

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: FLORIDA CITY ☒ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: SURIMAR

2. Owner's Name: SURIMAR LLC Phone: 3052197961

Address: 8390 W FLAGLER ST. SUITE 102 City: MIAMI State: FL Zip Code: 33144

Owner's Email Address: dovgroup.dov@gmail.com

3. Surveyor's Name: PABLO J. ALFONSO Phone: 3058226062

Address: 6175NW 153rd ST. SUITE 321 City: MIAMI LAKES State: FL Zip Code: 33014

Surveyor's Email Address: info@RoyalPointLS.com

4. Folio No(s): 16-7824-007-1130 / 16-7824-007-1140 / _____ / _____

5. Legal Description of Parent Tract: LOTS 10 AND 11, IN BLOCK 18, OF "TOWN OF FLORIDA CITY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 74, OF THE PUBLIC RECORDS

6. Street boundaries: 2nd ST NW AND 2nd AVE, FLORIDA CITY, FLORIDA.

7. Present Zoning: RD1 Zoning Hearing No.: 25-30

8. Proposed use of Property:
Single Family Res.(____ Units), Duplex(____ Units), Apartments(6 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)

SS:

Signature of Owner:

COUNTY OF MIAMI-DADE)

(Print name & Title here): MARIA TONANTE, owner

BEFORE ME, personally appeared Maria Torayte this 22 day of 08, 25 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 22 day of 08, 11, 2025 A.D.



ANALIZ LEDON

Commission # HH 704890

Expires August 12, 2029

Signature of Notary Public:

(Print, Type name here: Una L2 Cedon)

8/12/2029 HH 704890
(Commission Expires) (Commission Number)

(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.



“SURIMAR”

[illegible]

SOUTH 1/4 CORNER
SECTION 24-57-38

PORTION OF SOUTH 1/2 OF SECTION 24-57-38
LOCATION SKETCH

SCALE: 1" = 300'

DEVELOPMENT INFORMATION:

OWNER:
SURIMAR LLC
8390 WEST FLAGLER STREET - SUITE 102
MIAMI, FLORIDA 33144

FOLIO NUMBERS:
16-7824-007-1130 & 16-7824-007-1140

PROPOSED DEVELOPMENT INFORMATION:
Six Townhouse Units & Tract 'A' for parking, utilities and common area.

FLOOD CRITERIA:
Flood Criteria: Based on unrecorded Miami-Dade County Flood Criteria Map dated 09/24/21 and data taken from "Miami-Dade County Flood Criteria 2022" website +6' (NAVD 1988) +7.55 (NGVD)

ZONING NOTE:
RD-1 - Residential - Duplex District

PROPERTY ADDRESS:

238 NW 2nd. STREET, FLORIDA CITY, FL 33034
Folio# 16-7824-007-1130 & 16-7824-007-1140

LEGAL DESCRIPTION:

Lots 10 and 11, in Block 18, of "TOWN OF FLORIDA CITY", according to the Plat thereof, as recorded in Plat Book 2, Page 74, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1- The Legal Descriptions are provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- The abstract is given based on the firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown herein or in any.
- 5- Underground utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 9- All measurements shown herein are made in accordance with the United States Standard Feet.
- 10- Type of survey: Boundary/ Topographic survey.
- 11- The boundary and/or elevation measurements are based on an assumed meridian with a value of: $S89^{\circ}31'32"W$ along the centerline of N.W. 2nd Street.
- 12- Elevations shown herein are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 13- Benchmark Used: Miami-Dade County Benchmark.
- 14- Flood Zone Data: Community/ Panel #1 20G641 0730/L Dated: 9/1 1/09
Flood Zone: "AH" Base Flood Elevation = $+6.0'$
- 15- All utilities are available for this site.
- 16- This SURVEY has been prepared for the exclusive use of the entities named herein.
The Certificate does not extend to any unnamed party;

- SURIMAR LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

Digitally signed by
Pablo J Alfonso
Date: 2025.09.17
14:13:12-04'00'

For the Firm Royal Point Land Surveyors, Inc. LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

This Document is not full and complete without all Sheets. Containing a total of (1) Sheets

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POINT
BYERS, INC. L.B.# 7282
lPointUS.com
2014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

TYPE OF SURVEY:
BOUNDARY & TOPOGRAPHIC SURVEY
FOR TENTATIVE PLAT

ROYAL
LAND SURVEY

info@Royal
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33193

SURIMAR LLC

PREPARED FOR:

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 02/27/2025
JOB No.: RP24-0114
SHEET:

1
OF 1 SHEET

F:\DRAWING\238 NW 2 STREET_FLORIDA CITY-TENTATIVE PLAT_SURIMAR_RP25-0441.dwg 9/15/2025