

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.: 23 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Princeton Multifamily

2. Owner's Name: Princeton 2 BH26 LLC Phone: 305 542 8726

Address: 3431 NE 210th Street City: Aventura State: FL Zip Code: 33180

Owner's Email Address: luispercul@brodyfriedman.com.ar - pablolaham@gmail.com

3. Surveyor's Name: Hadonne Corp. Phone: 305-266-1188

Address: 1985 NW 88th Ct Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plating@hadonne.com

4. Folio No(s): 30-6923-000-1160 / _____ / _____ / _____

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

6. Street boundaries: SW 248th Street & SW 127th Avenue

7. Present Zoning: PCUC Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(25 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.

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 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): Luis Percul - Manager

BEFORE ME, personally appeared _____ this 13 day of July, 2022 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 13 day of July, 2023 A.D.

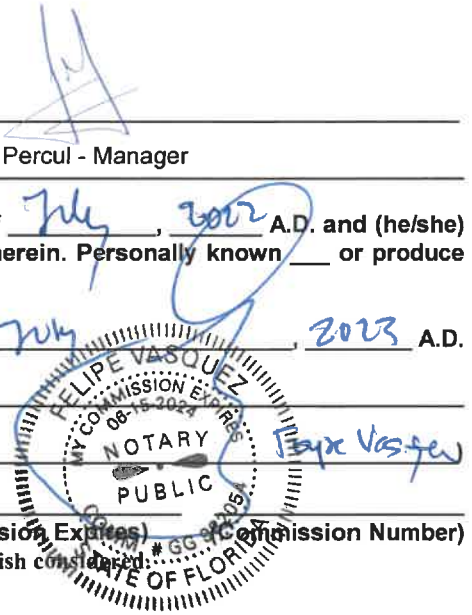
Signature of Notary Public: _____

(Print, Type name here: Felipe Vasquez

(NOTARY SEAL)

(Commission Expires) _____ (Commission Number)

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



TENTATIVE PLAT OF PRINCETON MULTIFAMILY

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on June 22, 2022.

SECTION 2) LEGAL DESCRIPTION:

The East 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 56 South, Range 39 East, except the East 35 Feet and except the South 35 feet thereof for Road Services, now situate, lying and being in Miami-Dade County, Florida.

LESS the following property:

A portion of the SE 1/4 of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the SE Corner of said Section 23; thence S 89 degrees 03 minutes 25 seconds W for 35.00 feet to a point; thence N 00 degrees 48 minutes 31 seconds W for 35 feet to a point; thence continue N 00 degrees 48 minutes 31 seconds W along the West Right-of-Way line of SW 127 Ave. for 143.66 ft. to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N 00 degrees 48 minutes 31 seconds W along the West Right-of-Way line of SW 127 Ave. for 491.13 ft. to a point; thence S 89 degrees 03 minutes 34 seconds W for 302.82 ft. to a point; thence S 00 degrees 46 minutes 09 seconds E for 491.32 ft. to a point; thence N 89 degrees 03 minutes 25 seconds E for 303.16 feet to the POINT OF BEGINNING.

**TOGETHER WITH:
NATURAL FOREST COMMUNITY PRESERVATION AREA No. 1:**

A portion of the East 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the SE Corner of said Section 23; thence S 89 degrees 03 minutes 25 seconds W along the South Line of the Southeast 1/4 of said Section 23 for 338.38 feet; thence N 00 degrees 46 minutes 08 seconds W along the West Line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 23 for 40.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N 00 degrees 46 minutes 08 seconds W along said West Line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 23 for 90.27 feet to a Point of Non-Tangent intersection of a circular curve to the right, concave to the Southeast (said point bears N 36 degrees 02 minutes 55 seconds W from the center of said curve); thence Northeastly along the arc of said curve, having for its elements a radius of 15.00 feet, a central angle of 35 degrees 06 minutes 20 seconds for an arc distance of 9.19 feet to a point of Tangency; thence N 89 degrees 03 minutes 25 seconds E for 51.23 feet to a Point of Curvature of a circular curve to the right, concave to the Southwest; thence Southeasterly along the arc of said curve, having for its elements a radius of 3.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 4.71 feet to a Point of Tangency; thence S 00 degrees 56 minutes 35 seconds E for 90.00 feet; thence S 89 degrees 03 minutes 25 seconds W along a line parallel with and 40 feet North of the South Line of the Southeast 1/4 of said Section 23 for 63.13 feet to the Point of Beginning.

**TOGETHER WITH:
NATURAL FOREST COMMUNITY PRESERVATION AREA No. 2:**

A portion of the East 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the SE Corner of said Section 23; thence S 89 degrees 03 minutes 25 seconds W along the South Line of the Southeast 1/4 of said Section 23 for 338.38 feet; thence N 00 degrees 46 minutes 08 seconds W along the West Line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 23 for 157.67 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N 00 degrees 46 minutes 08 seconds W along said West Line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 23 for 20.98 feet; thence N 89 degrees 03 minutes 25 seconds E for 113.48 feet; thence S 00 degrees 56 minutes 35 seconds E for 20.65 feet to a Point of Curvature of a circular curve to the right, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 3.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 4.71 feet to a Point of Tangency; thence S 89 degrees 03 minutes 25 seconds W for 102.00 feet to a Point of Curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve, having for its elements a radius of 15.00 feet, a central angle of 34 degrees 43 minutes 03 seconds, for an arc distance of 9.09 feet to the Point of Beginning.

Containing 54,170 Square Feet or 1.24 Acres, more or less, by calculations.

Property Address and Tax Folio Numbers:

SW 248th Street & SW 127th Avenue, Princeton, Florida 33032
Folio No. 30-6923-000-1160

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

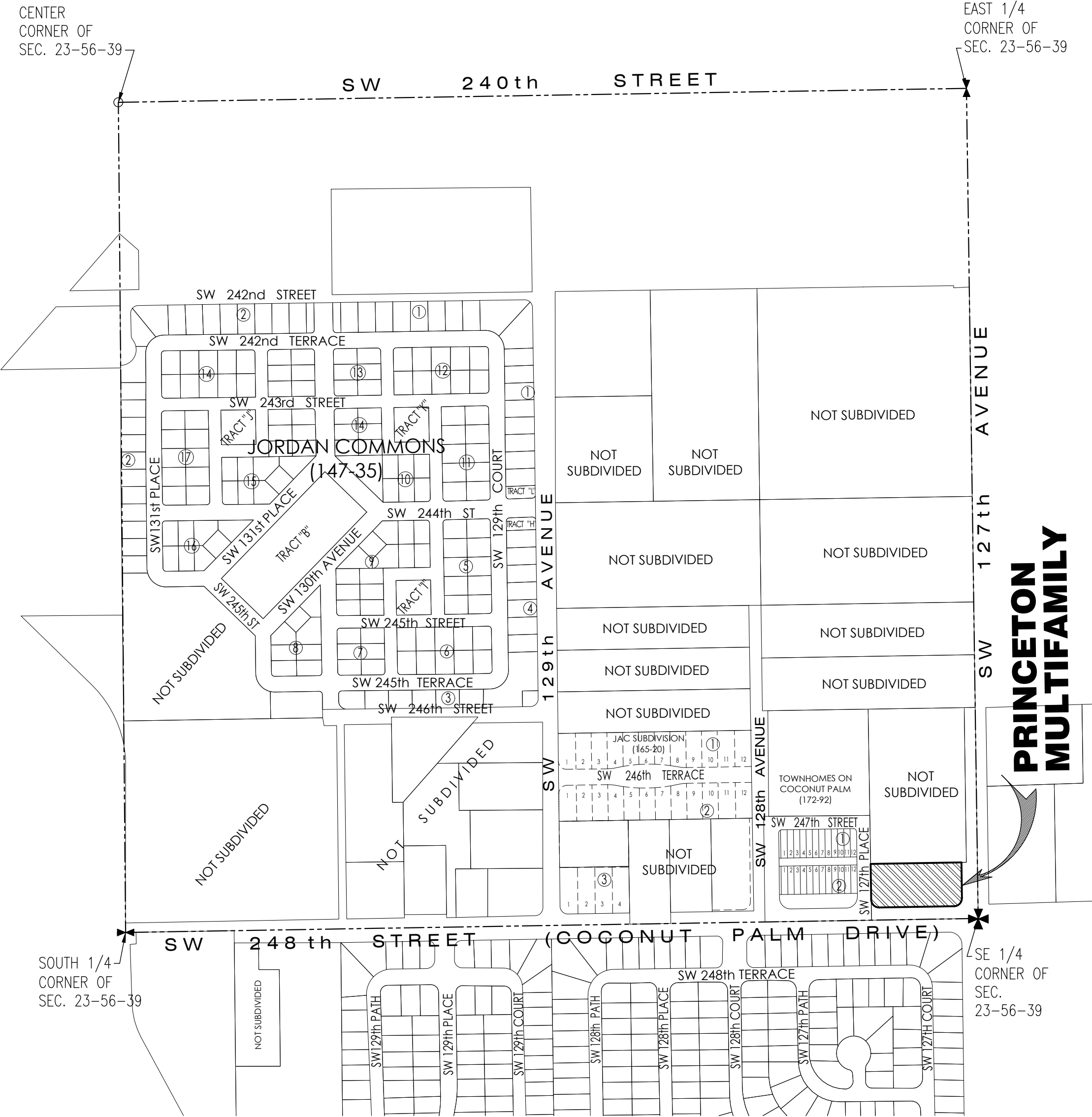
SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of N89°03'25"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade, County), Map Panel No. 12086C0592, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Special Warranty Deed, dated February 16, 20213, recorded in Official Records Book 33025, Page 1973, Miami-Dade County Records.



LOCATION MAP
THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

Plat of "TOWNHOMES ON COCONUT PALM", recorded in Plat Book 172, Page 92, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number G-46, Elevation 10.18 feet.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of N89°03'25"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade, County), Map Panel No. 12086C0592, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Special Warranty Deed, dated February 16, 20213, recorded in Official Records Book 33025, Page 1973, Miami-Dade County Records.

Plat of "TOWNHOMES ON COCONUT PALM", recorded in Plat Book 172, Page 92, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number G-46, Elevation 10.18 feet.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

Princeton 2 BH26 LLC
3431 NE 210th Street
Aventura, Florida 33180
Contact: Luis Percul
email: luispercul@brodyfriedman.com.ar
Phone: 305.542.8726

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TV-CABLE: AT&T-Verse, Comcast
POTABLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
The following development information was provided as Per Site Plan A101 prepared by Modis Architects, LLC addressed at 4955 SW 75th Avenue, Miami, Florida 33155, last dated on November 1, 2021:

Zoning: PCUC - PRINCETON COMMUNITY URBAN CENTER
Existing Land Use: Vacant Land
Number of Tracts: 1
Proposed Use: 2 Stories/Mezzanine Multiple Family Residential Building
Number of Units: 25
Parking Spaces: 35
Natural Forest Community (NFC) Preservation Total Area to remain: 8,524 Sq. Ft.±

Note:
The above Preservation Area will be maintained free of exotic and hardwood overgrowth and in accordance with the Covenant Running with the Land in favor of the Board of County Commissioners of Miami-dade County, Florida, recorded in Official Records Book 32749, at Page 1547 of the Public Records of Miami-Dade County, Florida.

Administrative Site Plan Review (ASPR) No. A2021000023

SECTION 9) FLOOD CRITERIA:

Flood Criteria: 6.1 Feet ± (NGVD 29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33172
Phone No. 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM

For the Firm
Registered Surveyor and Mapper LS6099
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida 33175
Office: 305.266.1188
Fax: 305.207.6845

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

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SURFACE UTILITY ENGINEERING
F. - 1(888)207-6845 - W. www.hadonne.com

HADONNE

BOUNDARY AND TOPOGRAPHIC SURVEY
for
PRINCETON 2 BH26 LLC
of
SW 248 STREET & SW 127 AVE, PRINCETON, FL 33032

1. ADDRESSING PLAT COMMITTEE COMMENTS ON 08-15-2022	6.
2.	7.
3.	8.
4.	9.
5.	10.

Field Book: **FILE**

DRAWN BY: **JA**

TECH BY: **RI**

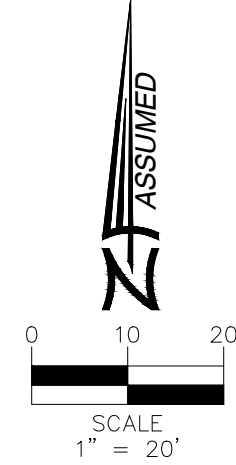
QA/QC BY: **JS**

Job No.: **22057**

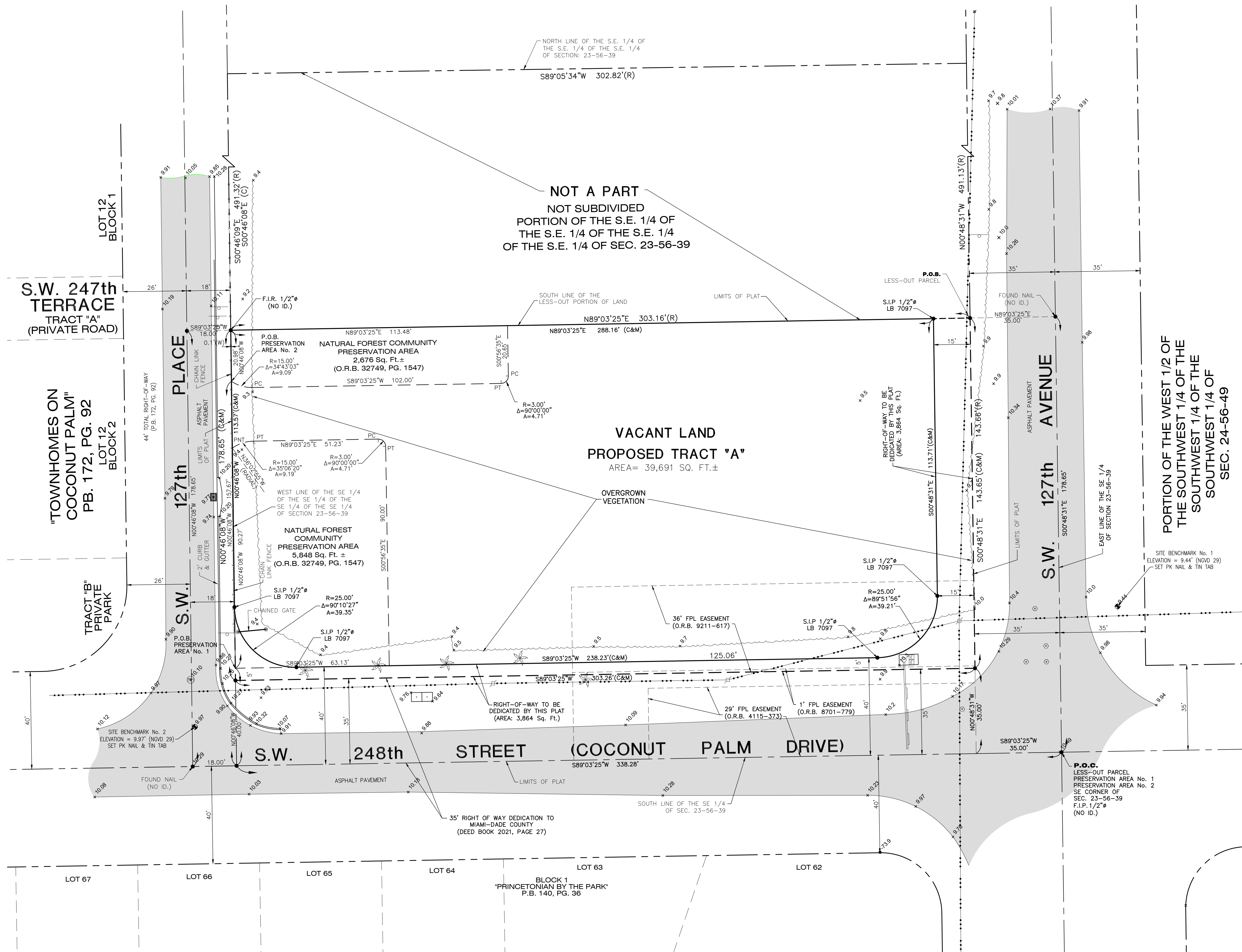
1/2

TENTATIVE PLAT OF PRINCETON MULTIFAMILY

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
—	CENTER LINE
—	SECTION LINE
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊕	CATCH BASIN
⊞	ELECTRICAL WALL PANEL
⊞	FIRE HYDRANT
⊞	DRAINAGE CURB INLET
⊞	BACKFLOW PREVENTOR
⊞	SUBDIVISION BLOCK NUMBER
⊞	PEDESTRIAN SIGNAL
⊞	ELECTRIC UTILITY BOX
⊞	LIGHT POLE
⊞	GUY ANCHOR
⊞	WATER METER
⊞	WATER VALVE
⊞	GREASE-TRAP MANHOLE
⊞	SANITARY SEWER CLEAN-OUT
⊞	SANITARY SEWER MANHOLE
⊞	SANITARY SEWER VALVE
⊞	MANHOLE-UNKNOWN
⊞	DRAINAGE MANHOLE
⊞	SIGNAL MAST ARM
⊞	INTERCOM
⊞	POST
⊞	SIGN
⊞	MAILBOX
⊞	CONCRETE UTILITY POLE
⊞	GUARDRAIL
⊞	FPL TRANSFORMER
⊞	WOOD UTILITY POLE
T1	TREE NUMBER
⊞	UTILITY STRUCTURE NUMBER
⊞	CBS WALL
⊞	WOOD FENCE
⊞	IRON FENCE
⊞	CHAIN-LINK FENCE
⊞	ROLLING GATE
⊞	DOUBLE SWING GATE
⊞	TREE
⊞	PINE TREE
⊞	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
—	X-UTIL-DRAIN
—	X-UTIL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
⊞	GRAVEL
⊞	BRICK
⊞	BUILDING HATCH
⊞	CONCRETE
⊞	TILE
⊞	ASPHALT PAVEMENT
⊞	HANDICAP TACTILE STRIP



PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 24-56-49

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

REVISIONS	FILE
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 08-15-2022	JA
2.	RI
3.	JS
4.	
Field Book:	
DRAWN BY:	JA
TECH BY:	RI
QA/QC BY:	JS
Job No.:	22057
	2/2