

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.: 1 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Global Estates
2. Owner's Name: SOUTHLAND PINES LLC a Florida Liability Company Phone: 305 986 6427
Address: 250 Catalonia Avenue Suite 803 City: Miami State: FL Zip Code: 33134
Owner's Email Address: dc@dcrexponential.com
3. Surveyor's Name: Manuel G. Vera & Associates, Inc. Phone: 305 221 6210
Address: 13960 SW 47 Street City: Miami State: FL Zip Code: 33175
Surveyor's Email Address: snuin@mgvera.com
4. Folio No(s): 30-6901-005-0251 / _____ / _____ / _____
5. Legal Description of Parent Tract: West 1/2 of the North 1/2 of Lot 56 Plat Book 3 Page 141
6. Street boundaries: SW 194 Street on the North side SW 127 Avenue on the West side
7. Present Zoning: EU-M Zoning Hearing No.: _____
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 18)
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.

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):

[Signature]
Daniel Cremades - Manager.

BEFORE ME, personally appeared Daniel Cremades this 11 day of September 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 Driver license as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of September, 2025 A.D.



Laura Pinzon
Comm.: HH 530586
Expires: May 23, 2028
Notary Public - State of Florida

Signature of Notary Public:

(Print, Type name here):

[Signature]
Laura M. Pinzon

(NOTARY SEAL)

05/23/28

(Commission Expires)

HH530586

(Commission Number)

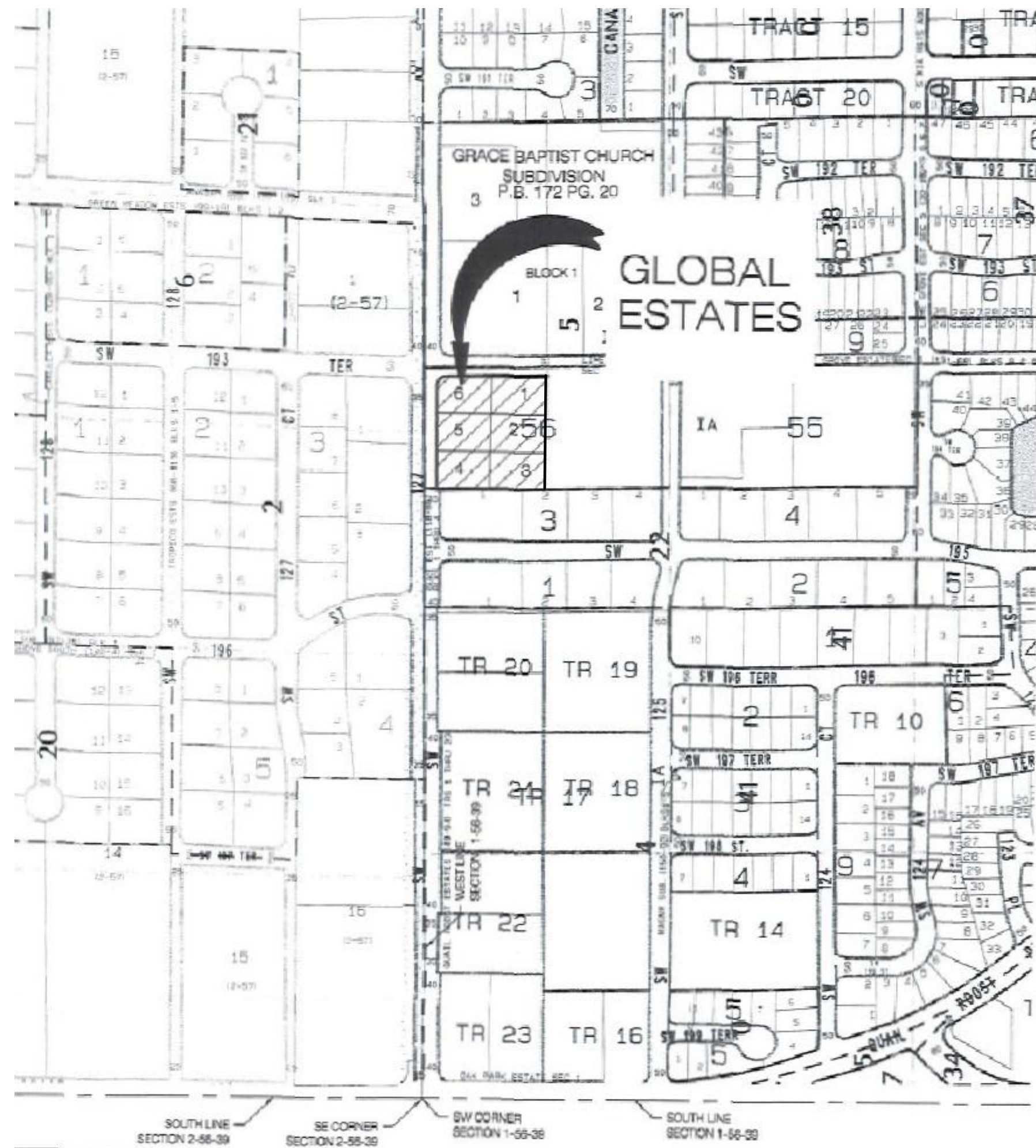
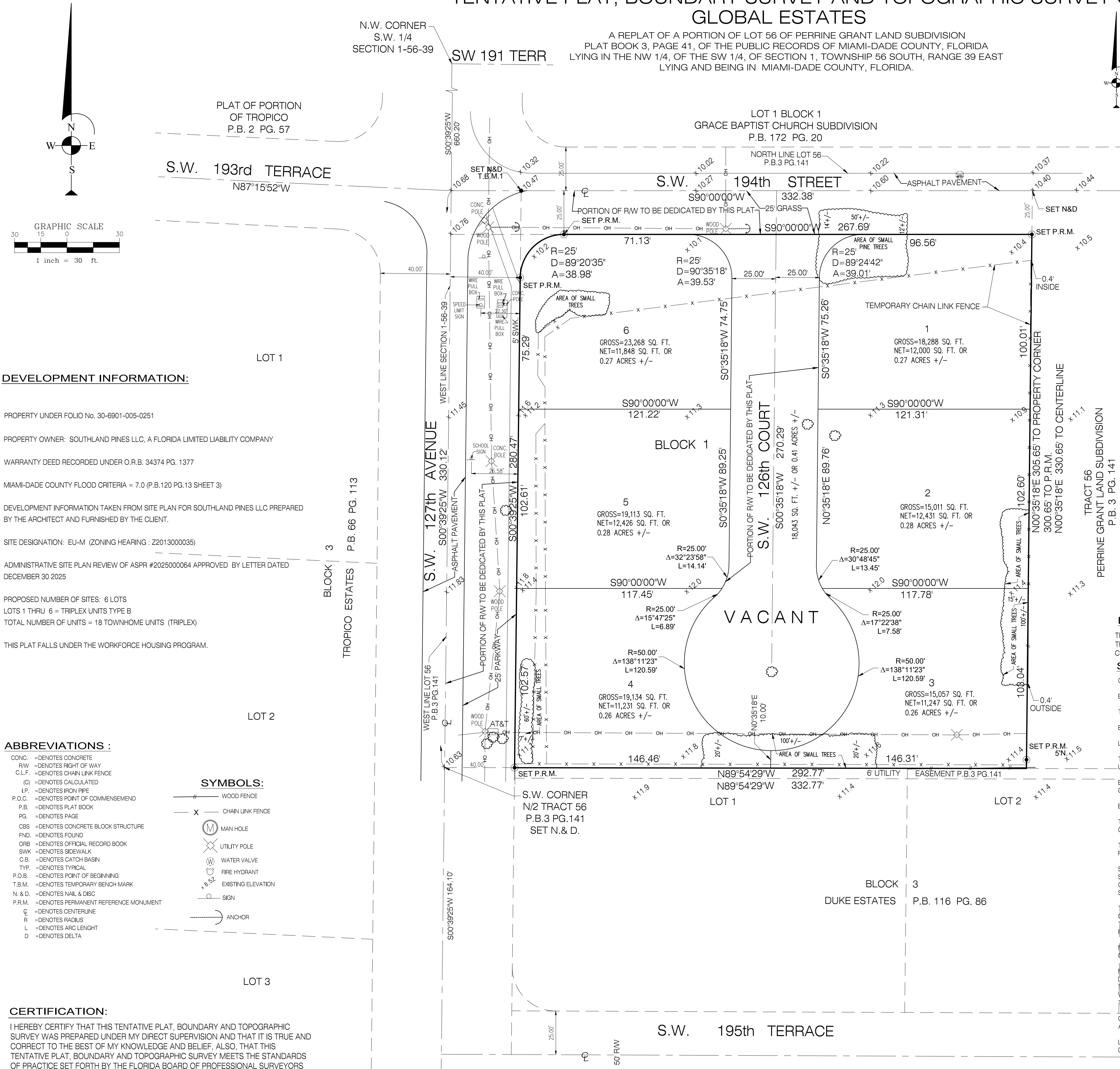
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT, BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY OF GLOBAL ESTATES

A REPLAT OF A PORTION OF LOT 56 OF PERRINE GRANT LAND SUBDIVISION
PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LYING IN THE NW 1/4, OF THE SW 1/4, OF SECTION 1, TOWNSHIP 56 SOUTH, RANGE 39 EAST
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE 1"=300'



DEVELOPMENT INFORMATION:

PROPERTY UNDER FOLIO No. 30-6901-005-0251

PROPERTY OWNER: SOUTHLAND PINES LLC, A FLORIDA LIMITED LIABILITY COMPANY

WARRANTY DEED RECORDED UNDER O.R.B. 34374 PG. 1377

MIAMI-DADE COUNTY FLOOD CRITERIA = 7.0 (P.B.120 PG.13 SHEET 3)

DEVELOPMENT INFORMATION TAKEN FROM SITE PLAN FOR SOUTHLAND PINES LLC PREPARED
BY THE ARCHITECT AND FURNISHED BY THE CLIENT.

SITE DESIGNATION: EU-M (ZONING HEARING : Z2013000035)

ADMINISTRATIVE SITE PLAN REVIEW OF ASPR #2025000064 APPROVED BY LETTER DATED
DECEMBER 30 2025

PROPOSED NUMBER OF SITES: 6 LOTS
LOTS 1 THRU 6 = TRIPLEX UNITS TYPE B
TOTAL NUMBER OF UNITS = 18 TOWNHOME UNITS (TRIPLEX)

THIS PLAT FALLS UNDER THE WORKFORCE HOUSING PROGRAM.

ABBREVIATIONS :

CONC. = DENOTES CONCRETE
R.W. = DENOTES RIGHT OF WAY
C.L.F. = DENOTES CHAIN LINK FENCE
(C) = DENOTES CALCULATED
I.P. = DENOTES IRON PIPE
P.O.C. = DENOTES POINT OF COMMENCEMENT
P.B. = DENOTES PLAT BOOK
PG. = DENOTES PAGE
CBS = DENOTES CONCRETE BLOCK STRUCTURE
FND. = DENOTES FOUND
ORB = DENOTES OFFICIAL RECORD BOOK
SWK = DENOTES SIDEWALK
C.B. = DENOTES CATCH BASIN
TYP. = DENOTES TYPICAL
P.O.B. = DENOTES POINT OF BEGINNING
T.B.M. = DENOTES TEMPORARY BENCH MARK
N & D = DENOTES NAIL & DISC
P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT
C = DENOTES CENTERLINE
R = DENOTES RADIUS
L = DENOTES ARC LENGTH
D = DENOTES DELTA

SYMBOLS:

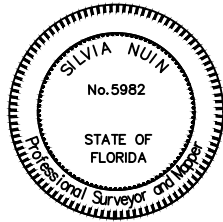
WOOD FENCE
CHAIN LINK FENCE
MAN HOLE
UTILITY POLE
WATER VALVE
FIRE HYDRANT
EXISTING ELEVATION
SIGN
ANCHOR

CERTIFICATION:

I HEREBY CERTIFY THAT THIS TENTATIVE PLAT, BOUNDARY AND TOPOGRAPHIC
SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS
TENTATIVE PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS
OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO
CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SILVIA NUIN
Professional Surveyor and Mapper No. 5982
STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND
MAPPER.



LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTH 1/2 OF LOT 56, OF PERRINE GRANT LAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 141 OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA .
CONTAINING 89,223 SQ. FT. OR 2.05 ACRES +/-

SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN, WHERE THE WEST LINE OF SECTION 1-57-38 BEARS S00°39'25"W.

LEGAL DESCRIPTION WAS TAKEN FROM WARRANTY DEED RECORDED UNDER OFFICIAL RECORDS BOOK 34374 , AT PAGE 1377.

THE SUBJECT PROPERTY LIES WITHIN AN X FLOOD ZONE PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY
UNDER COMMUNITY NUMBER 120635PANEL NUMBER 12066C0584L, DATED: SEPTEMBER 11, 2009.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI DADE
COUNTY, FLORIDA.

BENCH MARK: P-520-R ELEVATION 11.58 (F.B.917 PG. 74) .

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN
QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE
FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SAID DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE 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 OR OCCUPATION OF THE
SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE
THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE
FROM THE INFORMATION AS MAY BE AVAILABLE.

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER . ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY
OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES,
DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE
TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST
WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF
THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

GROSS AREA OF EACH LOT MEASURED TO THE CENTERLINE OF
ADJACENT ROADS.

LAST DAY OF SURVEY 03-02-2021, 03-11-2022, 12-20-2022, 03-11-2024,
07-23-2024, 05-06-2025, 09-08-2025

CONTACT PERSON INFORMATION:

NAME: Silvia Nuin, P.S.M. for
Manuel G. Vera & Assoc., Inc.
TELEPHONE NUMBER: 305-221 6210
FAX NUMBER: 305-221 1295
e-mail: snuin@mgvera.com

MANUEL G. VERA AND ASSOCIATES, INC.

ENGINEERS LAND SURVEYORS PLANNERS
13960 S.W. 47th STREET MIAMI, FLORIDA 33175 PHONE: (305) 221-6210 FAX: (305) 221-1295 LB 2439

TENTATIVE PLAT AND BOUNDARY SURVEY FOR
GLOBAL ESTATES

03-19-2021	REVISE AS PER COMMENTS FROM MIAMI-DADE COUNTY				
03-14-2022	UPDATE AND TREE SURVEY				
12-22-2022	UPDATE SURVEY				
03-11-2024	UPDATE SURVEY				
07-24-2024	LOCATE NEW POLES ALONG SW 127 AVENUE				
09-12-2024	CHANGE PROPERTY OWNER INFORMATION				
10-01-2024	INCLUDE ZONING HEARING NUMBER AS REQUESTED BY ZONING DEPARTMENT				
05-07-2025	ADD DETAIL OF SCHOOL SIGNS ALONG SW 127 AVENUE - NOT AN UPDATE				
09-09-2025	REVISE DEVELOPMENT INFORMATION (#UNITS THRU WORKFORCE HOUSING PROGRAM)				
01-05-2026	REVISE TO INCLUDE ASPR APPROVAL AS PER LETTER DATED 12/30/2025				
DATE	DRAWN BY	SCALE	F.B./PG.	JOB NO	SHEET NO
03-02-2021	S.N.	AS SHOWN	917/70	21-512 25-683	1 OF 1