

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 : (5)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: East Killian Estates

2. Owner's Name: The Estates at Killian LLC Phone: 3055998100

Address: 1805 Ponce de Leon Blvd, 100 City: Coral Gables State: Florida Zip Code: 33134

Owner's Email Address: apelaez@chbsfl.com

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

Address: 8935 NW 35th Lane, Suite 201 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 30-5010-007-0670 / _____ / _____ / _____

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

6. Street boundaries: 10900 SW 82 Ave.

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

8. Proposed use of Property:
Single Family Res.(5 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. 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: *Tatiana Pino*

(Print name & Title here): TATIANA PINO - Owner

BEFORE ME, personally appeared Tatiana Pino this 23 day of March, 2026 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 23 day of March, 2026 A.D.

Signature of Notary Public *Sandra Maria Albo*

(Print, Type name here: SANDRA MARIA ALBO)

04/26/2028

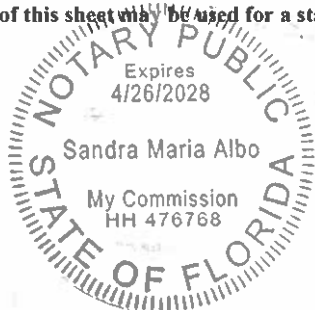
(Commission Expires)

HH 476768

(Commission Number)

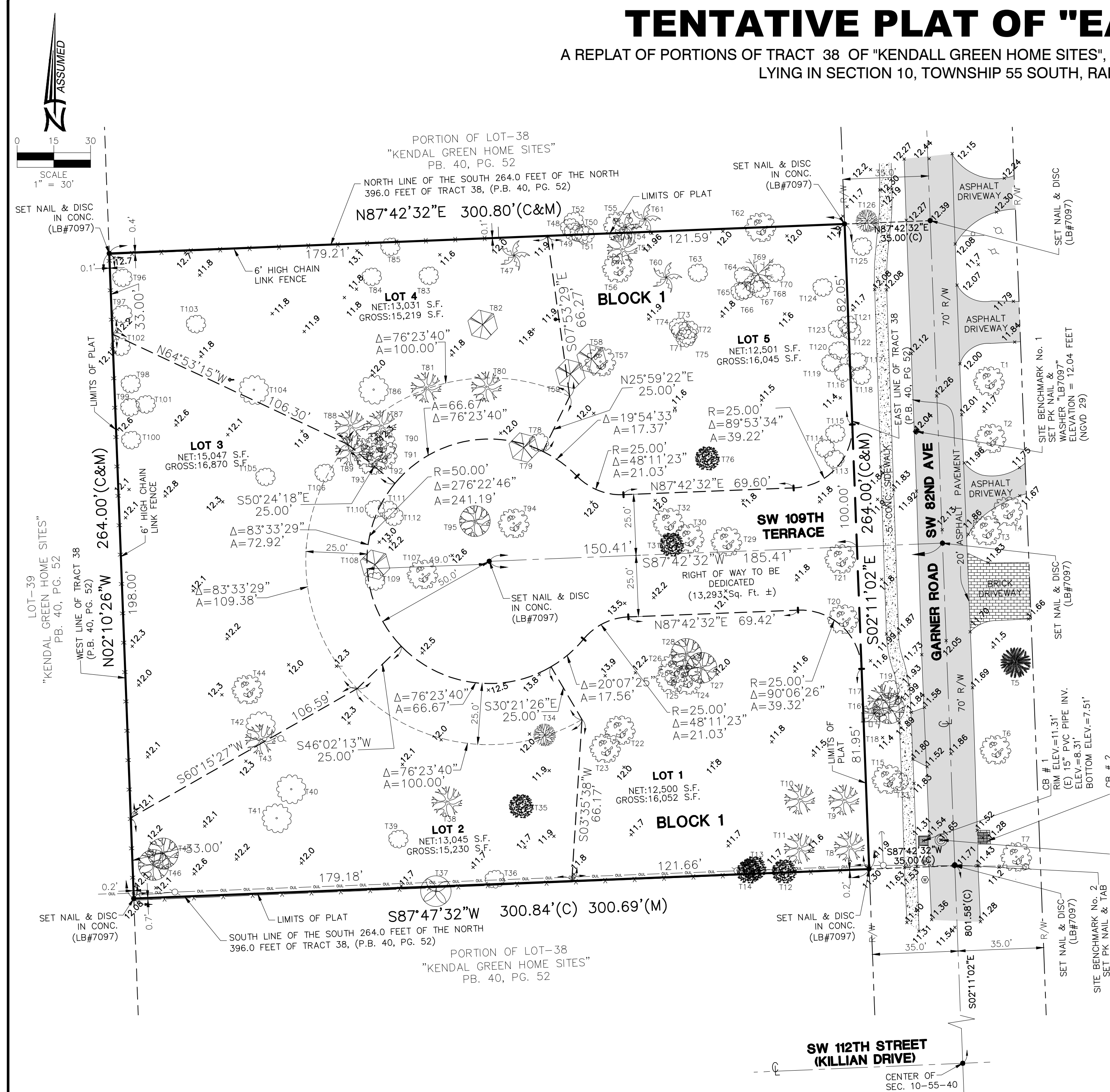
(NOTARY SEAL)

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



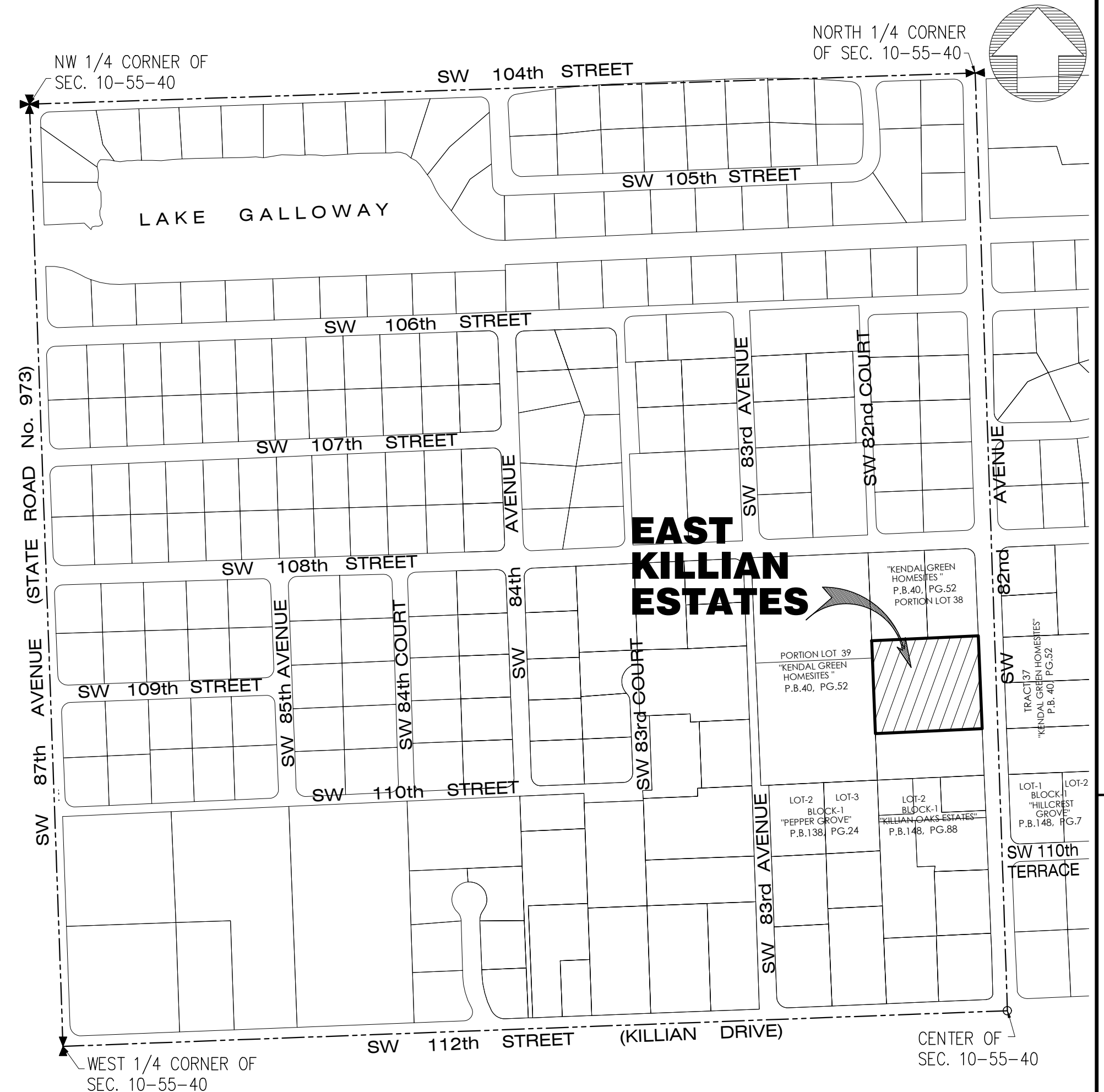
TENTATIVE PLAT OF "EAST KILLIAN ESTATES"

A REPLAT OF PORTIONS OF TRACT 38 OF "KENDALL GREEN HOME SITES", RECORDED IN PLAT BOOK 40, PAGE 52, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 10, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA



TREE No.	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	OAK	20	35	30
T2	OAK	20	12	30
T3	OAK	25	30	45
T4	OAK	25	30	45
T5	BLKOLIVIE	18	35	30
T6	OAK	25	30	45
T7	OAK	30	35	40
T8	MANGO	15	40	30
T9	MANGO	15	40	30
T10	MANGO	15	40	30
T11	MANGO	15	40	30
T12	NISPERO	10	35	20
T13	NISPERO	10	35	20
T14	NISPERO	4	15	20
T15	PALM	14	15	20
T16	MANGO	14	30	40
T17	FICUS	14	30	40
T18	FICUS	14	30	40
T19	TREE	12	30	40
T20	OAK	36	60	50
T21	OAK	36	60	50
T22	OAK	36	60	50
T23	OAK	15	50	35
T24	OAK	50	70	60
T25	OAK	20	80	40
T26	OAK	20	80	40
T27	FICUS	35	70	50
T28	FICUS	15	45	40
T29	OAK	20	40	30
T30	OAK	30	70	50
T31	NISPERO	14	50	35
T32	OAK	36	70	60
T33	GUMBOLIMBO	15	15	20
T34	NISPERO	14	35	25
T35	NISPERO	14	35	25
T36	TREE	18	30	25
T37	ROYAL	30	70	60
T38	MANGO	25	35	30
T39	TREE	18	30	30
T40	AVOCADO	80	75	75
T41	OAK	40	45	40
T42	AVOCADO	20	50	35
T43	MANGO	30	60	40
T44	OAK	18	50	40

TREE No.	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T45	FICUS	35	50	40
T46	FICUS	80	85	60
T47	PALM	4	40	15
T48	OAK	36	45	40
T49	TREE	6	35	15
T50	TREE	6	35	15
T51	TREE	6	35	15
T52	TREE	8	25	20
T53	MANGO	6	30	15
T54	PALM	12	15	12
T55	OAK	30	75	60
T56	OAK	25	75	50
T57	OAK	40	80	60
T58	UMBRELLA	14	35	20
T59	UMBRELLA	25	50	35
T60	PALM	4	35	12
T61	PALM	14	15	12
T62	TREE	30	80	60
T63	TREE	12	50	25
T64	TREE	6	25	15
T65	TREE	6	25	15
T66	TREE	6	25	15
T67	TREE	8	40	30
T68	TREE	20	50	30
T69	ARICA	10	40	25
T70	TREE	12	45	25
T71	TREE	14	40	30
T72	TREE	14	40	30
T73	TREE	12	35	25
T74	TREE	8	30	20
T75	TREE	8	30	20
T76	NISPERO	14	35	20
T77	UMBRELLA	25	40	35
T78	MANGO	50	65	50
T79	MANGO	14	25	40
T80	UMBRELLA	14	35	20
T81	TREE	20	60	40
T82	TREE	6	25	15
T83	TREE	12	35	20
T84	AVOCADO	36	70	60
T85	MANGO	8	45	15



LOCATION MAP
THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
SCALE = 1"=300'

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

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

SECTION 8) DEVELOPMENT INFORMATION:

1. Zoning: EU-M (One S.U.R.)
2. Number of Blocks: 1
3. Number of Lots: 5 (Single Family Residential)
4. Existing improvements to be demolished.

SECTION 9) FLOOD CRITERIA:

Flood Criteria: 10.0 Feet, more or less (NGVD 29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88 Court, Suite 201
Miami, Florida 33172
Phone: 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Tentative Plat of 'EAST KILLIAN ESTATES'" 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 "EAST KILLIAN ESTATES" 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.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the original Survey was on July 9, 2019.
2. An updated field survey was performed on August 10, 2021.
3. Update Survey was performed on July 05, 2022
4. Update Survey was performed on January 11, 2023.

SECTION 2) LEGAL DESCRIPTION:

North 264.0 Feet of the South 396.0 Feet of Tract 38, "KENDALL GREEN HOMESITES", as recorded in Plat Book 40, Page 52, of the Public Records of Miami-Dade County, Florida.

Containing 79,416 Square Feet or 1.82 Acres, mores or less, by calculations.

Property Address and Tax Folio Number:
10900 SW 82nd Avenue,
Miami, Florida 33156
Folio No. 30-5010-007-0670

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirements 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"=30' or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Easterly Boundary Line with an assumed bearing of S02°11'02"E, said line to be considered a well established and monumented line.

Plat of "KENDALL GREEN HOME SITES", recorded in Plat Book 40, at Page 52, Miami-Dade County Records.

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. 12086C0462, Suffix 1, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of "AMENDED PLAT OF FLOOD CRITERIA MAP", recorded in Plat Book 120, Page 13, of the Public Records of Miami-Dade County, Florida.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number P-4047, Elevation 9.65 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what 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 on 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:

Florida Properties LLC
10800 NW 29th Street
Miami, Florida 33172
Phone: 305.463.9478
Contact: Alberto Blest
E-mail: ablest@bestfreightsystems.com

LEGEND:

D.W.Y. = DRIVEWAY	W.P.B. = WIRE PULL BOX
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	W.V. = WATER VALVE
C.M.E. = CANAL MAINTENANCE EASEMENT	S.V. = SEWER VALVE
U.E. = UTILITY EASEMENT	M.L.P. = METAL LIGHT POLE
A. = ARC DISTANCE	W.M. = WATER MANHOLE
B.L.D.G. = BUILDING	T.M. = TELEPHONE MANHOLE
C.B. = CATCH BASIN	D.B.M. = DRAINAGE MANHOLE
C.B.S. = CONCRETE BLOCK STRUCTURE	S.S.M. = SANITARY SEWER MANHOLE
C.H. = CHORD	T.B.M. = TEMPORARY BENCH MARK
C. = CALCULATED VALUE	P.M. = PARKING METER
(C) = CLEAR	F.P. = FLAG POLE
E. = CENTER LINE	C. = CONCRETE
CONC. = CONCRETE	F.F.E. = FINISH FLOOR ELEVATION
P.R.C. = POINT OF REVERSE CURVE	S.I.R. = SET IRON REBAR
P.C. = POINT OF CURVATURE	F.N.D. = FOUND NAIL/DISK
P.C.D. = POINT OF COMPOUND CURVE	P.O.C. = POINT OF COMMENCEMENT
B.S. = BASELINE	F.N. = FOUND NAIL
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	P.T. = POINT OF TANGENCY
INV. E. = INVERT ELEVATION	E.N.C. = ENCLOSUREMENT
P.B. = PLAT BOOK	F.H. = FIRE HYDRANT
P.C. = PERMANENT CONTROL POINT	F.P.P. = FOUND IRON PIPE
OMP. = CORRUGATED METAL PIPE	F.I.R. = FOUND IRON REBAR
P.I. = POINT OF INTERSECTION	L.F.E. = LOWEST FLOOR ELEVATION
B.C. = BLOCK CORNER	L.P. = LIGHT POLE
R. = RADIUS	(M) = MEASURED VALUE
RAD. = RADIAL	(R) = RECORD VALUE
RES. = RESIDENCE	S. = SHADE TREE
R/W. = RIGHT OF WAY	X-Y-Z = TRUNK DIAMETER
SEC. = SECTION	Y-TREE HIGH
S.I.P. = SET IRON PIPE	Z-DIAMETER
L.O.P. = TOP OF PIPE	— = RIGHT OF WAY LINE
SNK. = SIDEWALK	— = PROPERTY LINE
P.G. = PAGE	— = WATER OUTLET
P.O.B. = POINT OF BEGINNING	— = BLOCK
N. = NOT TO SCALE	— = CURB
E. = ELEVATION	— = CURB LINK FENCE
W. = WATER OUTLET	— = OVERHEAD UTILITY LINE
BL. = BLOCK	— = WATER LINE
CL. = CLEARANCE	— = IRON FENCE
M. = MARKING LINE	— = WOOD FENCE
DR. = DRAINAGE CATCH BASIN	— = CHAIN LINK FENCE
CE. = CENTRAL ANGLE	— = OVERHEAD UTILITY LINE
TR. = TRAVEL SIGN	— = WATER LINE
CB. = CATCH BASIN (INLET)	— = UNKNOWN LINE
M. = MAST ARM	— = STORM LINE
W.U.P. = WOOD UTILITY POLE	— = SEWER LINE
A.P. = ANCHOR POLE	— = LIGHT POLE
— = CONCRETE LIGHT POLE	— = RECORD VALUE
— = CONCRETE POWER POLE	— = OAK LINE
— = FIRE HYDRANT	— = BRICK
— = ELECTRIC BOX	— = CONCRETE
— = CABLE TV BOX	— = GRAVEL
	— = TILE
	— = PAVEMENT
	— = CBS WALL

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
F. (305) 907-8846 - W. www.hadonne.com

HADONNE

BOUNDARY & TOPOGRAPHIC SURVEY
for Florida Properties LLC
10900 SW 82nd Avenue, Miami, Florida 33156

REVISIONS

NO.	DATE	DESCRIPTION
1	07-9-22	ADDITIONAL ELEVATIONS AND INVERT
2	7-11-2023	UPDATE SURVEY
3		
4		
5		
6		
7		

FILED

DRAWN BY: B.G.

TECH BY: R.I.

QA/QC BY: J.S.

Job No.: 19086

1/1