

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Fraca Residences

2. Owner's Name: W RIVER DEVELOPERS LLC Phone: 561-255-2475

Address: 601 South Federal Highway - Suite 201 City: Boca Raton State: FL Zip Code: 33432

Owner's Email Address: julianmancinelli22@gmail.com

3. Surveyor's Name: J. Hernandez and Associates Inc Phone: 305-526-0606

Address: 3300 NW 112th Avenue- Suite 10 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 30-3110-057-1822 / _____ / _____ / _____

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

6. Street boundaries: North: N.W. 79th Terrace; East: N.W. 21st Avenue

7. Present Zoning: NCUAD-North Central Urban Area District Zoning Hearing No.: ASPR: A2023000085

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(26 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(1,400 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:

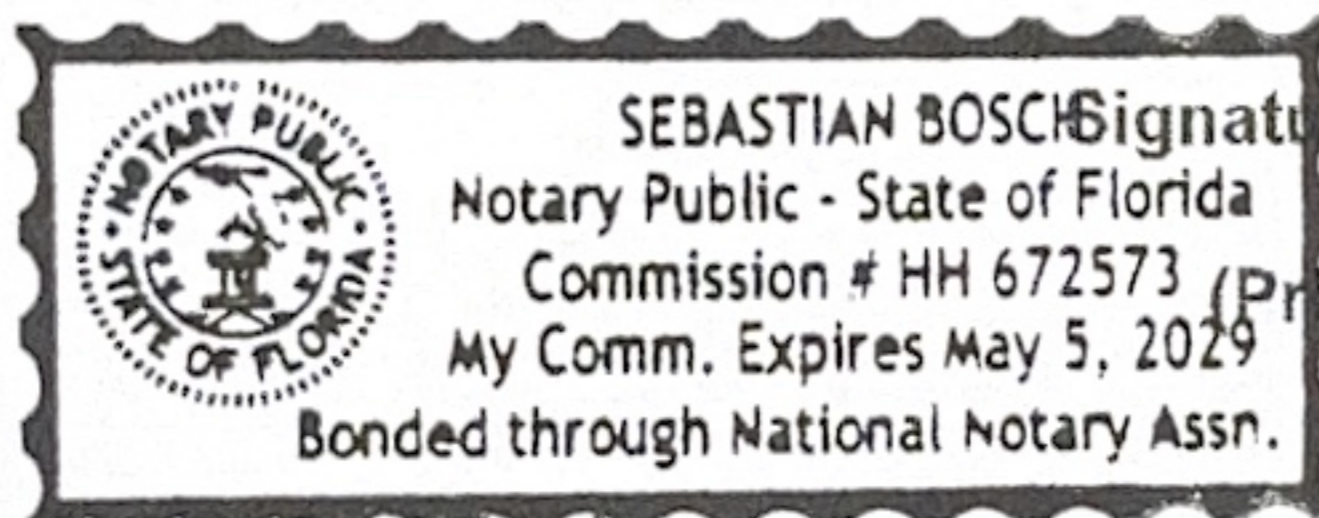
Signature of Owner: 

(Print name & Title here):

FEDERICO HURTADO (MGR)

BEFORE ME, personally appeared FEDERICO HURTADO this 22 day of OCTOBER, 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 22 day of OCTOBER, 2025 A.D.



Signature of Notary Public: 

Notary Public - State of Florida

Commission # HH 672573

My Comm. Expires May 5, 2029

Bonded through National Notary Assn.

(NOTARY SEAL)

(Print, Type name here):

SEBASTIAN BOSCH

(Commission Expires)

(Commission Number)

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

Exhibit "A"

Franca Residences – Tentative application

THE EAST 135.04 FEET OF THE NORTH 70 FEET OF TRACT 21, REVISED PLAT OF WEST
LITTLE RIVER, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 34,
PAGE(S) 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

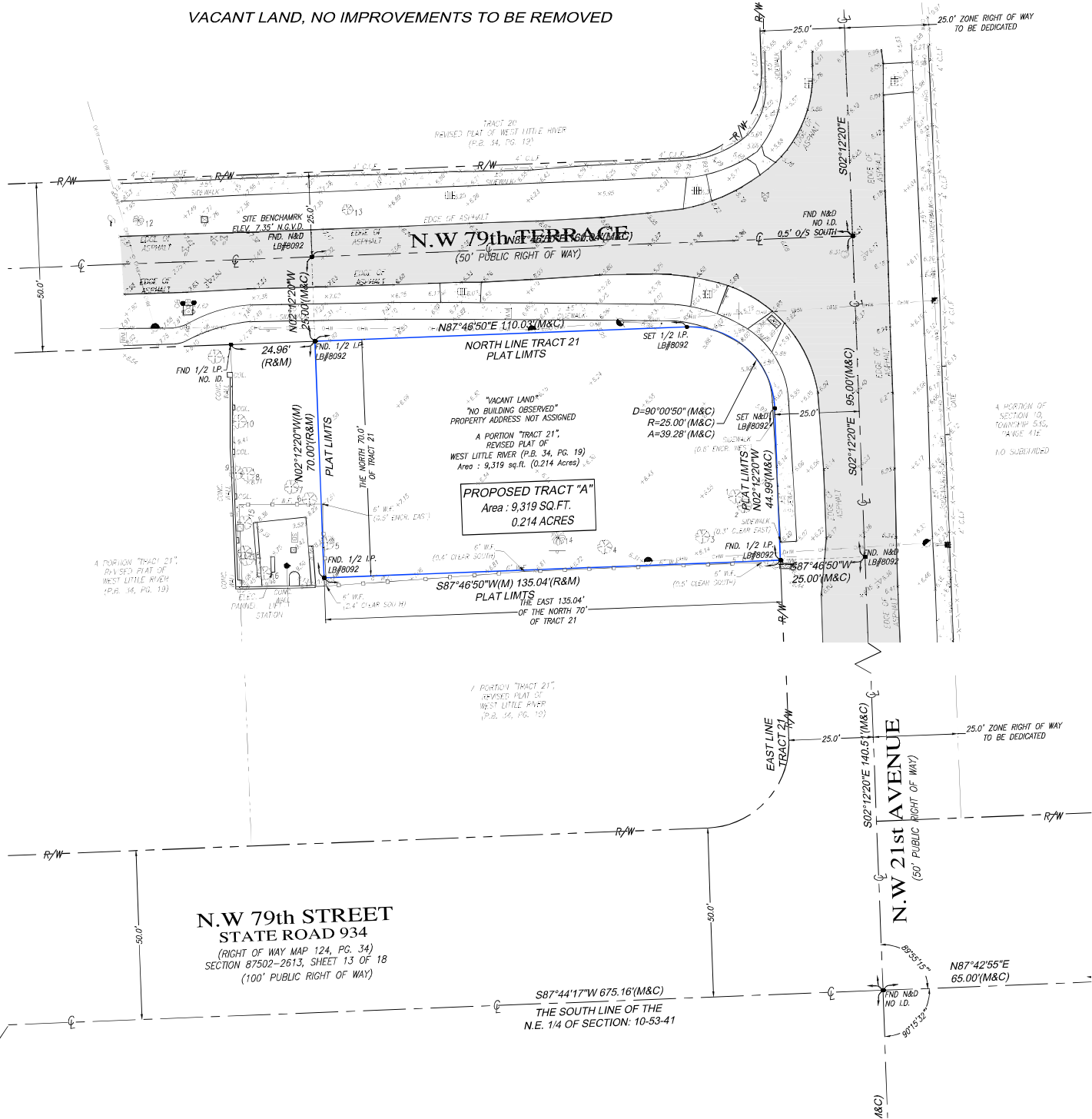
FRACA RESIDENCES TENTATIVE PLAT

A REPLAT OF THE EAST 135.04 FEET OF THE NORTH 70 FEET OF TRACT 21, REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE(S) 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING A PORTION OF THE N.W. 1/4 OF
SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST MIAMI-DADE COUNTY, FLORIDA

FIELD SURVEY WAS COMPLETED ON: DECEMBER 12, 2024 AND UPDATED SEPTEMBER 6, 2025

VACANT LAND, NO IMPROVEMENTS TO BE REMOVED



BOUNDARY AND
TOPOGRAPHIC SURVEY

PREPARED FOR:
W RIVER DEVELOPERS LLC
LYING AND BEING IN SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: K.S.T.	CHECKED BY: J.G.H.	JOB NUM.: 152524
DATE: 18/12/2024	DATE: 19/12/2024	F.B. MD-72, PG.20

LEGAL DESCRIPTION

THE EAST 135.04 FEET OF THE NORTH 70 FEET OF TRACT 21,
REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE
MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 34,
PAGE(S) 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: DECEMBER 12, 2024 AND UPDATED ON SEPTEMBER 8, 2025.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. SUBJECT PROPERTY AREA IS ± 0.174 ACRES.
4. BEARINGS BASED ON AN ASSUMED BEARING OF N67°46'0"E, BEARING BASED ON CENTERLINE OF N.W.7/8" TERRACE.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. UNDERGROUND FOOTINGS, FOUNDATIONS AND HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
7. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS FROM N.W. 7/8" TO A PUBLIC RIGHT OF WAY.
9. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS, CLAIMS AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- **PROPERTY ADDRESS:** NOT ADDRESS AVAILABLE
- **FOLIO NUMBER:** 30-3110-057-1822

CERTIFY TO:

- *W RIVER DEVELOPERS LLC*

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AH" (EL. 9'), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0301L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.

BENCHMARK: N-641-R1
ELEVATION: 9.70' (N.G.V.D. 1929)
LOC 1 NW 22 ND AVE--- 63' WEST OF C/L
BM DESCRIPTION: PK NAIL AND ALUMINUM WASHER SET
ON CONCRETE SIDEWALK.

POSSIBLE ENCROACHMENTS

- A PORTION OF SIDEWALK, ALONG THE EAST BOUNDARY LINE, ENCROACHES 0.6' FROM RIGHT OF WAY ONTO SUBJECT PROPERTY.
- A PORTION OF WOOD FENCE, ALONG THE WEST BOUNDARY LINE, ENCROACHES 0.5' FROM ADJOINING LAND ONTO SUBJECT PROPERTY.
- THERE ARE NO, OBSERVED, CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:  _____

JOSE G. HERNANDEZ, PRESIDENT,
PROFESSIONAL LAND SURVEYORS,
STATE OF FLORIDA.



Digitally signed by Jose Hernandez
DN: c=US, st=Florida, [D=Jose,
serialNumber=AA120420439920
1.0]u=HERNANDEZ AND
ASSOCIATES, INC., cn=jose
hernandez,
email=JHERNANDEZ@HSAURVYS.COM
Date: 2025.12.31 09:24:52 -0500
Adobe Acrobat version:
2025.001.20997

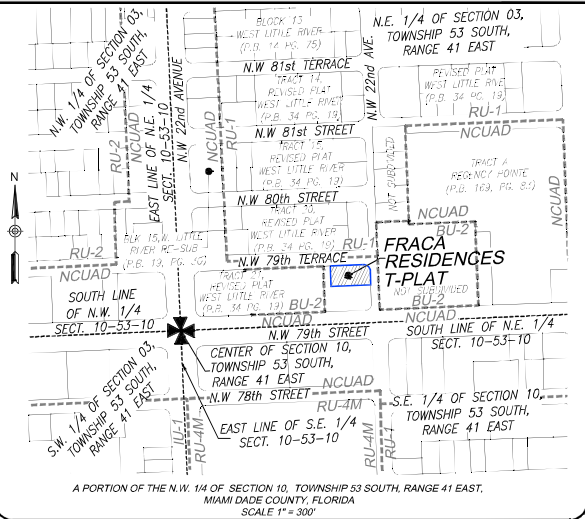
THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS
AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR
NO. 6952 OF THE STATE OF FLORIDA ON DECEMBER 11, 2025.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-767
SHEET NUMBER: 1 OF 1

LEGEND AND ABBREVIATION



LOCATION MAP



TREE TABULATION

TREE NO	COMMON	DIA.	HT.	CNPY. Ø
	NAME	IN.	FT.	FT.
1	TREE	5	15	15
2	TREE	4	10	6
3	TREE	7	20	20
4	TREE	12	20	20
5	TREE	22	30	28
6	TREE	4	10	6
7	TREE	7	20	12
8	TREE	7	20	12
9	TREE	4	10	8
10	TREE	6	20	20
11	TREE	8	15	10
12	PALM	(3/10")	15	6
13	TREE	36	40	40
14	PALM	10	20	10
15	TREE	8	15	8
16	TREE	8	15	8
17	TREE	10	30	20
18	TREE	10	30	20

**TREE IDENTIFICATION MUST BE VERIFIED
BY A CERTIFIED SPECIALIST**

REVISIONS

<u>DATE</u>	<u>JOB No.</u>	<u>REV.</u>	<u>BY:</u>
09/06/25	152524	UPDATE BOUNDARY SURVEY	C.A.F.
12/11/25	152524	UPDATE COMMENTS NOTICE OF ACTION	J.A.C.

CONTACT INFORMATION NAME: JULIAN MANCINELLI ADDRESS: 12550 BISCAYNE BLVD UNIT 800-32 NORTH MIAMI, FL 33181 TELEPHONE: 561-255-2475 EMAIL: JULIANMANCINELLI22@GMAIL.COM		PROPOSED ZONING DEVELOPMENT INFORMATION TRACT "A" ZONING: NCUAD - NORTH CENTRAL URBAN AREA DISTRICT SINGLE FAMILY ATTACHED UNITS: 0 SINGLE FAMILY DETACHED UNITS: 0 MULTI-FAMILY UNITS (APARTMENTS): 26 (4 UNITS ASIDE FOR W.H.U.) TOTAL ACREAGE NET AREA (PLAT LIMITS): 0.214 ACRES GROSS AREA (TO ADJ. CENTERLINE): 0.349 ACRES		PROPERTY INFORMATION 1. OWNER INFORMATION: W RIVER DEVELOPERS LLC ADDRESS: 601 SOUTH FEDERAL HIGHWAY - SUITE 201 BOCA RATON, FL 33432 4. PROPERTY UTILITIES: MIAMI-DADE WATER & SEWER DEPARTMENT. 5. PROPERTY FLOOD INFORMATION: 2. PROPERTY ADDRESS: PROPERTY ADDRESS: NO ASSIGNED FOLIO NUMBER: 30-3110-057-1822 SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AH" (EL. 9'), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0301/L, DATED SEPTEMBER 11, 2009. 3. PROPERTY AREA: 9,319± SQ.FT. (0.214 ACRES) SUBJECT PROPERTY IS LOCATED WITHIN MIAMI-DADE COUNTY, FLOOD CRITERIA 8.0' N.A.V.D. 1988 (+9.5 N.G.V.D. 1929) MIAMI-DADE FLOOD CRITERIA ORDINANCE DATED OCTOBER, 18, 2022. 4. PROPERTY ZONING INFORMATION NCUAD - NORTH CENTRAL URBAN AREA DISTRICT	
PROPOSED USE ASPR OR ADMINISTRATIVE REVIEW APPLICATION NUMBER: A2 023000085 NUMBER OF TRACTS: 1 TRACT "A": AREA: 9,319± SQ.FT. (0.214 ACRES) BUILDING: 1 FLOORS: 5 FLOORS MULTI-FAMILY UNITS (APARTMENTS): 26 RETAIL SPACE: 1,400 SQ.FT.		PROPOSED SURVEY MONUMENTS PERMANENT REFERENCE MONUMENT (P.R.M.) 5 PERMANENT CONTROL POINTS (P.C.P.) 3			