#### 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:

6)

Number of Sites: (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 6 Twp.: 57 S. Rge.: 39 E. / Sec.: Twp.:S. Rge.: E.							
1.	Name of Proposed Subdivision: MIR ESTATES						
2.	Owner's Name: MAGNOLIA REDLAND ESTATES LLC Phone: (305) 221-1515						
	Address:19780 SW 198th StreetCity: Miami State:FL Zip Code: 33187						
	Owner's Email Address: Palvarez@adrianhomes.com						
3.	Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030						
	Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144						
	Surveyor's Email Address:Jravino@avinoandassociates.com						
4.	Folio No(s).:30-7906-000-0341 /						
5.	5. Legal Description of Parent Tract: <u>THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57</u>						
	RANGE 39 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA						
6.	Street boundaries: SW 284th STREET & SW 172th AVENUE						
7.	Present Zoning: EU-M Zoning Hearing No.: CZAB 14-13-21						
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:   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.

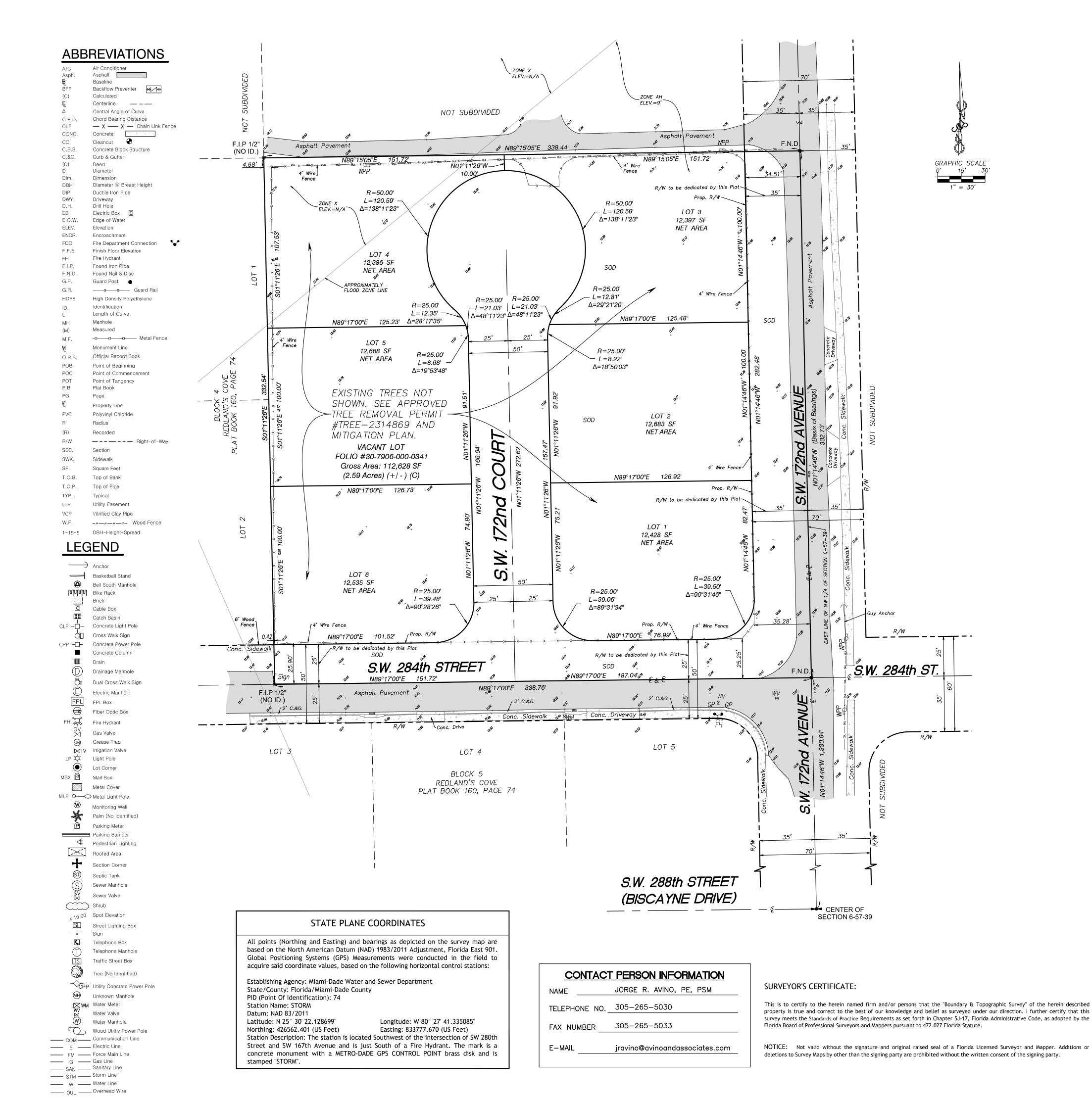
### THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

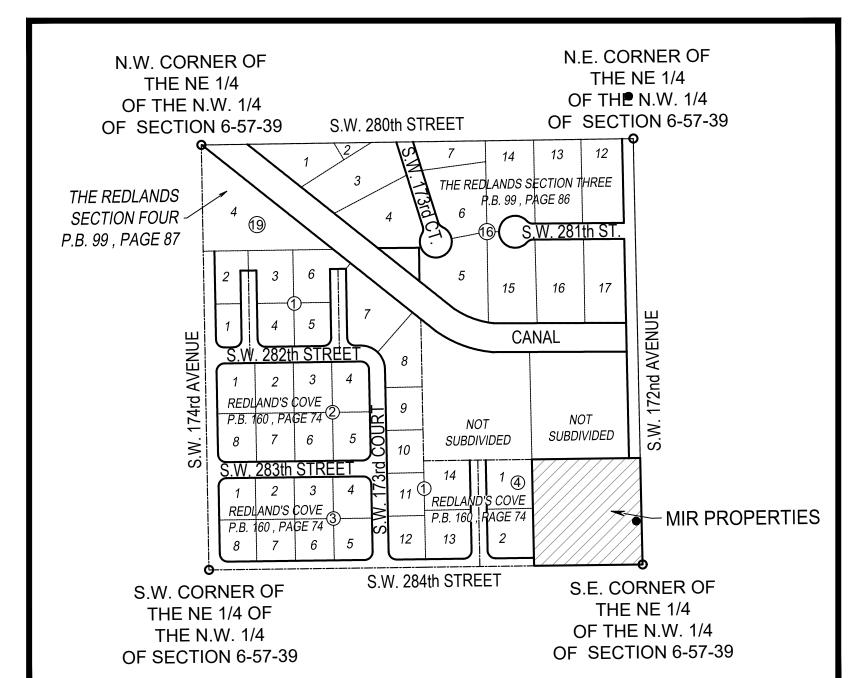
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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 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)	Simulation of Summer McCCCMM/
SS: COUNTY OF MIAMI-DADE)	Signature of Owner:
	(Print name & Title here): POP 100
	(he/she) executed the same for the purposed therein. Personally known or produce
	identification and who did (not) take an oath.  ounty and State last aforesaid this 23 day of September 1, 202 a.D.
WITNESS my hand and seal in the C	Signature of Notary Public:
	(Print, Type name here: Vette Leon)
(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.

IVETTE H. LEON
Notary Public - State of Florida
Commission # HH 029662
My Comm. Expires Sep 26, 2024
Bonded through National Notary Assn.





# LOCATION MAP

SCALE: 1" = 300'

THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

### LEGAL DESCRIPTION:

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Folio No. 30-7906-000-0341

### SURVEYOR'S REPORT:

- 1. Last day of field work was performed on August 4, 2023.
- 2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- 3. Bearings shown hereon are based on an assumed Bearing of N01°14'46"W along the centerline of SW 172nd Avenue, said line to be considered a well monumented line.
- 4. By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A & Flood Zone AH, Elevation 9' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 12086C0590, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only'
- 5. All Elevations shown hereon are based, derived and shown in National Geodetic Vertical Datum 1929 (NGVD).
- a. Benchmark Identification: Miami Dade County Benchmark: N-50 Elevation: 12.36 feet (National Geodetic Vertical Datum) Location: SW 288 ST ---- 48' South of Centerline SW 172 AVE --- 26' East of Centerline

# PK NAIL AND BRASS WASHER IN CONC SIDEWALK.

b. Benchmark Identification: Miami Dade County Benchmark: J-492 Elevation: 11.70 feet (National Geodetic Vertical Datum) Location: SW 280 ST ---- 0.25± MILES SOUTH OF SW 172 AVE C-103 CANAL --- BRIDGE

# BRASS DISC IN SE CORNER OF BRIDGE.

- 6. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- 7. Any use of this Survey for purposes other than which it was intended, without written verification, will the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- 8. All Elevations refer to National Geodetic Vertical Datum (NGVD 1929).
- 9. Vertical Control: Field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. Closure in feet must be accurate to a standard of plus or minus 0.05 ft times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- 10. Horizontal Control: The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot.
- 11. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.
- 12. Fence ownership not determined.
- 13. Legal descriptions provided by client or attesting title company.
- 14. Boundary survey means a drawing and/ or a graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale; the walls or fences may be exaggerated for clarity purposes.

# 15. DEVELOPMENT CRITERIA:

Present Zoning: EU-M as per Resolution No. CZAB 14-13-21

- Number of Lots: 6
- Existing Use: Vacant Lot
- Proposed Used: 6 Single Family Residences with two (2) SUR's • Size of Property: Gross Area = 112,628 SF (2.59 Acres)
- Net Area = 75,097 Square Feet (1.72 Acres±)
- Miami-Dade County Criteria: 7.5' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120 at Page 13, Miami-Dade County Records Public Water & Sewer: Miami-Dade Water and Sewer Department

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 and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.





Project Name:

# MIR **PROPERTIES**

S.W. 172nd AVE. & S.W. 284th STREET HOMESTEAD, FL, 32030

Property Owner:

ROLANDO MIR ESTHER MIR

Re		
No.	Description	Date

JOB AND THIS OFFICE MUST BE NOTIFIED ( ANY VARIATION FROM THE DIMENSIONS.

**BOUNDARY** SURVEY

LAND SURVEYOR & MAPPER RODOLFO' No. 4996 STATE OF FLORIDA AL SURVEYOR 1/////////

Project No. 22113.00 AS SHOWN

Jorge R. Aviño, PSM No. 4996

Land Surveyor & Mapper

03/19/2025 Drawn:

Checked:

T-PLAT Submittal:

Cad File:

Drawing Title:

Sheet No. 1 OF 1