



***Application No.: FP-2017-008***

## **Attachment "A"**

### **Application**

#### **Superior Plat**

Final Plat approval for Superior at Old Cutler for property generally located South of SW 198 Street, West of Old Cutler Road, East of SW 85 Avenue, and North of SW 199 Street.



DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING

FINAL PLAT APPLICATION

INSTRUCTIONS

The application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 10 working days prior to any scheduled Plat Committee meeting.

APPLICANT'S INFORMATION

- 1) Owner's Name: Superior Developers Phone ( 786 ) 205-8852  
Address: 11350 SW 95<sup>th</sup> Street City Miami State FL Zip Code 33176
- 2) Applicant's Name: Superior Developers Phone ( 786 ) 205-8852  
Address: 11350 SW 95 Street City Miami State FL Zip Code 33176
- 3) Surveyor's Name: American Services of Miami Phone ( 305 ) 5985101  
ED PINO  
Address: 9370 SW 72 St. #A102 City Miami State FL Zip Code 33173

PROPERTY INFORMATION

- 4) Name of Proposed Subdivision  
Superior At Old Cutler
- 5) Legal Description of Parent Tract  
Lot 6, Block 4 of Silver Pines, According to the Plat thereof  
As recorded in PB 25 at pag 2 45 of the Public Records of  
Miami Dade County, Florida + Lot 13-25 in Block 2 of Silver Pines Subdivision  
Folio No. 36-6003-002-0020 + 0030 + 0060  
Sec. 3 Twp. 56 S. Rge. 40 E.
- 6) Street Boundaries: --  
Old Cutler Road + Between SW 199<sup>th</sup> 198<sup>th</sup> Street
- 7) Present Zoning: SR



**NOTE:** List all plat restriction zoning conditions or any other declaration, restriction, condition etc. that might affect this Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 4 and that the information contained in this application is true and correct to the best of my knowledge and belief. 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.E.R.M. prior to the approval of the final plat.

STATE OF FLORIDA COUNTY OF MIAMI-DADE

SS: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Print name & Title here: \_\_\_\_\_

BEFORE ME, personally appeared Andres Stefano this 30 day of May, 2017 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 30 day of May, 2017 A.D.

Signature of Notary Public: \_\_\_\_\_

Print, Type name here: \_\_\_\_\_

(NOTARY SEAL)



May 29, 2018  
(Commission Expires)

FF 127498  
(Commission Number)

## **RESPONSIBILITIES OF THE APPLICANT**

### **I AM AWARE THAT:**

1. The Department Environmental Resources Management (DERM), and other agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other boards, and /or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Application withdrawn within 30 days of the filing are eligible for a refund of 25% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. In *Miami-Dade County v. Omnipoint Holdings, Inc.* Case No. 3d01-2347 (Fla. 3<sup>rd</sup> DCA 2002), the 3<sup>rd</sup> District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Department professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed.
6. Any covenant to be proffered must be submitted to the Town of Cutler Bay Legal Counsel, on Town form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal

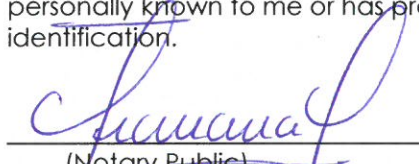
Counsel must carry a cover letter indicating subject matter, application number and hearing date.

7. The Town of Cutler Bay Department of Public Works reviews and critiques Zoning applications and may require conditions for approval.
8. Each party will be limited to a presentation of 20 minutes. This time limitation may be extended by the Chair of the meeting.
9. **THE APPLICANT IS RESPONSIBLE FOR TRACKING THE STATUS OF THE APPLICATION AND ALL HEARINGS THAT MAY BE ASSOCIATED WITH THIS APPLICATION.**

  
(Applicant's Signature)

Sworn to and subscribed before me this 30 day of May, 2017.  
Affiant is

personally known to me or has produced \_\_\_\_\_ as  
identification.

  
(Notary Public)



My Commission Expires: May 29, 2018

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to: application fees, postage, advertising, and attorney fees **regardless of the outcome of the public hearing.**

Please type or print the following:

Date: 5/30/17 Public Hearing No. \_\_\_\_\_

Full Name:

Mr. Mrs. Ms. Andres Stefano

Current Address: 11350 SW 95 Street City: Miami

State: FL Zip: 33176 Telephone Number (786) 2058852

Date of Birth: 2/11/63

Andres Stefano  
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May 2017

Giovana Giraldo  
Notary Public, State of Florida at Large

My Commission expires May 29 2018

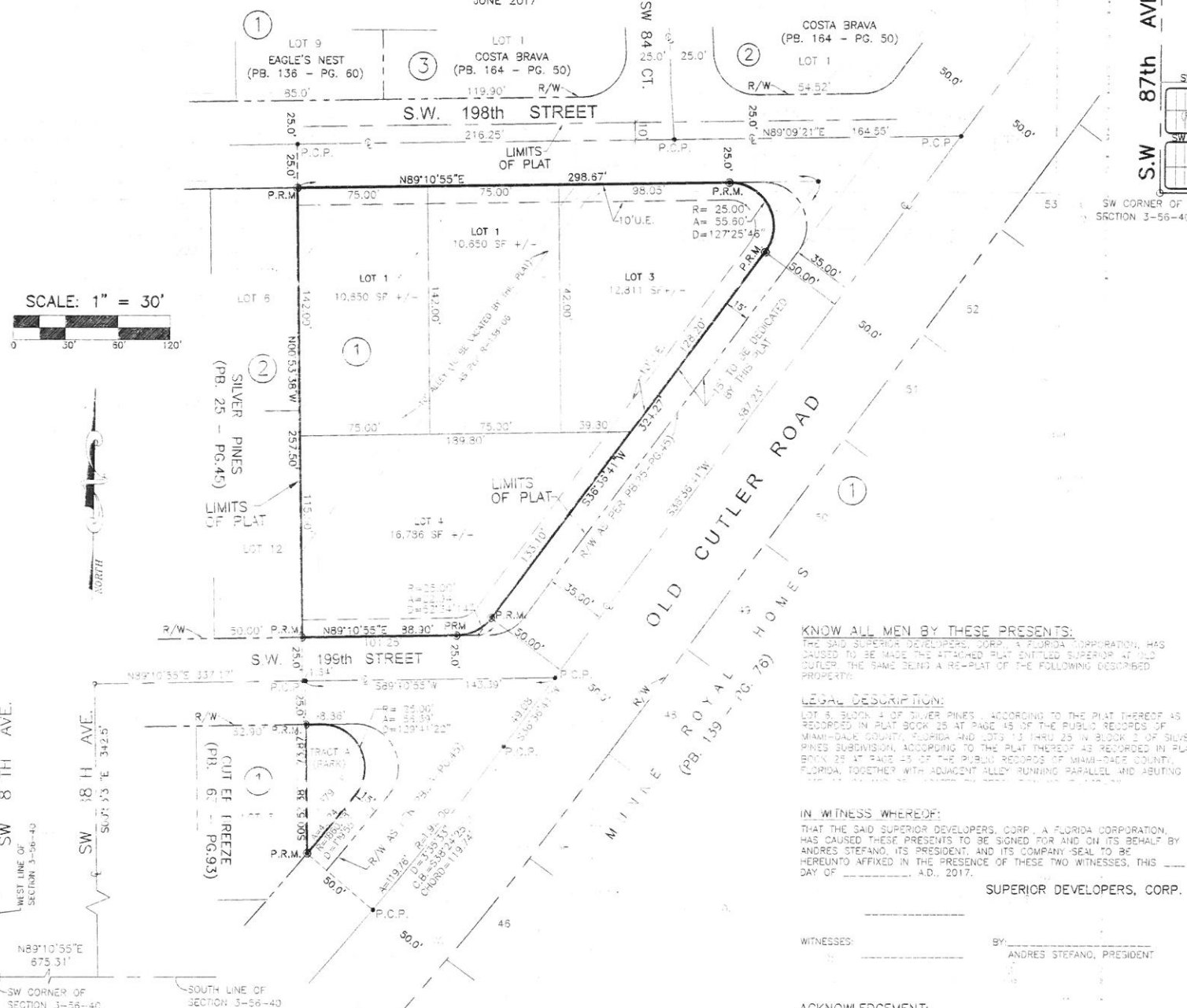


Pursuant to Ordinance No. 2000-09-33-Cost Recovery

# SUPERIOR AT OLD CUTLER

A REPLAT OF A PORTION OF BLOCKS 2 AND 4 OF SILVER PINES, ACCORDING TO THE PLAT AS RECORDED IN P.B. 25, AT PG. 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN THE SW 1/4 OF SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST AND THAT PORTION OF THE RIGHT-OF-WAY OF OLD CUTLER ROAD. TOWN OF CUTLER BAY.

PREPARED BY:  
AMERICAN SERVICES OF MIAMI, CORP.  
CONSULTING ENGINEERS LAND SURVEYORS  
9370 S.W. 72ND STREET, #102, MIAMI, FLORIDA 33173  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
JUNE 2017



SCALE: 1" = 30'



NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARING AS SHOWN ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTERLINE OF OLD CUTLER ROAD BEARS N.36°36'41"E.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED SUPERIOR AT OLD CUTLER IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

## SURVEYOR'S NOTES:

P.B. = DENOTES PLAT BOOK  
P.G. = DENOTES PAGE  
C.L. = DENOTES CENTER LINE  
R/W = DENOTES RIGHT-OF-WAY  
P.C.P. = DENOTES PERMANENT CONTROL POINT  
R = DENOTES CURVE RADIUS

C.S. = DENOTES CURVE CHORD BEARING  
A = DENOTES CURVE ARC LENGTH  
D = DENOTES CURVE DELTA (ANGLE)  
U.E. = DENOTES UTILITY EASEMENT  
SF = DENOTES SQUARE FEET  
+/- = DENOTES MORE OR LESS  
R/W = DENOTES RIGHT-OF-WAY

AMERICAN SERVICES OF MIAMI, CORP.  
9370 S.W. 72ND STREET, SUITE 4102  
MIAMI, FLORIDA 33173  
CERTIFICATE OF AUTHORIZATION NO. 1882

ED. P. RIVERO, PRESIDENT  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER #4771  
STATE OF FLORIDA

## KNOW ALL MEN BY THESE PRESENTS:

THAT THE SAID SUPERIOR DEVELOPERS, CORP., A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED SUPERIOR AT OLD CUTLER, THE SAME BEING A RE-PLAT OF THE FOLLOWING DESCRIBED PROPERTY:

## LEGAL DESCRIPTION:

LOT 8, BLOCK 4 OF SILVER PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOT 3, TRACT 25 IN BLOCK 2 OF SILVER PINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH ADJACENT ALLEY RUNNING PARALLEL AND ADJUTING TO OLD CUTLER ROAD.

## IN WITNESS WHEREOF:

THAT THE SAID SUPERIOR DEVELOPERS, CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ANDRES STEFANO, ITS PRESIDENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

SUPERIOR DEVELOPERS, CORP.

## WITNESSES:

BY: \_\_\_\_\_  
ANDRES STEFANO, PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ANDRES STEFANO, PRESIDENT OF SUPERIOR DEVELOPERS, CORP., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC,  
STATE OF FLORIDA

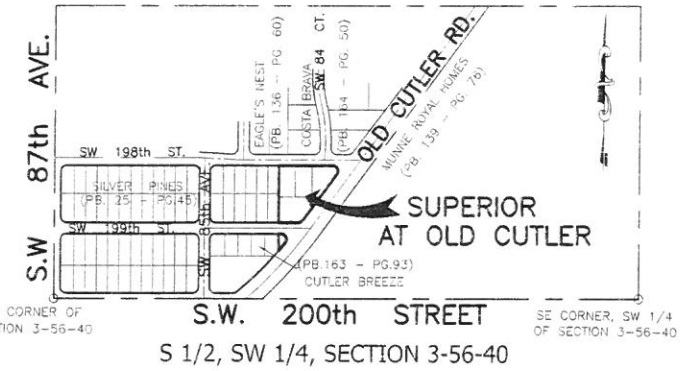
PRINTED NAME OF  
ACKNOWLEDGER

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 1 OF 1

## LOCATION MAP

SCALE: 1"=300'



## TOWN OF CUTLER PLAT RESTRICTIONS:

THE STREETS AND ROAD SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OF REVERSIONS THEREOF, WHENEVER DEDICATED TO LAW.

THAT TRACT "A" IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PARK PURPOSES.

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND TELECOMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

## OWNER'S PLAT RESTRICTION:

THE 10' UTILITY EASEMENT AT THE FRONT AND SIDES OF CERTAIN LOTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

## TOWN OF CUTLER BAY APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES, BELOW THE LEVEL OF SERVICES PROVIDED IN THE TOWN OF CUTLER BAY COMPREHENSIVE PLAN, THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY THE COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

SIGNED: \_\_\_\_\_ TOWN MAYOR  
PEGGY R. BELL

ATTORNEY: \_\_\_\_\_ TOWN CLERK

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF CUTLER BAY AND IT IS IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES. THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS STATED IN THE TOWN OF CUTLER BAY LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED: \_\_\_\_\_  
KATHRYN LYON, MBA, AICP, CFM  
PLANNING AND ZONING DIRECTOR  
DEPARTMENT OF COMMUNITY DEVELOPMENT

## MIAMI-DADE COUNTY APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

SIGNED: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

## RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017, AT \_\_\_\_ P.M., IN BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAND OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUIN, CLERK OF CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK