

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: MIAMI Sec.: 03 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: KUKENAN SUBDIVISION

2. Owner's Name: 1853 SW 7 ST LLC Phone: 786-299-7717

Address: 8640 SW 4th st City: Miami State: FL Zip Code: 33144

Owner's Email Address: joe@diaz-management.com

3. Surveyor's Name: MARIO PRATS JR & ASSOCIATES INC Phone: 305-505-6913

Address: 52 SW 81 St Avenue City: Miami State: FL Zip Code: 33144

Surveyor's Email Address: docs@pratssurvey.com

4. Folio No(s): 01-4103-000-0140 / _____ / _____ / _____

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

6. Street boundaries: SW 7th Street, SW 19th Avenue, SW. 6th Street, and SW 18th Avenue.

7. Present Zoning: T4-R Zoning Hearing No.: 21

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(⁵ _____ 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.

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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: *Shamery Diaz*

(Print name & Title here): SHAMERY DIAZ/MANAGER

BEFORE ME, personally appeared Shamery Diaz this 19 day of March, 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 19 day of March, 2025 A.D.



RAFAEL FERNANDEZ
Commission # HH 191129
Expires February 23, 2026
Bonded Thru Budget Notary Services

Signature of Notary Public: *Rafael Fernandez*

(Print, Type name here: Rafael Fernandez)

02/23/2026
(Commission Expires)

HH 191129
(Commission Number)

(NOTARY SEAL)

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

EXHIBIT A

LEGAL DESCRIPTION

TRACT "A"

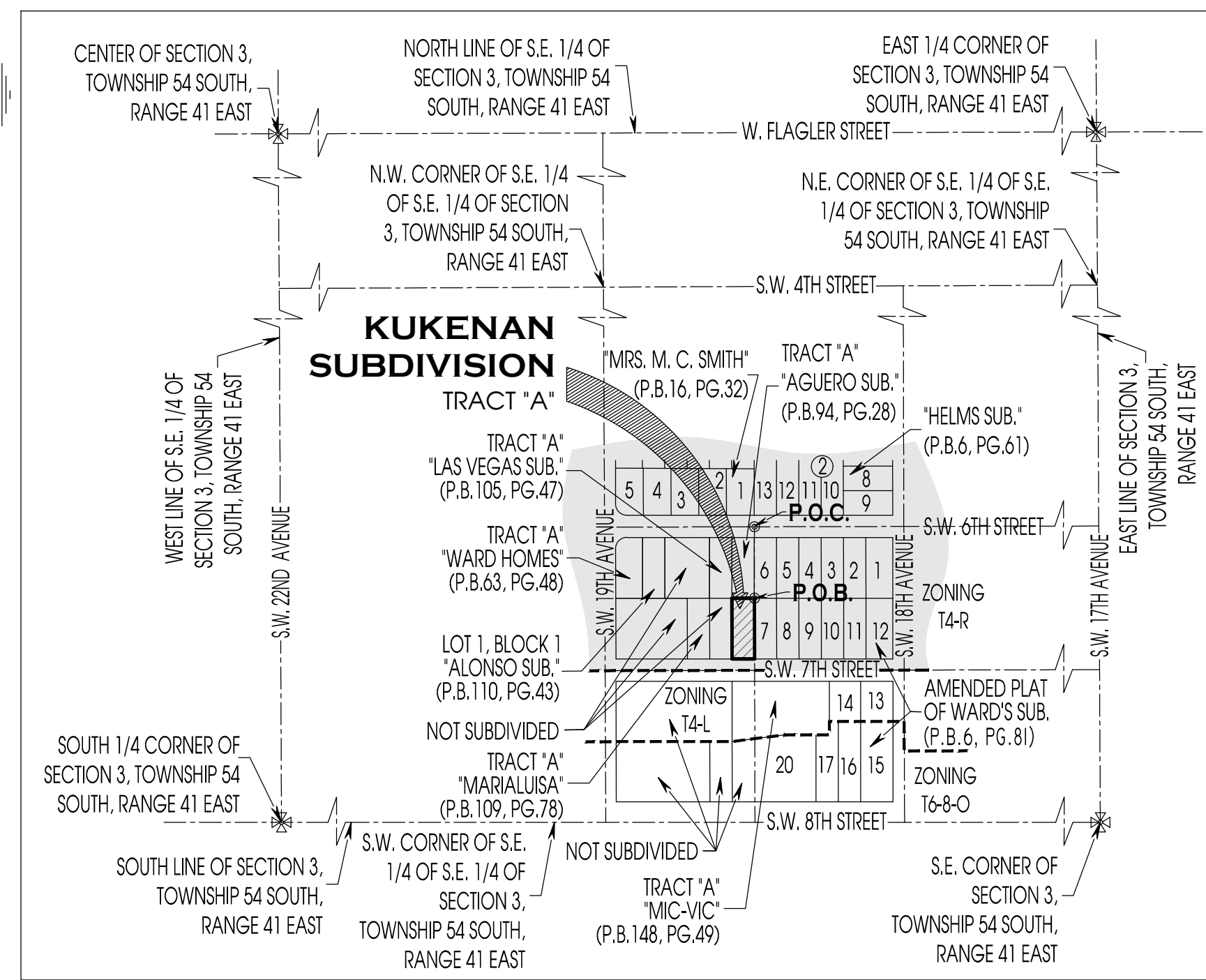
COMMENCE at the N.E. Corner of the West $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 3, Township 54 South, Range 41 East; Thence run due South 160 feet for POINT OF BEGINNING, thence run South 135 feet, thence run West 50 feet, thence run North 135 feet: Thence run East 50 feet to the POINT OF BEGINNING. Said Lands lying and being in Miami-Dade County, Florida.

Containing: 6,833.5 Square Feet or 0.16 Acres, more or less.
Folio Number: 01-4103-000-0140

Property Address: 1853 S.W. 7th STREET, MIAMI, FL
Property Owner: 1853 SW 7 ST LLC

LOCATION MAP

SCALE: 1" = 300'
A PORTION OF S.E. 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 41 EAST.



LEGAL DESCRIPTIONS

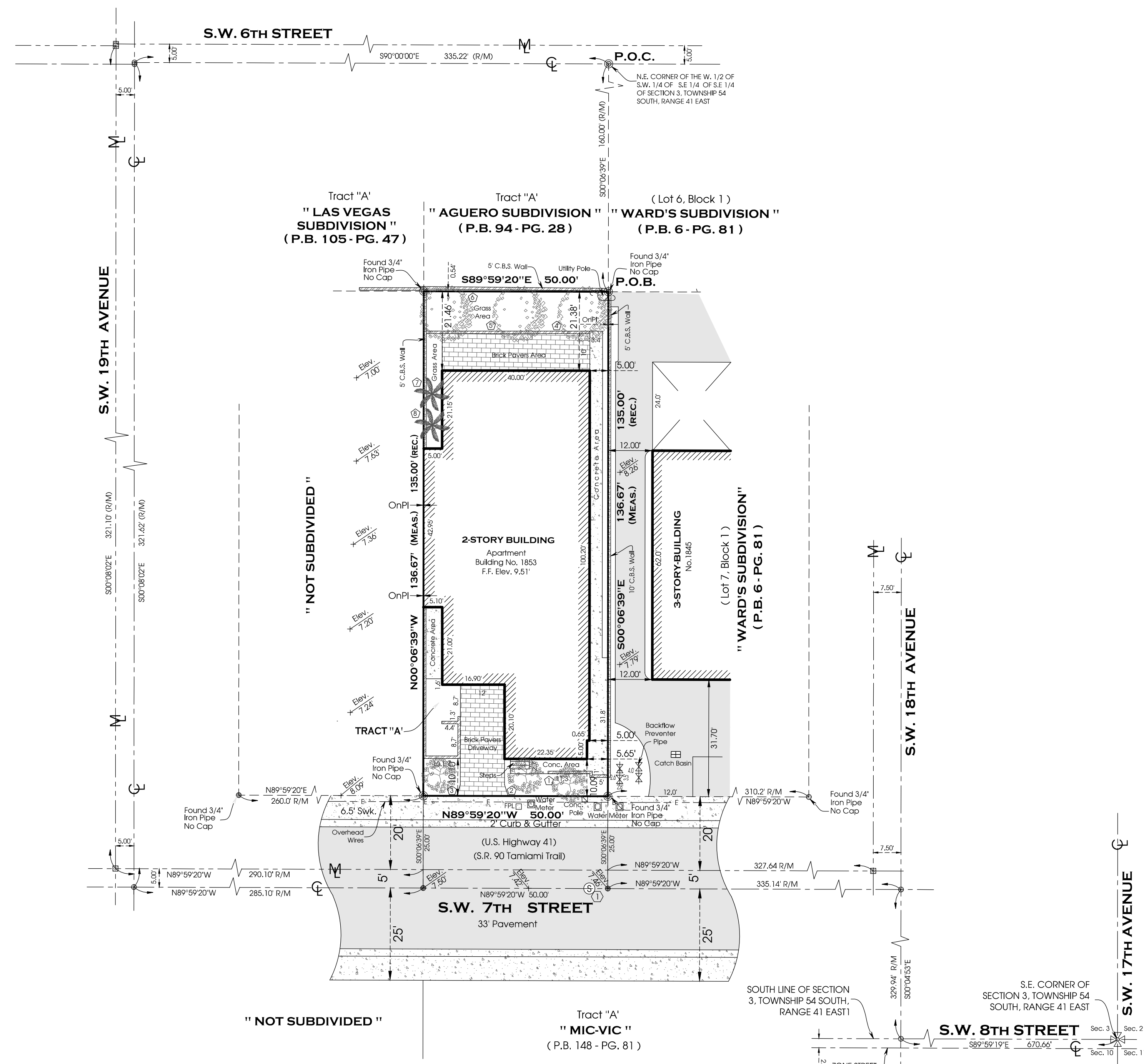
TRACT "A"
COMMENCE at the N.E. Corner of the West 1/4 of the S.W. 1/4 of the S.E. 1/4 of Section 3, Township 54 South, Range 41 East; Thence run due South 160 feet for POINT OF BEGINNING, thence run South 135 feet, thence run West 50 feet, thence run North 135 feet; Thence run East 50 feet to the POINT OF BEGINNING. Said Lands lying and being in Miami-Dade County, Florida.

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Property Owner: 1853 SW 7 ST LLC

SURVEYOR'S NOTES

- The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
- This Certification is only for the Lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. **ABSTRACT NOT REVIEWED.**
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to **OPINION OF TITLE.**
- Type of Survey: **BOUNDARY, TOPOGRAPHIC AND TENTATIVE PLAT.**
- The subject property is located within a Flood Hazard Area as defined by the Federal Insurance Administration, Community Panel No. 120650 - 0313 Suffix "L" Flood Zone "X". Base Elevation: N/A. Map Date: September 11, 2009, (Revised).
- This **BOUNDARY, TOPOGRAPHIC AND TENTATIVE PLAT**, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- 0.0' Indicates Existing Elevations.
- Elevations are referred to N.A.V.D. 88
- Bench Mark (Used): B.M. Y-237.....Elevation: 13.19 N.A.V.D. 88
- Bearings shown hereon are based on: Centerline of SW 7th STREET being N89°59'20"W.
- Zoning, Zoned Street lines, Set-backs, Undergrounds, Easements (not in Plat) and Right-of-Ways, etc. to be verified and/or obtained by owner, Architect or Builder before design or construction.
- Precision of closure 1:7,500 Suburban Class Survey.
- Land Use: **GENERAL URBAN ZONE** (According to Miami 21 Zoning Regulation).
- Present Zoning: T4-R (According to Miami 21 Zoning Regulation).
- Number of Lots: 1
- Proposed Method of Sewer System: Central Sewer System.
- Proposed Method of Water System: Central Water System.

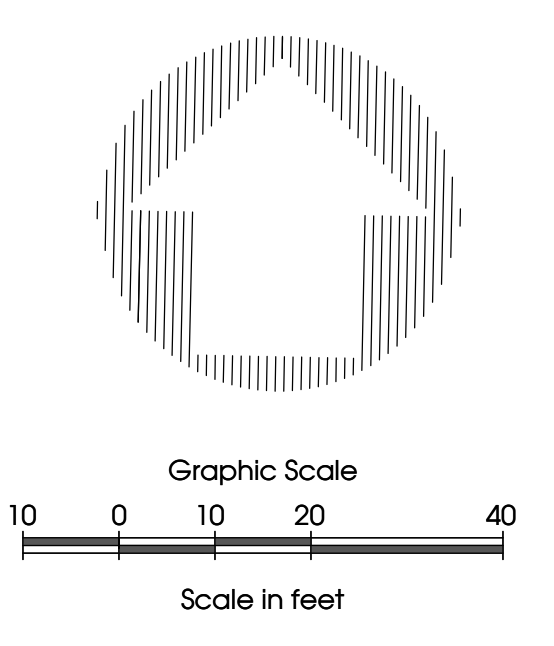


TREE TABULATION

No.	COMMON NAME	SCIENTIFIC NAME	HEIGHT	DBH (DIAMETER AT BREAST HEIGHT)	CANOPY (DIAMETER)	TPZ (TREE PROTECTION ZONE)	STATUS
1	WILD OLIVE	CORDIA BOISSIERI	8'	1.6'	17'	6'	REMAIN
2	WILD OLIVE	CORDIA BOISSIERI	10'	1.6'	19'	6'	REMAIN
3	WILD OLIVE	CORDIA BOISSIERI	9'	1.6'	18'	6'	REMAIN
4	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	12'	2'	22'	6'	REMAIN
5	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	13'	2'	21'	6'	REMAIN
6	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	12'	2'	22'	6'	REMAIN
7	ALEXANDER PALM	PIYCHOSPERMA ELEGANS	14'	3'	11'	6'	REMAIN
8	ALEXANDER PALM	PIYCHOSPERMA ELEGANS	14'	3'	12'	6'	REMAIN

RUDY ALEMANY CERTIFIED ARBORIST FL No.257 DATE: JANUARY 14, 2025

APPROVED BUILDING PERMIT # **BD16013152-001-B001**



- LEGEND:**
- Elevations
 - Water Meter
 - Back Flow Prevent Valve
 - Concrete Power Pole
 - Wood Power Pole
 - Sanitary Manhole

- 1** SANITARY MANHOLE
- Rim Elevation = 9.22'
 - Invert Elevations = (E) 0.49'
 - PVC Pipe Ø = 8"
 - Invert Elevations = (S) 0.42'
 - PVC Pipe Ø = 8"

CONTACT PERSON:
MARIO PRATS JR. P.S.M.
Professional Surveyor & Mapper No. 3332
52 S.W. 81st Avenue - Miami - Florida 33144
Phone: (305) 551-6000, E-Mail: docs@pratsurvey.com

PROPERTY OWNER:
1853 S.W. 7th Street LLC
a Florida Limited Liability Company
8640 S.W. 4th Street - Miami - Florida 33144
Phone: (786) 381-6462, E-Mail: info_74@aol.com

DEVELOPMENT CRITERIA:
PRESENT ZONING - T4-R (According to Miami 21 Zoning Regulations)
PROPOSED USE OF THE PROPERTY - 5 Apartment Residential
MIAMI-DADE COUNTY FLOOD CRITERIA 2022: 8.0 Feet N.A.V.D. 1988
Water Miami-Dade Water and Sewer
Sewer Miami-Dade Water and Sewer

REVISIONS			ABBREVIATIONS		
Date	Description	J.N.			
			P.O.B. Point of Beginning	D. Delta (Central angle)	B.M. Bench Mark
			O.R.B. Official Record Book	M.H. Manhole	Swk. Sidewalk
			P.O.C. Point of Commencement	P.B. Plat Book	N/A. Not available
			P.O.T. Point of Termination	P.G. Page	C.B.S. Concrete-Block & Stucco
			P.R.M. Permanent Reference	F.F. Finish Floor	Conc. Concrete
			M/L Monument Line	R/W Right-of-Way	L.B. License Business
			Aph. Asphalt	Meas. Measured	G.P.S. Global Positioning System
			C/L Centerline	Desc. Described	N.T.S. Not To Scale
			Ave. Avenue	Sec. Section	R/M Records and Measured
			St. Street	N. North	Sq. Ft. Square Feet
			Ter. Terrace	S. South	
			Cr. Court	E. East	
			Encr. Encroachment	W. West	
			Arc. Arc Length	Elev. Elevation	
			R. Radius	Inv. Invert	
			T. Tangent	Sta. Station	

KUKENAN SUBDIVISION

TENTATIVE PLAT

A Subdivision of a Portion S.E. 1/4 of Section 3, Township 54 South, Range 41 East.
City of Miami, Miami-Dade County, Florida.

THE ABOVE "TENTATIVE PLAT" REPRESENTS THE HEREIN DESCRIBED PROPERTY AND IT WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT ALSO MEETS THE STANDARDS OF PRACTICE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS' AND MAPPERS, PURSUANT TO SECTION 5J-17.051, FLORIDA STATUTES AND IMPLEMENTING RULES, FLORIDA ADMINISTRATIVE CODE.

NOTE:
THIS IS NOT A VALID CERTIFICATION OR REPRODUCTION OF THIS DRAWING WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT OR TRUST ELECTRONIC SIGNATURE.

MARIO PRATS JR. & ASSOCIATES, INC.
SURVEYORS - MAPPERS - PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
(305) 551-6000

E-mail: docs@pratsurvey.com Certificate of Authorization No. 4249

Scale: 1" = 20'	C.A.D. File: fsurvey/1324/34664	Drawn By: T.L.	JOB NUMBER 29576-1324
Date: 11/19/2024 <small>(For Seal Only - Not to Scale)</small>	Survey Date: 11/15/2024 <small>(For Seal Only - Not to Scale)</small>	Checked By: M.P.Jr.	1 of 1 SHEETS

Mario Prats Jr.
Professional Surveyor & Mapper No. 3332
State of Florida