

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 14 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MY ACADEMY AT WINSTON SHIELDS

2. Owner's Name: CASTE HEIGHTS, LLC. Phone: 305-316-7540

Address: 14850 SW 26 ST STE 210 City: MIAMI State: FL Zip Code: 33185

Owner's Email Address: hermanhdezrealtor@gmail.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101

Address: 266 GIRALDA AVE City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: MZULUAGA@ASOMIAMI.COM / ED@ASOMIAMI.COM

4. Folio No(s): 30-6914-000-0510 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 228TH STREET & SW 132 AVENUE

7. Present Zoning: EU-M Zoning Hearing No.: Z-20-22

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 (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO: SCHOOL - 49,050

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)

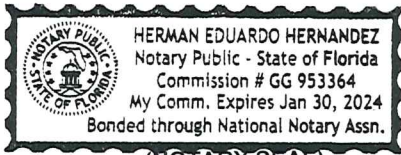
SS:

Signature of Owner: [Signature]

(Print name & Title here): MARIO CASTELLANOS (MANAGER)

BEFORE ME, personally appeared MARIO CASTELLANOS this 9 day of NOV., 2023 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 9 day of NOVEMBER, 2023 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: HERMAN HERNANDEZ)

JAN. 30, 2024
(Commission Expires)

GG 953364
(Commission Number)

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

MY ACADEMY AT WINSTON SHIELDS

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE N/W 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 42.57 FEET THEREOF IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALSO DESCRIBED AS THE NORTH 4.75 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH , RANGE 39 EAST , MIAMI- DADE COUNTY, FLORIDA

TENTATIVE PLAT
BOUNDARY SURVEY
MY ACADEMY AT WINSTON SHIELDS

A SUBDIVISION OF A PORTION OF N.W. 1/4 OF SW 1/4 OF SE 1/4 LYING IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

1"=300'



THE SE 1/4 SEC. 14-56S-39E

**MY ACADEMY AT
WINSTON SHIELDS
(T-24889)**

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.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

THE PLAT OF KENDAL ASSEMBLAGE NORTH, AS RECORDED IN PLAT BOOK 176, PAGE 42, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PLAT OF SOUTHER COVE, AS RECORDED IN PLAT BOOK 173, PAGE 63, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 EXAGGERATED 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 1/16 FOOT FOR NATURAL GROUND SURFACES AND 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 F.E.M.A. 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.

THE SUBJECT PROPERTY IS AFFECTED BY:

- ORDINANCE NO. 83-24 RECORDED IN O.R. BOOK 11781, PAGE 1422, RE-RECORDED IN O.R. BOOK 12048, PAGE 481, AS AMENDED BY RESOLUTION NO. R-1452-85, RECORDED IN O.R. BOOK 12694, PAGE 2061, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA CONCERNING LAND USE.
- DECLARATION OF RESTRICTIONS RECORDED IN O.R. BOOK 24873, PAGE 2701, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA RECORDED IN O.R. BOOK 33171, PAGE 90 I, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- KENDALL ASSEMBLAGE NORTH AND KENDALL ASSEMBLAGE SOUTH MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT ASSESSMENT ROLL RESOLUTION RECORDED IN O.R. BOOK 32910, PAGE 1635, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- COVENANT RUNNING WITH THE LAND RECORDED IN O.R. BOOK 33586, PAGE 1639 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO :

CASTELLANOS AT CORAL WAY, INC
A FLORIDA CORPORATION

SITE ADDRESS: 132XX SW 228th ST., MIAMI FL 33170

JOB NUMBER: 21-862

DATE OF SURVEY: SEPTEMBER 2, 2021, RESURVEYED MARCH 3, 2023

FOLIO NUMBER: 30-6914-000-0510

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE N/W 1/4 OF THE SW 1/4 OF THE SE 1/4, LESS THE SOUTH 42.57 FEET THEREOF IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALSO DESCRIBED AS THE NORTH 4.75 ACRES OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.120635-0592L, BEARING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE ELEVATION OF N/A. (NGVD)

LAND AREA OF SUBJECT PROPERTY: 4.76 ACRES(+/-)

THE PROPERTY IS ZONED FU-M AS PER RESOLUTION NO. 7-20-22

THE PRECISION OF TRAVERSE FOR THIS BOUNDARY LAND TITLE SURVEY IS ONE PART IN 44,000. THE MINIMUM REQUIRED PRECISION IS ONE PART IN 10,000.

SHOWN ELEVATIONS ARE BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM OF 1929).

THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

BEARING SHOWN HEREOF ARE REFERRED TO AN ASSUME MERIDIAN OF N.01°04'23"W. FOR THE CENTERLINE OF S.W. 132ND AVE. AS SHOWN ON PLAT BOOK 173 AT PAGE 63 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

DADE COUNTY FLOOD CRITERIA = 12.5, AS PER FLOOD CRITERIA MAP RECORDED ON PLAT BOOK 120, PG. 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NUMBER OF LOTS: TWO TRACTS

BENCH MARK USED:

BM CE-34-R, WITH AN ELEVATION OF 10.29 FEET, PK NAIL LOCATED AT S.W. 232ND ST. & 132ND AVE.
TBM 1 = NAIL AND DISC AT SW 132ND AVE. AND S.W. 128TH ST. (ELEV. 13.08 FEET)

DEVELOPMENT INFO:

TWO TRACTS
TRACT "A", 3.60 ACRES SITE FOR THE DEVELOPMENT OF A 24,750 SF (EACH STORY) EDUCATIONAL, PUBLIC CHARTER SCHOOL (K-8TH, 700 STUDENTS)
TRACT "B", 1.17 ACRES OF A NATURAL FOREST COMMUNITY AS PER NFC 2021-041 (TREE 12227)

TREE PRESERVATION NOTE:

THE TREE PRESERVATION AREA OF THE PROPERTY, AS SHOWN ON THIS TENTATIVE PLAT SHALL BE PRESERVED IN A NATURAL CONDITION SO THAT EXISTING PINELAND CANOPY AND PINELAND UNDERSTORY VEGETATION ARE NOT DISTURBED OR REMOVED AND REMAIN FREE FROM EXOTIC HERBACEOUS AND EXOTIC WOODY VEGETATION. AS RECORDED IN COVENANT RUNNING WITH THE LAND RECORDED IN O.R. BOOK 33586, PAGE 1639 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 OF THE FLORIDA STATUTES.

CONTACT PERSON INFORMATION

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PLSM 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 ELECTRONIC COPIES.

ed pino
Digitally signed by ed pino
Date: 2025.01.21 16:12:46 -05'00'

American Services of Miami, Corp.



REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

TENTATIVE FOR WINSTON SHIELDS

FOR: FOUR ACRES PROPERTIES
SCALE: 1"=40'
DATE: 12/19/22

DESIGNED BY: E.P.
DRAWN BY: T.P.
CHECKED BY: E.P.
FIELD BOOK No.
PAGE No. 1

ORDER No. 16-409
SHEET No. 1

MY ACADEMY AT WINSTON SHIELDS

A SUBDIVISION OF A PORTION OF N.W. 1/4 OF SW 1/4 OF SE 1/4 LYING IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATION (IF ANY APPLIED)

A = SURVEY	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
BLK/COR = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC(C) = CALCULATED	P = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC = CONCRETE	RAD = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC (R) = RECORDED
D = DIAMETER	RES. = RESIDENCE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ENC. = ENCROACHMENT	SEC. = SECTION
F.D.M. = FOUND DRILL HOLE	S.D.M. = SET DRILL HOLE
F.H. = FIRE HYDRANT	S.D.S. = SET IRON PIPE
F.N.D. = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY = STORY
F.S. = FOUND SPIKE	S.W. = SET WOODEN
L.P. = LIGHT POLE	T.D.P. = TOP OF BANK
MEAS(M) = MEASURED	U.E. = UTIL. EASEMENT
M = MANHOLE	W.P. = WOODEN POLE
M = MONUMENT	X = SECTION LINE
ML = MONUMENT LINE	
NTS = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	MANHOLE
STRUCTURE (BLDG.)	OVERHEAD ELECT.
CONCRETE BLOCK WALL	POWER POLE
METAL FENCE	LIGHT POLE
WOODEN FENCE	HANDICAP SPACE
CHAIN LINK FENCE	FIRE HYDRANT
WOOD DECK/DOCK	EASEMENT LINE
ASPHALTED AREAS	WATER VALVE
CONCRETE	TV CABLE BOX
BRICKS OR PAVERS	WATER METER
ROOFED AREAS	CONC. LIGHT POLE
WATER (EDGE OF WATER)	WATER HEATER
AIR CONDITIONER	
POOL PUMP	

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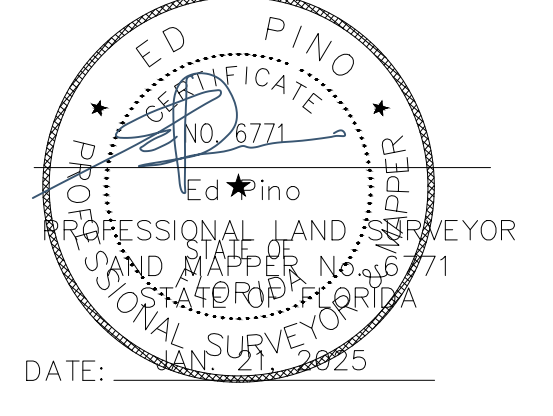
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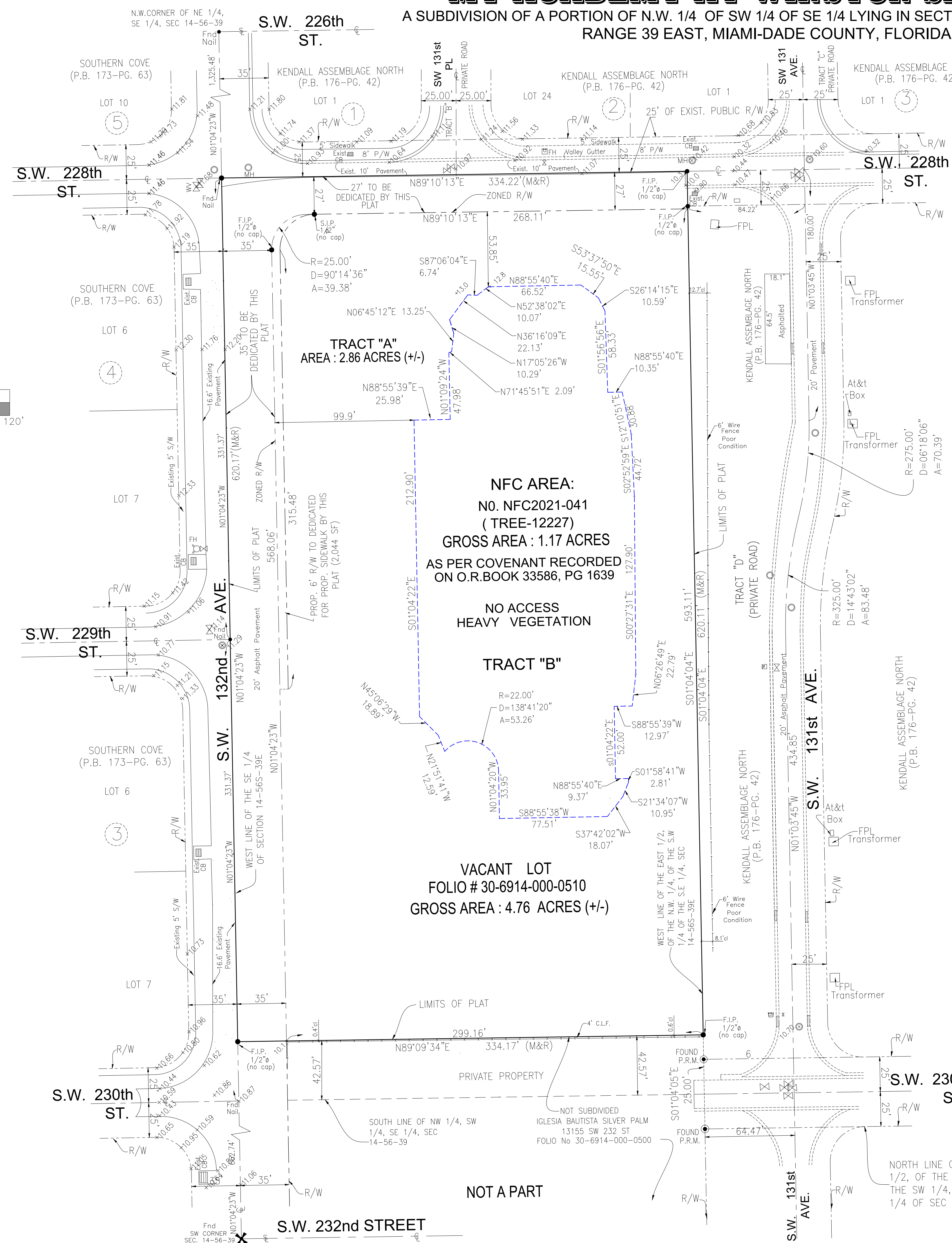
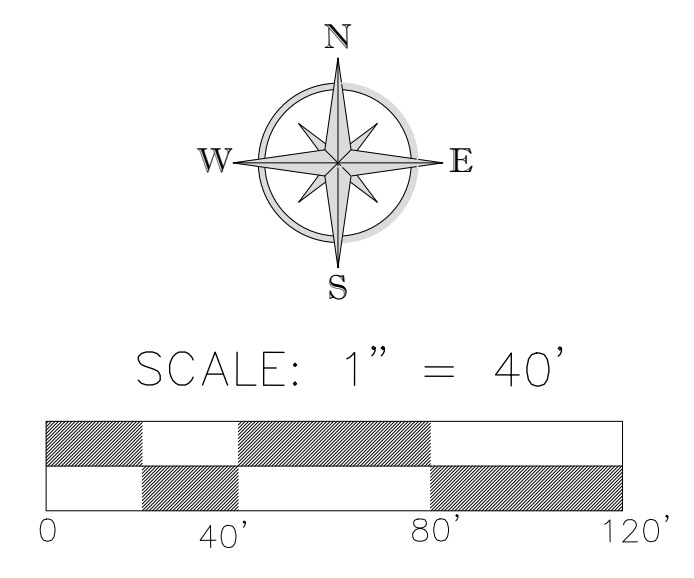
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DATE: 12/19/22



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AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers . Planners . Surveyors

TENTATIVE FOR WINSTON SHIELDS

ORDER No.
21-862
 SHEET No.
2

FOR: FOUR ACRES PROPERTIES
 SCALE: 1"=40' DESIGNED BY: E.P.
 DATE: 12/19/22 APPROVED BY: E.P.

REVISED