

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 : (6)

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 Street City: 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. Legal Description of Parent Tract: THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 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.(6 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:

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.

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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: _____

(Print name & Title here): _____

[Handwritten Signature]
Roberto Viton

BEFORE ME, personally appeared Roberto Viton this 12 day of September 23 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 23rd day of September 2023 A.D.

Signature of Notary Public: _____

(Print, Type name here: _____)

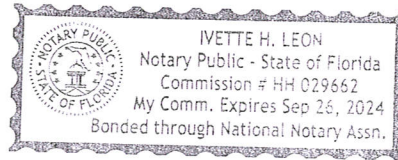
[Handwritten Signature]
Ivete Leon

(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.

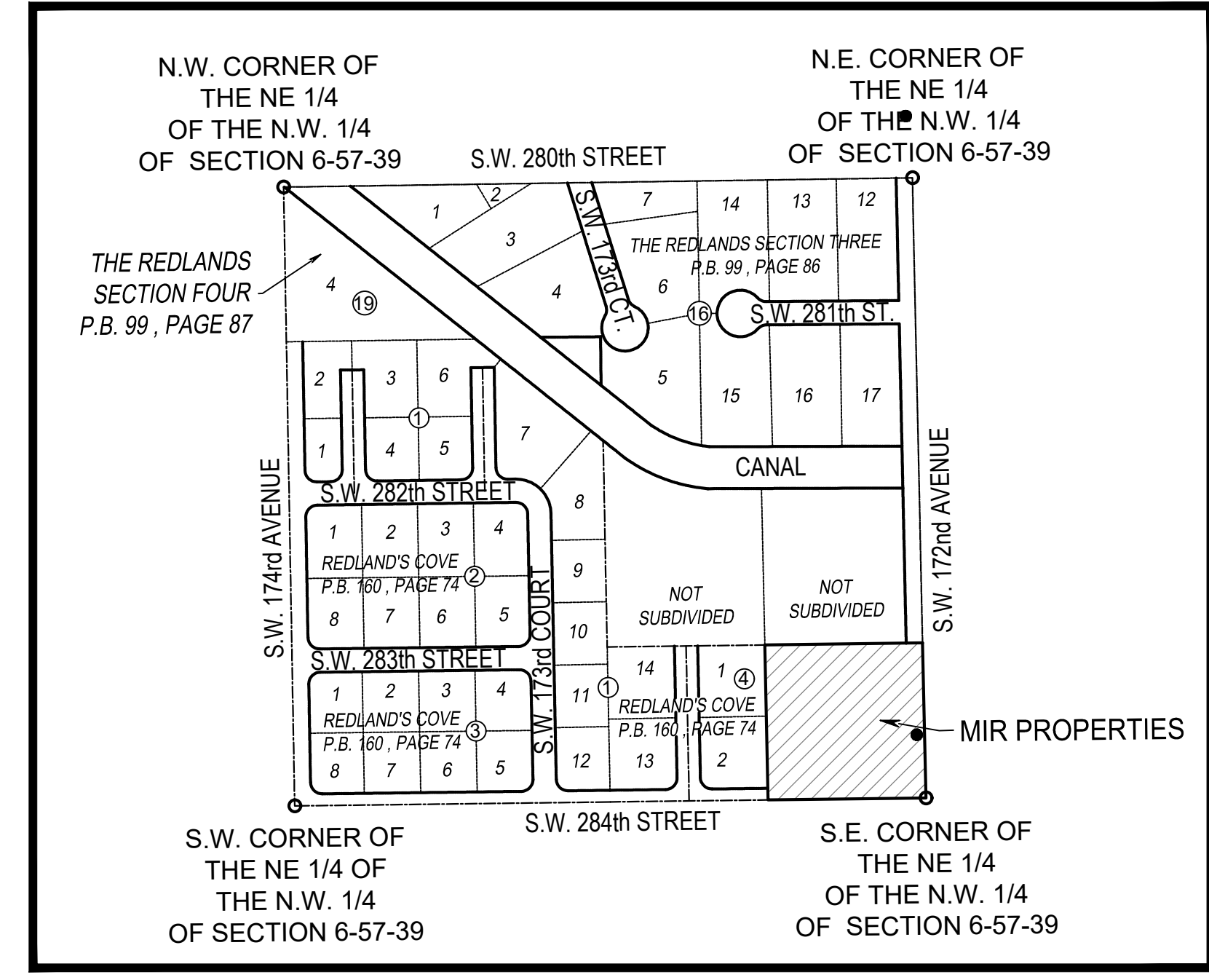
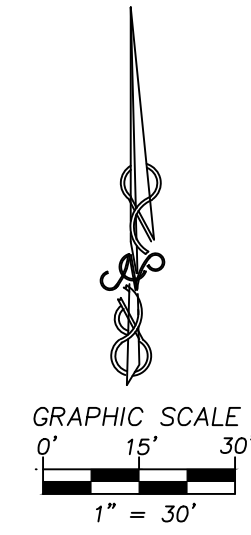
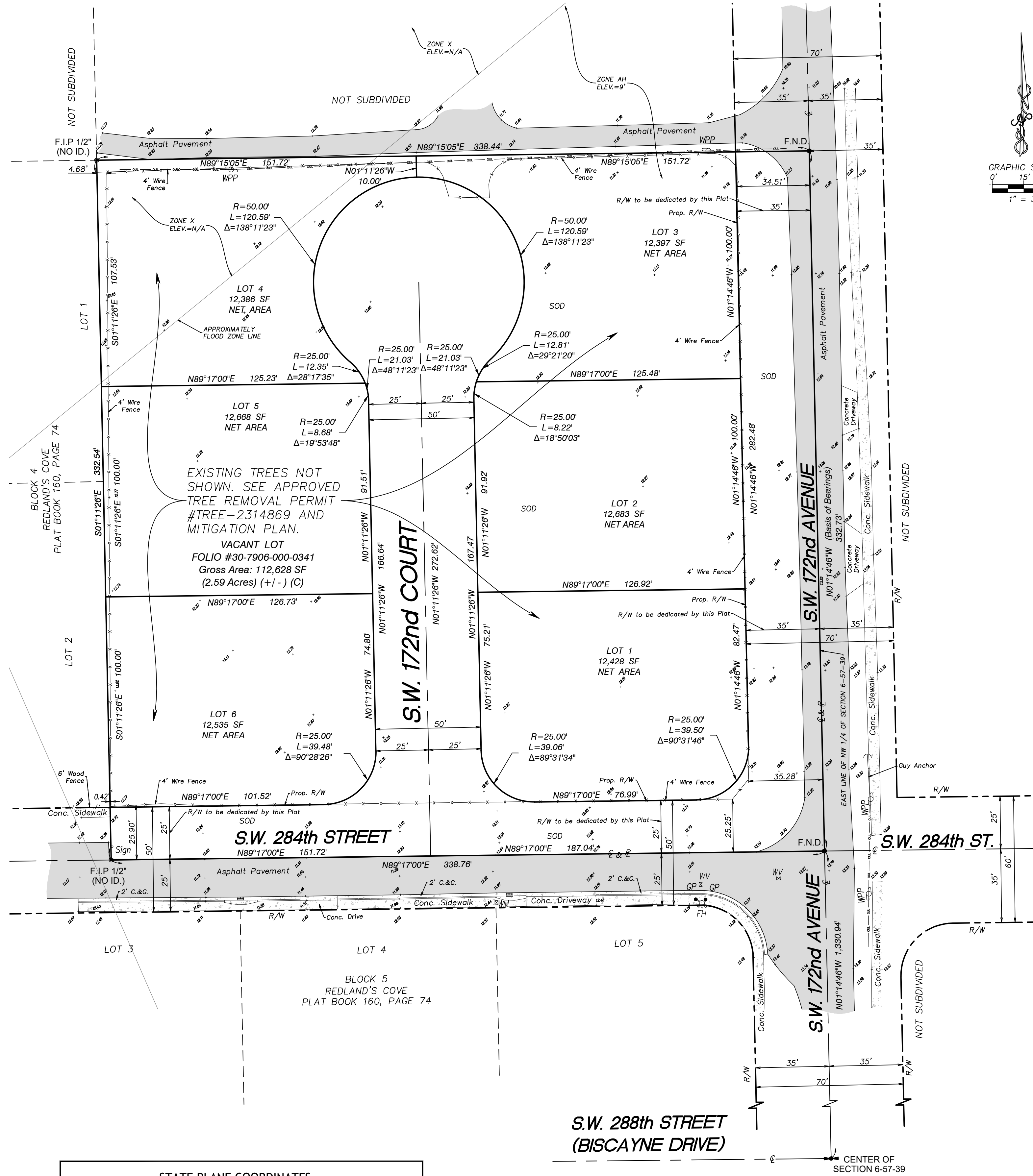


ABBREVIATIONS

- A/C Air Conditioner
- Asph. Asphalt
- Baseline Baseline
- B.P. Backflow Preventer
- (C) Calculated
- Centerline Centerline
- Δ Central Angle of Curve
- C.B.D. Chord Bearing Distance
- CLP Chain Link Fence
- CONC. Concrete
- CO Cleanout
- C.B.S. Concrete Block Structure
- C.&G. Curb & Gutter
- (D) Dead
- Ø Diameter
- Dim. Dimension
- DBH Diameter @ Breast Height
- DIP Ductile Iron Pipe
- Driveway Driveway
- D.H. Drill Hole
- EB Electric Box
- E.O.W. Edge of Water
- ELEV. Elevation
- ENCR. Encroachment
- FDC Fire Department Connection
- F.F.E. Finish Floor Elevation
- F.H. Fire Hydrant
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- G.P. Guard Post
- G.R. Guard Rail
- HDPE High Density Polyethylene
- ID. Identification
- L Length of Curve
- MH Manhole
- M Measured
- M.F. Metal Fence
- M Monument Line
- O.R.B. Official Record Book
- POB Point of Beginning
- POC Point of Commencement
- POT Point of Tangency
- P.B. Plat Book
- P.G. Page
- R_P Property Line
- PVC Polyvinyl Chloride
- R Radius
- (R) Recorded
- R/W Right-of-Way
- SEC. Section
- SWK. Sidewalk
- SF. Square Feet
- T.O.B. Top of Bank
- T.O.P. Top of Pipe
- TYP. Typical
- U.E. Utility Easement
- VCP Vitriified Clay Pipe
- W.F. Wood Fence
- 1-15-5 DBH-Height-Spread

LEGEND

- Anchor
- Basketball Stand
- Bell South Manhole
- Bike Rack
- Brick
- Cable Box
- Catch Basin
- CLP Concrete Light Pole
- Cross Walk Sign
- CPP Concrete Power Pole
- Concrete Column
- Drain
- Drainage Manhole
- Dual Cross Walk Sign
- Electric Manhole
- FPL Box
- Fiber Optic Box
- FH Fire Hydrant
- Gas Valve
- Grease Trap
- LP Irrigation Valve
- Light Pole
- Lot Corner
- Mail Box
- Metal Cover
- MLP Metal Light Pole
- Monitoring Well
- Palm (No Identified)
- Parking Meter
- Parking Bumper
- Pedestrian Lighting
- Roofed Area
- Section Corner
- Septic Tank
- Sewer Manhole
- Sewer Valve
- Shrub
- Spot Elevation
- Street Lighting Box
- Sign
- Telephone Box
- Telephone Manhole
- Traffic Street Box
- Tree (No Identified)
- U.P.P. Utility Concrete Power Pole
- Unknown Manhole
- Water Meter
- Water Valve
- Water Manhole
- Wood Utility Power Pole
- COMM. Communication Line
- E Electric Line
- FM Force Main Line
- G Gas Line
- SAW Sanitary Line
- STM Storm Line
- W Water Line
- OUL Overhead Wire



Avino & Associates
Engineers • Planners • Surveyors
1350 S.W. 37TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL. (305) 265-6030
FAX. (305) 265-6033
E.O. # 5098 ; LB # 5098
e-mail: javino@avinoandassociates.com

Project Name:
MIR PROPERTIES
S.W. 172nd AVE. & S.W. 284th STREET
HOMESTEAD, FL, 32030
Property Owner:
ROLANDO MIR ESTHER MIR

Revisions

No.	Description	Date

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY SURVEY

LAND SURVEYOR & MAPPER
JORGE RODOLFO AVINO
LICENSE NUMBER No. 4996
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
Jorge R. Avino, PSM No. 4996
Land Surveyor & Mapper

Project No. 22113.00
Scale: AS SHOWN
Date: 03/19/2025
Drawn: A.B.
Checked: J.R.A.
Submittal: T-PLAT
Cad File:
Drawing Title:
SU-1
Sheet No. 1 OF 1