#### 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:	

2)

Number of Sites : (

#### APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	unicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: Twp.: S. Rge.: E.		
1.	Name of Proposed Subdivision: CASALEX SUBDIVISION		
2.	's Name: CONSTRUCTION DREAM BUILDERS LLC Phone: 305-431-2032		
	Address: 14412 NW 88 PL City: MIAMI LAKES State: FL Zip Code: 33018		
	Owner's Email Address: acapitalinvestment@gmail.com>		
3.	Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101		
	Address: 266 GIRALDA AVENUE City: CORAL GABLES State: FL Zip Code: 33134		
	Surveyor's Email Address: ed@asomiami.com / mzuluaga@asomiami.com		
4.	Folio No(s):: 30-6935-000-0141 / / / /		
	i. Legal Description of Parent Tract: SEE ATTACHED		
6.	. Street boundaries: SW 266 STREET & SW 133RD AVENUE		
7.	Present Zoning: RU-1 Zoning Hearing No.:		
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 ( 5 Sq. Ft. & No. of Units 5		
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. Futhermore, 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 public to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or 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.

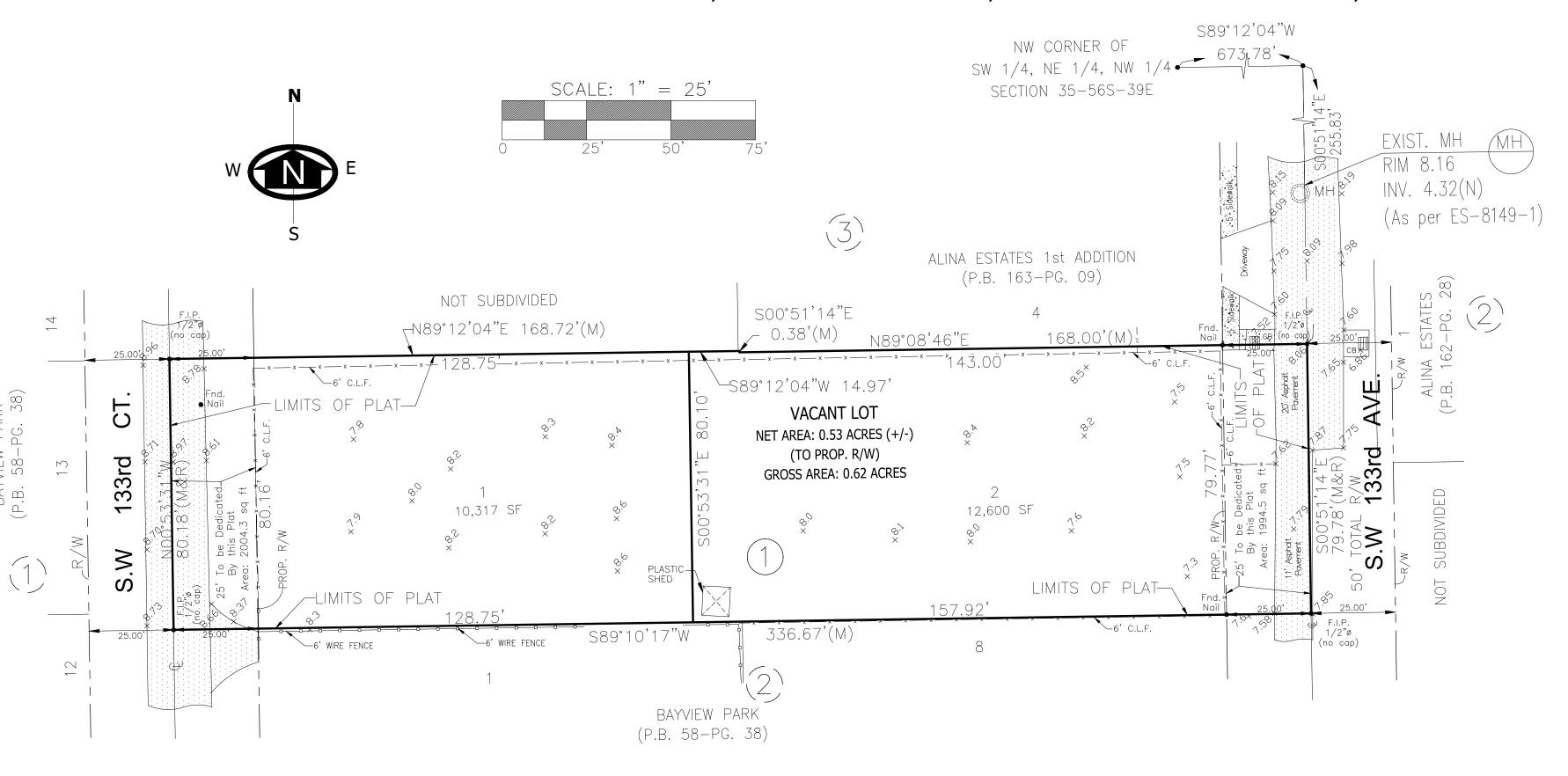
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)		$\rho_{\Omega}$			
	SS: DUNTY OF MIAMI-DADE)	Signature of Owner: # ##################################			
COUNTY OF MIAMI-DADE)		(Print name & Title here): £80001540 tepesa Callesa Arthur			
BEFORE ME, personally app acknowledged to and before i	me that (he/she) execute	this 6 day of 2025 A.D. and (he/she) ded the same for the purposed therein Personally known or produce d who did (not) take an oath.			
WITNESS my hand and seal in the County and State last aforesaid this 16 day of 500 tomber .7035 A.D.					
MARIA TAMAYO  * Commission # HH 603654	MARIA TAMAYO	Signature of Notary Public: <u>Marctanacy</u>			
	Commission # HH 603654 Expires October 21, 2028	(Print, Type name here: Maria Camara)			
(Note: The reverse side of this sho	OTARY SEAL) cet may be used for a state:	(Commission Expires) ment of additional items you may wish considered.			

### TENTATIVE PLAT BOUNDARY SURVEY

# CASALEX SUBDIVISI

A PROPOSED SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NW 14 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



#### **GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF  $\frac{1}{10}$  FOOT FOR NATURAL GROUND SURFACES AND  $\frac{1}{100}$  FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SITE ADDRESS: 266XX SW 133 AVE HOMESTEAD, FL 33032 JOB NUMBER: 25-448 DATE OF SURVEY: MAY 2, 2025 FOLIO NUMBER: <u>30-6935-000-0141</u>

#### **LEGAL DESCRIPTION:**

THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, EXCEPT; BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE WESTERLY ALONG SAID NORTH LINE 168 FEET; THENCE SOUTH 256 FEET PARALLEL TO EAST LINE OF SAID SW 1/4 OF THE NE 1/4 OF THE NW 1/4; THENCE EAST 90° TO A POINT ON EAST LINE OF SAID SW 1/4 OF THE NE 1/4; OF THE NW 1/4; THENCE NORTHERLY ALONG SAID EAST LINE TO POB, LYING AND BEING IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA: AND THE W 1/2 OF THE NE 3/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35 TOWNSHIP 56 SOUTH, RANGE 39 EAST, EXCEPT: THE NORTH 255.62 FEET OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. PARCEL ID: 30-6935-000-0141

#### **JOB SPECIFIC SURVEYOR NOTES:**

- (1) THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120635-C0593L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF (N/A) FEET** (NGVD)
- 2) LAND AREA OF SUBJECT PROPERTY: **22,886 SF (+/-)**
- ③ EXISTING ZONING: RU-1
- (4) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. BB-7-RA, WITH AN ELEVATION OF 10.21 FEET.
- (5) BEARING SHOWN HEREOF ARE REFEREED TO AN ASSUME MERIDIAN OF N.00°55'47"W. FOR THE CENTERLINE OF S.W. 134TH AVE. ALSO BEING THE WEST LINE OF NE 1/4, NW 1/4 OF SECTION 35, TOWNSHIP 56S, RANGE 39E, MIAMI-DADE COUNTY.
- 6 DADE COUNTY FLOOD CRITERIA = 8.5 FEET (NGVD 1929), AS PER REVISED FLOOD CRITERIA MAP FROM MIAMI-DADE COUNTY, FLORIDA.
- 7 NUMBER OF LOTS: 2 LOTS

(8) DEVELOPMENT INFO: 2 Lots in one block. 1 Duplex and 1 Triplex (5 units ) Homes as per Work Force Guidelines As per approved R2025000061

)ntact person informatic NAME: ED PINO PHONE: (305) 598-5101 FAX: (305) 598-8627 E-MAIL: ED@ASOMIAMI.COM

CERTIFIED TO:

CONSTRUCTION DREAM BUILDERS LLC

## LOCATION MAP

ST. S.W. 264TH

NW CORNER OF

SECTION 35-56S-39E ALINA ESTATES 1st ADD -(P.B. 163-PG. 09) P.B. 58-PG. SUBJECT PROPERTY

> NW 1/4 OF SECTION 35-56-39 MIAMI-DADE COUNTY, FLORIDA

272TH

#### SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE STRUCTURE (BLDG.) WOODEN FENCE ASPHALTED AREAS ✓ △ CONCRETE

S.W.

— EASEMENT LINE ► WATER VALVE tv TV-CABLE BOX WM WATER METER SECTION CORNER

O−H **OVERHEAD ELECT.** POWER POLE -\( \)- LIGHT POLE HANDICAP SPACE > FIRE HYDRANT

CATCH BASIN

MANHOLE

ST.

**ABREVIATION (IF ANY APPLIED)** P.B. = DENOTES PLAT BOOK PG.= DENOTES PAGE B.M. = BENCH MARK PL = PROPERTY LINE Blk/Corn.= BLOCK CORNER P.P. = POWER POLE PCP = PERMANENT CONTROL POINT CALC.(C) = CALCULATEDCB = CATCH BASIN CONC. = CONCRETE REC. = RECORDED R/W = RIGHT OF WAYEASMT. = EASEMENT ELEV. = ELEVATION SEC. = SECTION SWK. = SIDEWALK F.H. = FIRE HYDRANT FND = DENOTES FOUND

W.P. = WOODEN POLE E = SECTION LINE
D = CURVE INTERIOR ANGLE
C = CALCULATED
ATT = TELEPHONE COMPANY F.I.P. = FOUND IRON PIPE L.P. = LIGHT POLE NGVD=NATIONAL GEODETIC VERTICAL DATUM OF 1929 MEAS.(M) = MEASURED NTS = NOT TO SCALE
R = RADIUS
SF = SQUARE FEET USPS = UNITED STATES POSTAL SERVICE USPS = UNITED STATES POSTAL SERVICE SECTION 35-56S-39E = SECTION 35, TOWHSHIP UTIL.= DENOTES UTILITY EXIST.= DENOTES EXISTING BLDG.= DENOTES BUILDING

SW CORNER OF

SECTION 35-56S-39E

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:** -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1) -THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

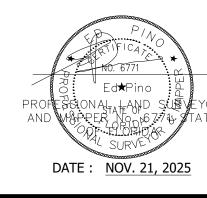
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

#### **SURVEYOR'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

> American Services of Miami, Corp. This item has been digitally signed and sealed by Ed Pino, PSM' on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any



MIAMI, Surveyo AMERICAN S Consulting E

CORP

ORDER No. 22-645 SHEET No.