

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 56 S. Rge.: 39 E. / Sec.: 13 Twp.: 56 S. Rge.: 39 E.

1. Name of Proposed Subdivision: Fiavero Plaza

2. Owner's Name: Leia Investments, LLC

Phone: 7864029158

Address: 1832 NW 21 STREET City: Miami State: FL Zip Code: 33142

Owner's Email Address: artur@vierapropertymgmt.com

3. Surveyor's Name: Juan A. Suarez

Phone: 305-596-1799

Address: 13350 SW 131st Street, Suite 103 City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: Juan.suarez@suarezsurveying.com

4. Folio No(s): 30-6913-000-1413 / _____ / _____ / _____

5. Legal Description of Parent Tract: A portion of Sec. 13 - 56 S - 39 E, MDC, FL

6. Street boundaries: State Road 5

7. Present Zoning: Limited Business District BU-1A

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(29,000 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)

SS:

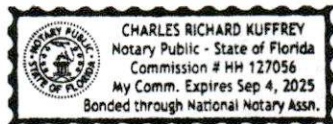
Signature of Owner: *[Signature]*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Arsenio Viera (Manager)

BEFORE ME, personally appeared Arsenio Viera this 17 day of September, 2021 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 17 day of September, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: *[Signature]*

(Print, Type name here: Charles Kuffrey)

Sep 4, 2025

(Commission Expires)

HH 127056

(Commission Number)

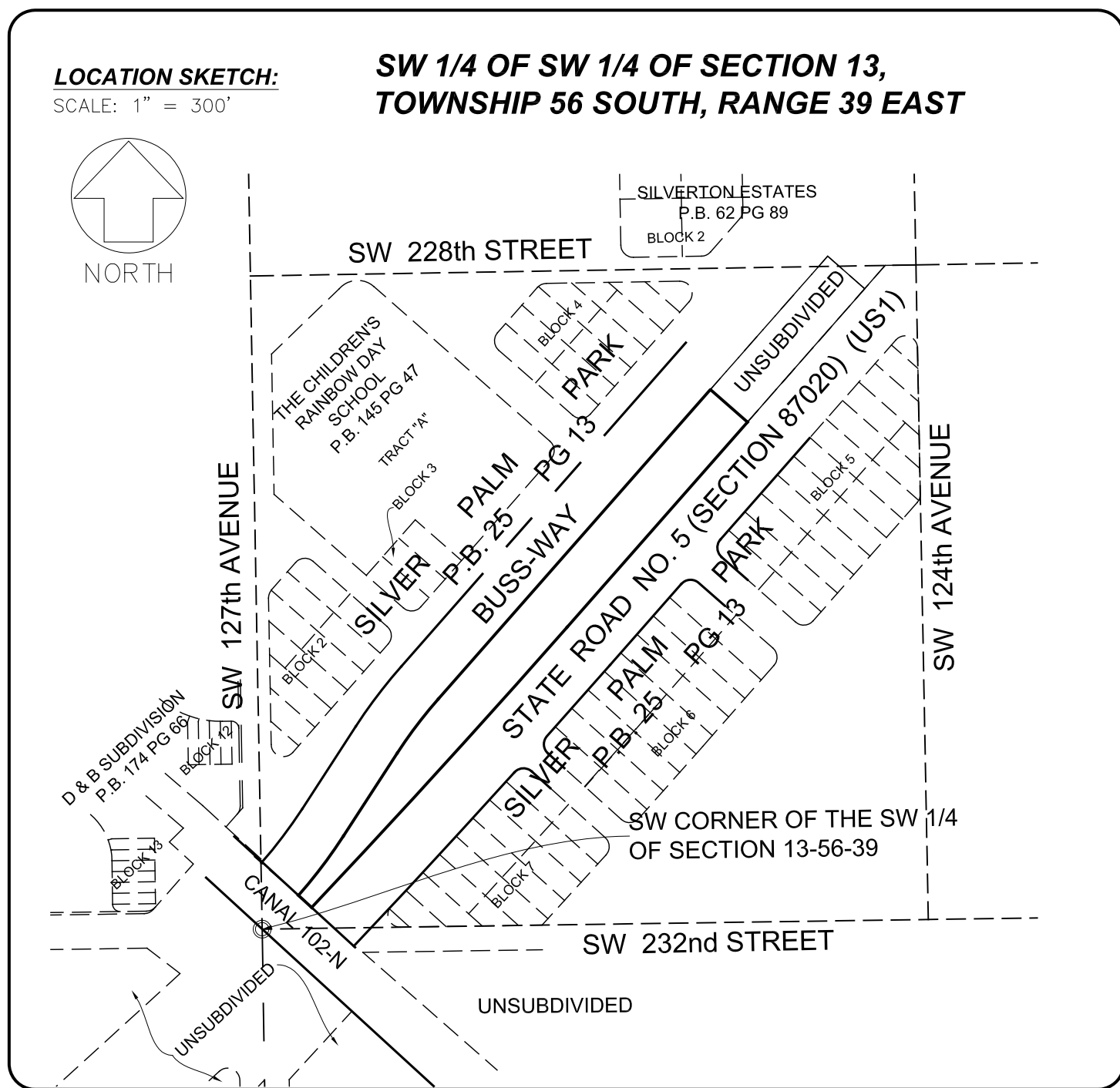
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
TENTATIVE PLAT OF
FIAVERO PLAZA

A PROPOSED SUBDIVISION LYING WITHIN THE
SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY,
FLORIDA


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13350 SW 131st Street, Suite 110, Miami, Florida 33196
Tel: 305.596.1799
www.suarezsurveying.com

SITE INFORMATION:
ZONING:
BU-1A COMMERCIAL
FOLIO NUMBER:
30-6913-000-1413
MIAMI-DADE COUNTY FLOOD CRITERIA:
ELEVATION 6.0 (NGVD29) SCALED AND PRORATED AS
SHOWN IN FLOOD CRITERIA PLAT
(PB 120 PG 13) MDCR
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP INFORMATION:
COMMUNITY NAME AND #: UNINCORPORATED 120635
PANEL: 12086C0592
SUFFIX: L
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
DATE OF FIRM: 09/11/09
DATE OF MAP INDEX: 09/11/09
OWNER INFORMATION:
LEIA INVESTMENTS, LLC
PROPOSED DEVELOPMENT INFORMATION:
COMMERCIAL RETAIL SITE
ONE 29,000 SQ. FT. SHOPPING CENTER BUILDING
PROPOSED UTILITIES:
ELECTRICAL, WATER AND SEWER
PROPOSED NUMBER OF SITES:
1
AREA CALCULATIONS:
TRACT A SIZE:
116,362 SQUARE FEET, 2.67 ACRES



CONTACT PERSON INFORMATION:
NAME: JUAN A. SUAREZ, PSM
TELEPHONE # 305 596 1799
EMAIL ADDRESS: SUAREZSURVEYING@GMAIL.COM
ADDRESS: 13350 SW 131 STREET, SUITE # 110
MIAMI, FL 33186

LEGAL DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, THENCE RUN S89°-02'-52"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 62.27 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1, THENCE RUN S41°-18'-49"W ALONG SAID RIGHT OF WAY LINE FOR 422.89 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S41°-18'-49"W FOR 553.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE NORTHWEST, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 21452.96 FEET THRU A CENTRAL ANGLE OF 2°-03'-09" FOR 768.51 FEET. (THE LAST 3 COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1), TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF C-102-N CANAL, THENCE RUN N47°-29'-22"W ALONG SAID CANAL RIGHT OF WAY FOR 36.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE FLORIDA DEPARTMENT OF TRANSPORTATION SEGMENT NO. 5 AS SHOWN IN RIGHT OF WAY MAP DATED 10-24-91, BEING AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, THE BEARING OF WHICH BEARS N48°-44'-59"W FROM SAID INTERSECTION, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET THRU A CENTRAL ANGLE OF 8°-15'-28" FOR 151.33 FEET, THENCE RUN N32°-59'-33"E FOR 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE SOUTHEAST, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 950.00 FEET THRU A CENTRAL ANGLE OF 8°-19'-16" FOR 137.97 FEET, THENCE RUN N41°-18-49"E FOR 835.27 FEET, (THE LAST 4 COURSES BEING COINCIDENT WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE OF FLORIDA DEPARTMENT OF TRANSPORTATION), THENCE RUN S48°-41'-11"E FOR 100.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(ES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING, THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(ES) WITHOUT THE AUTHORIZATION OF THIS FIRM.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES, FOR THOSE PURPOSES, A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
9. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
10. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
11. FENCE OWNERSHIP NOT DETERMINED.
12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON RIGHT OF WAY MAP (P.B. 124, PG. 76 SHEET 4), THE SOUTHERLY R/W LINE OF THE FEC RAILROAD BEARS S 41°18'19" W.
13. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY

THIS DOCUMENT IS NOT FULL AND/OR
COMPLETE WITHOUT ALL SHEETS.
(TOTAL OF THREE (3) SHEETS.)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY
SHALL BEAR THE ORIGINAL SIGNATURE
AND RAISED SEAL OF THE ATTESTING
REGISTERED SURVEYOR AND MAPPER



JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KALON (SURVEY NAIL)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
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PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES = RESIDENCE
SIP = SET IRON PIPE
SNO = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SW = SUBWALK
(TYP) = TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT

SYMBOLS:

⊕ = HAND HOLE
⊞ = ELECTRIC BOX
⊞ = TELEPHONE REPAIR
⊞ = CABLE TV REPAIR
⊞ = WATER METER
⊞ = WATER VALVE
⊞ = CURB INLET
⊞ = FIRE HYDRANT
⊞ = LIGHT POLE
⊞ = SIGN
⊞ = VALVE
⊞ = GAS VALVE
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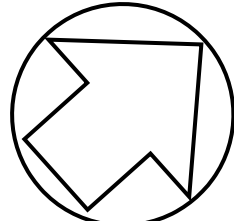
SURFACE:

ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

DATE OF SURVEY : 08/26/2021
JOB # : 201031765
FILE # : E-FIAVERO
PROJECT NAME: SURVEYS 2020
CAD FILE(P): -
PARTY CHIEF: KLAUDG
F.B.: 182 PG. 5
SHEET 1 OF 3

CERTIFIED TO:
LEIA INVESTMENTS, LLC

03/19/25 UPDATED T-PLAT JOB#250339867
11/22/22 UPDATED T-PLAT JOB#221136098
REVISIONS:

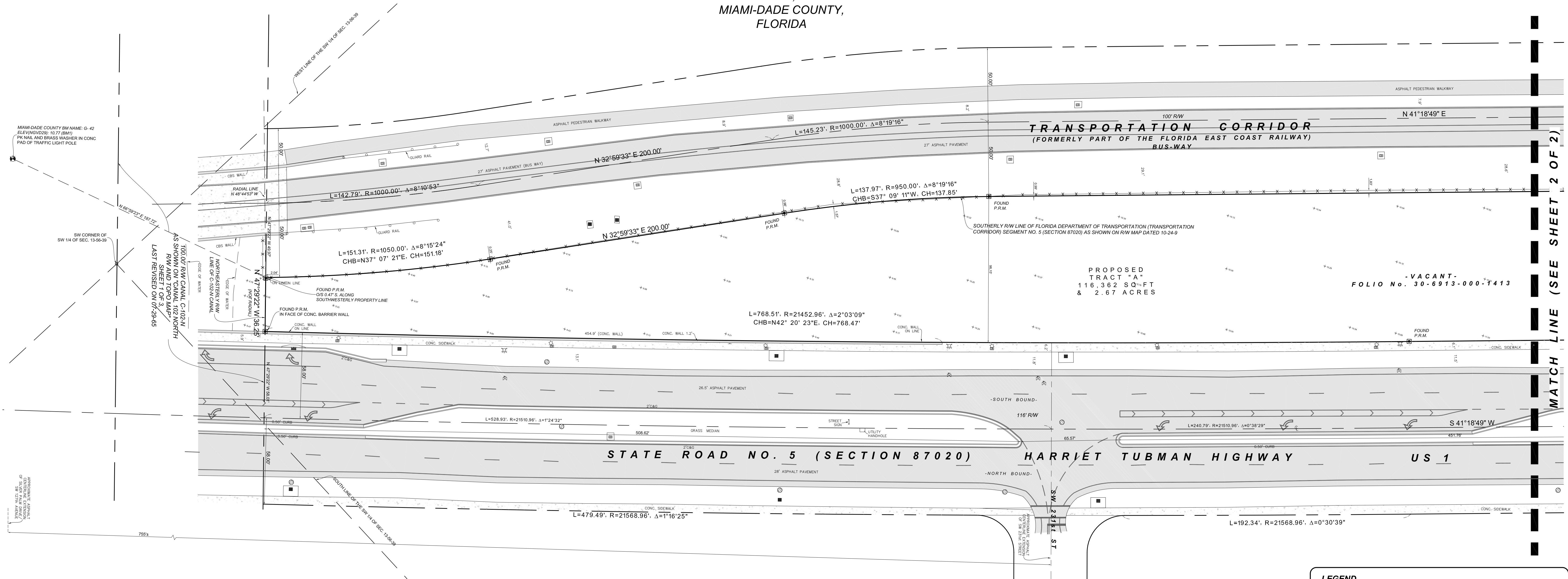


NORTH
SCALE: 1"=30'

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY TENTATIVE PLAT OF FIAVERO PLAZA

A PROPOSED SUBDIVISION LYING WITHIN THE
SOUTHWEST 1/4 OF SECTION 13,
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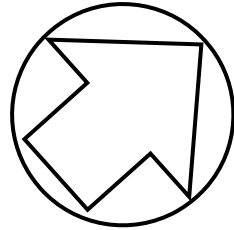
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SURFACE:

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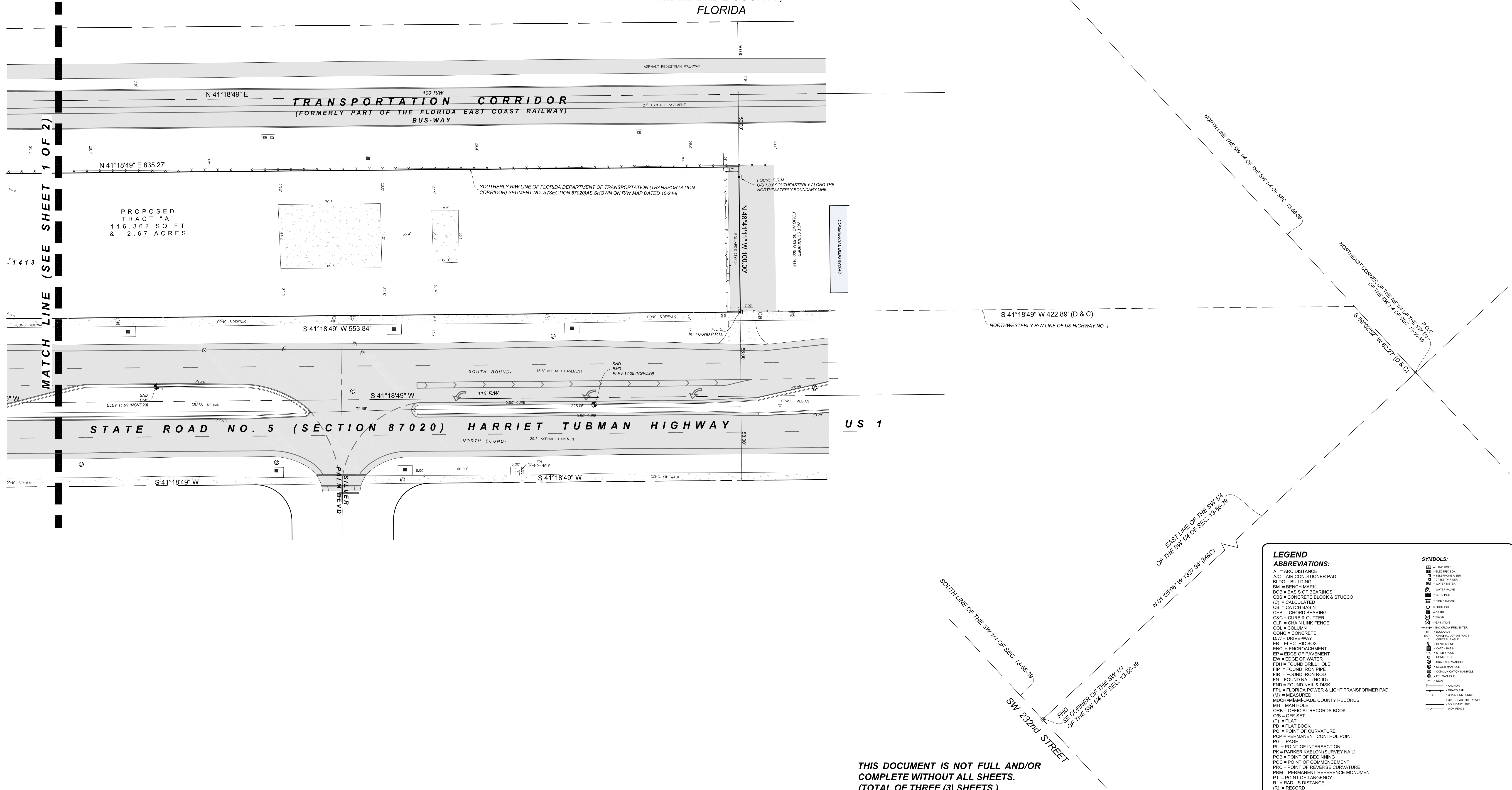


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| | = DRAIN |
| | = VALVE |
| | = GATE VALVE |
| | = BACKFLOW PREVENTER |
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| | = COMMUNICATION MANHOLE |
| | = FPL MANHOLE |
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JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

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08/26/2021
JOB # : 201031765
FILE # : E-FIAVERO
PROJECT NAME:
SURVEYS 2020
CAD FILE(P): -
PARTY CHIEF:
KLAUDEG
F.B.: 182 PG. 5
SHEET 3 OF 3

CERTIFIED TO:
LEIA INVESTMENTS, LLC

03/19/25 UPDATED T-PLAT JOB#250339867
11/22/22 UPDATED T-PLAT JOB#221136098
REVISIONS:

SURFACE:

| | | | | | | | | | | | |
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| | ASPHALT CONCRETE | | PAVERS | | BUILDING | | TILES | | WOOD | | COVER |
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