bello and Bello Land Surveying Phone: 305-251-9606

Address: 12230 SW 131 Ave City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6927-000-0030 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Exhibit A Attached

6. Street boundaries: North: SW 248 St - Southeast: US 1 (SR 5)

7. Present Zoning: PCUC Zoning Hearing No.: A-2024000064

8. Proposed use of Property:

Single Family Res.(0 Units), Duplex(0 Units), Apartments(132 Units), Industrial/Warehouse(0 Square .Ft.), Business(0 Sq. Ft.), Office(0 Sq. Ft.), Restaurant(0 Sq. Ft. & No. Seats 0), Other (0 Sq. Ft. & No. of Units 0)

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.

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STATE OF FLORIDA)

SS:

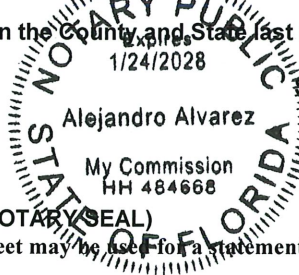
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): _____

BEFORE ME, personally appeared Javier Cruz this 30 day of April, 2025 A.D. and (he) (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County of _____ and State of _____ last aforesaid this 30 day of April, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires) _____

(Commission Number) _____

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LEGAL DESCRIPTION:

The East 17.00 feet of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4, less the North 35 feet for road, in Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. Said lands containing approximately 10, 715.60 square feet (0.245 Acres, more or less).

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

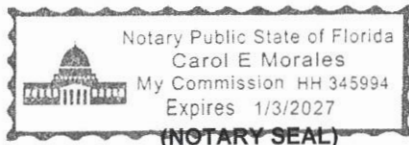
SS:

Signature of Owner: _____

(Print name & Title here): MUR OF MUR

BEFORE ME, personally appeared LEWIS V. SWEZY this 3 day of JANUARY, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 3 day of JANUARY, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: CAROL E MORALES)

1/3/27
(Commission Expires)

HH 345994
(Commission Number)

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

PRINCETON MANOR

LEGAL DESCRIPTION:

Parcel "A":

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, said point herein designated as Point "A"; thence run South $00^{\circ}55'11''$ East, along the West line of said East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27; thence run $S00^{\circ}55'11''$ E along the west line of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 394.66 feet more or less to a point 270.68 feet North of the Southwest corner of said East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 27; thence run North $41^{\circ}17'46''$ East, for a distance of 507.45 feet to a point; thence run North $61^{\circ}39'13''$ East, for a distance of 18.22 feet to a point herein designated as Point "B". Thence, return to said Point "A", being the Point of Beginning, being also the Northwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, and thence run North $00^{\circ}54'55''$ West, along the west line of the East 1/2, of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of 630.35' feet to a point on the south right of way line of SW 248th Street; hence run North $89^{\circ}06'17''$ East along said south right of way line being a line 35 feet south of the north line of the NW 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 27, for a distance of ten (10.00) feet; thence run South $00^{\circ}54'55''$ East for a distance of 580.48 feet to the point of curvature of a 40-Foot Radius curve concave to the Northeast; thence southerly, southeasterly and easterly along said curve to the left thru a central angle of $89^{\circ}50'41''$ for an arc distance of 62.72 feet to the point of tangency; thence run $N89^{\circ}14'24''$ East for 206.47 feet to a point of curvature of a 15-Foot Radius curve concave to the North; thence northeasterly along said curve to the left thru a central angle of $18^{\circ}52'37''$ for an arc distance of 4.94 feet to the point of tangency; thence run $N70^{\circ}21'47''$ E for a distance of 45.32 feet to a point of curvature of a 60-Foot Radius curve concave to the South, Southwest; thence easterly, southeasterly, and southerly along said curve to the right thru a central angle of $80^{\circ}37'41''$ for an arc distance of 84.43 feet to a point of reverse curvature with a 266.22-Foot Radius curve concave to the Northeast; thence southeasterly along said curve to the left thru a central angle of $17^{\circ}19'26''$ for an arc distance of 80.49 feet to a point on a non-tangent line, a radial line thru said point bearing $S43^{\circ}40'01''$ W from its radius point; thence run $S48^{\circ}24'03''$ E for a distance of 158.16 feet to a point on a non-tangent 60-Foot Radius curve concave to the East, a radial line thru said point bearing $N42^{\circ}48'05''$ E from its radius point; thence run southeasterly, southerly, and southwesterly, along said curve to the right thru a central angle of $88^{\circ}29'52''$ for an arc distance of 92.68 feet to a point of tangency; thence $S41^{\circ}17'56''$ W for 202.36 feet to a point; thence $N48^{\circ}42'14''$ W for 15.03 feet to a point; thence $N41^{\circ}17'56''$ E for a distance of 202.33 feet to the point of curvature of a 40-Foot Radius curve concave to the East; thence run northeasterly, northerly, and northwesterly, along said curve to the left thru a central angle of

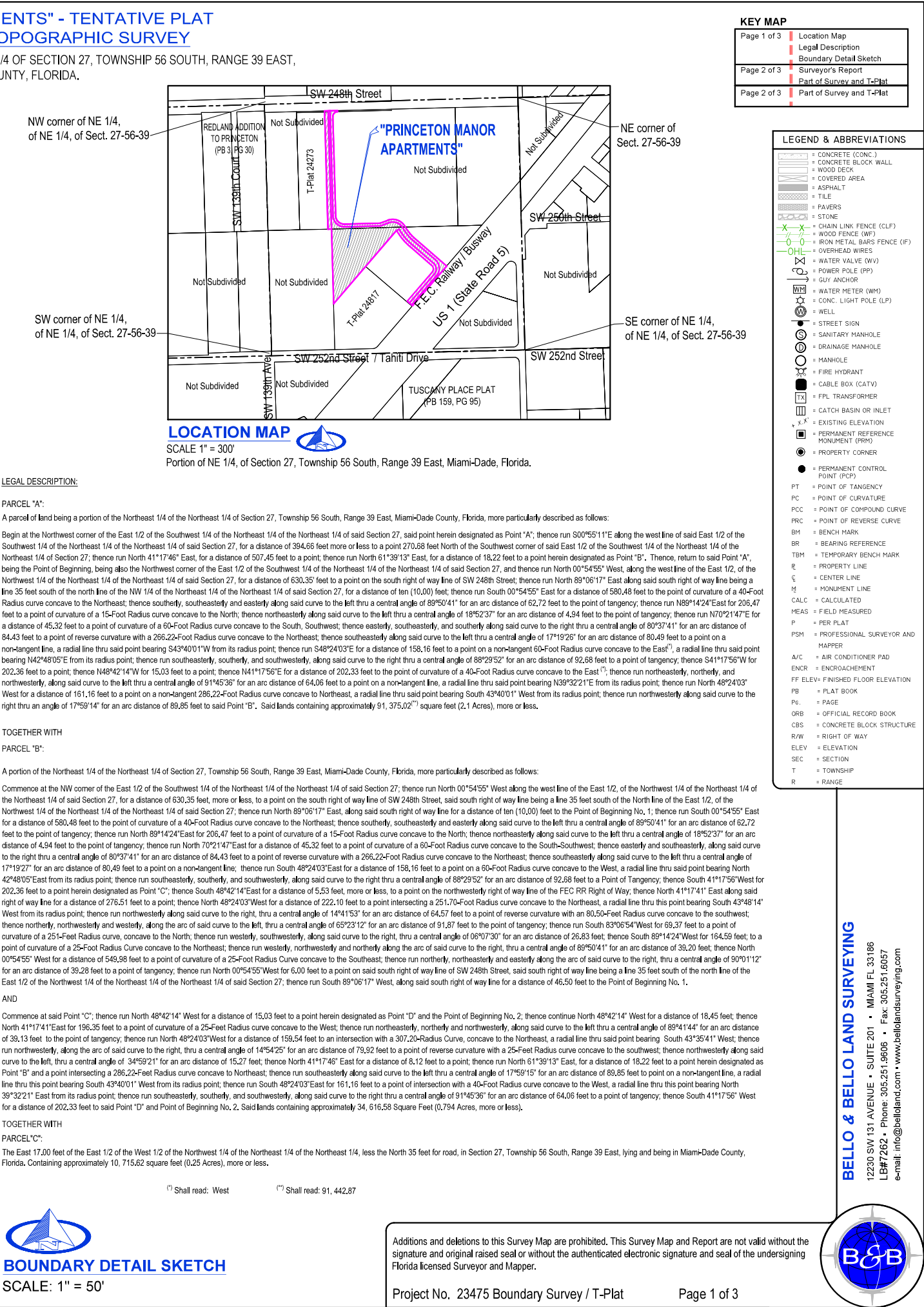
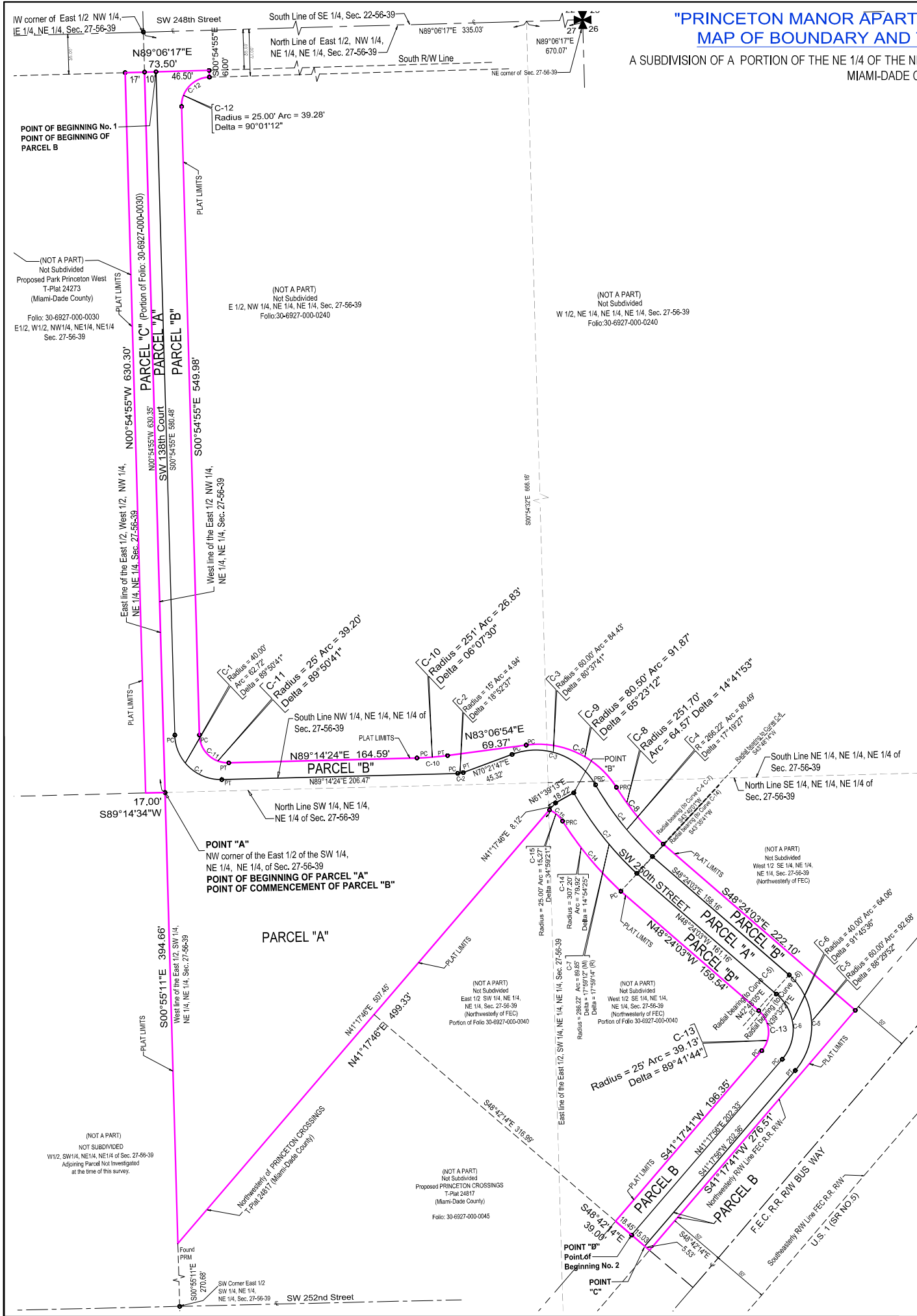
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Said lands containing approximately 91, 375.02 square feet (2.1 Acres), more or less.

TOGETHER WITH:

PARCEL B

The East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the North 35 feet thereof, and less that portion of said East ten (10) feet lying South of the arc of a 60-Foot Radius curve, concave to the Northeast being tangent to the west line of said East ten (10.00) feet of the East 1/2, of the West 1/2, of the Northwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 27, and tangent to the south line of the North ten (10.00) feet of the East 1/2, of the Southwest 1/4, of the Northeast 1/4, of the Northeast 1/4, of said Section 27. Containing approximately 6, 029.95 square feet (0.138 Acres), more or less.



"PRINCETON MANOR APARTMENTS" - TENTATIVE PLAT
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF OF THE NE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

MATCH LINE AA- SEE PAGE 10F 2



0 15' 30'

SCALE: 1" = 30'

LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- FPL TRANSFORMER
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF COMPOUND CURVE
- POINT OF REVERSE CURVE
- BENCH MARK
- BEARING REFERENCE
- TEMPORARY BENCH MARK
- PROPERTY LINE
- CENTER LINE
- MONUMENT LINE
- CALC
- MEAS
- P
- PSM
- A/C
- ENCR
- FF ELEV
- PB
- PE
- ORB
- CBS
- R/W
- ELEV
- SEC
- T
- R

TREE CHART				
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH) (in.)	Approximate Height (ft) (+/-)
1	Unknown	Unknown	46	16
2	Unknown	Unknown	20	16
3	Unknown	Unknown	36	20
4	Ficus	Ficus benjamina	74	25
5	Palm tree	Areacaceae	12	25
6	Gumbo Limbo	Bursaria simaruba	4	12
7	Gumbo Limbo	Bursaria simaruba	6	12
8	Gumbo Limbo	Bursaria simaruba	4	12
9	Unknown	Unknown	10	12
10	Palm tree	Areacaceae	8	16
11	Palm tree	Areacaceae	5	16
12	Gumbo Limbo	Bursaria simaruba	10	25
13	Palm tree	Areacaceae	8	16
14	Palm tree	Areacaceae	8	16
15	Unknown	Unknown	28	20

Point "A"
Point of Beginning of Parcel "A"
Point of Commencement of Parcel "B"
NW corner of the East 1/2 of the SW 1/4, NE 1/4, of Sec. 27-56-39

PROPOSED TRACT "A"
Area: +/- 60, 322.05 SQ.FT.
(+/- 1.384 Acres)

(NOT A PART)
NOT SUBDIVIDED
W1/2, SW1/4, NE1/4, NE1/4 of Sec. 27-56-39
Adjoining Parcel Not Investigated at the time of this survey.

(NOT A PART)
Not Subdivided
Proposed PRINCETON CROSSINGS
T-Plat 24817 (Miami-Dade County)
Folio: 30-6927-000-0045

POINT "D"
Point of Beginning No. 2

POINT "C"

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

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