

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)
COUNTY OF MIAMI-DADE)

SS:

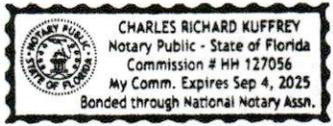
Signature of Owner: _____

(Print name & Title here):

Arsenio Viera
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: _____

(Print, Type name here: _____)

Charles Kuffrey
Charles Kuffrey

Sep 4, 2025
(Commission Expires)

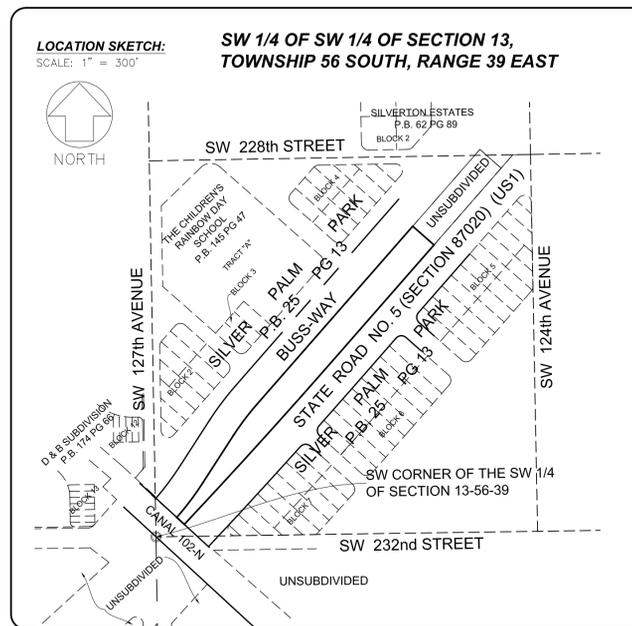
HH 127056
(Commission Number)

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


 CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
 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 (NOV029) 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: 12066C0592
 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

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

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

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
 PRG = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS DISTANCE
 (R) = RECORD
 R/W = RIGHT OF WAY
 RES = RESIDENCE
 SIP = SET IRON PIPE
 SNO = SET NAIL ON DISK (PK)
 STL = SURVEY TIE LINE
 SW = SIDEWALK
 (TYP) = TYPICAL
 UB = UTILITY BOX
 UE = UTILITY EASEMENT

SYMBOLS:
 [Symbol] = HOLE
 [Symbol] = ELECTRIC BOX
 [Symbol] = TELEPHONE FIBER
 [Symbol] = CABLE TV FIBER
 [Symbol] = WATER METER
 [Symbol] = WATER VALVE
 [Symbol] = CURB/LET
 [Symbol] = FIRE HYDRANT
 [Symbol] = LIGHT POLE
 [Symbol] = SIGN
 [Symbol] = VALVE
 [Symbol] = SIGN VALVE
 [Symbol] = BACKFLOW PREVENTER
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 [Symbol] = CONCRETE MANHOLE
 [Symbol] = FPL MANHOLE
 [Symbol] = SIGN
 [Symbol] = ANCHOR
 [Symbol] = GUARD RAIL
 [Symbol] = CHAIN LINK FENCE
 [Symbol] = OVERHEAD UTILITY WIRE
 [Symbol] = HOUSING LINE
 [Symbol] = BORN LINE

SURFACE:
 [Symbol] ASPHALT
 [Symbol] CONCRETE
 [Symbol] PAVERS
 [Symbol] BUILDING
 [Symbol] TILES
 [Symbol] WOOD
 [Symbol] COVER

DATE OF SURVEY: 08/26/2021
 JOB #: 201031765
 FILE #: E-FIAVERO
 PROJECT NAME: SURVEYS 2020
 CAD FILE(P):
 PARTY CHIEF: KLAUEG
 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:

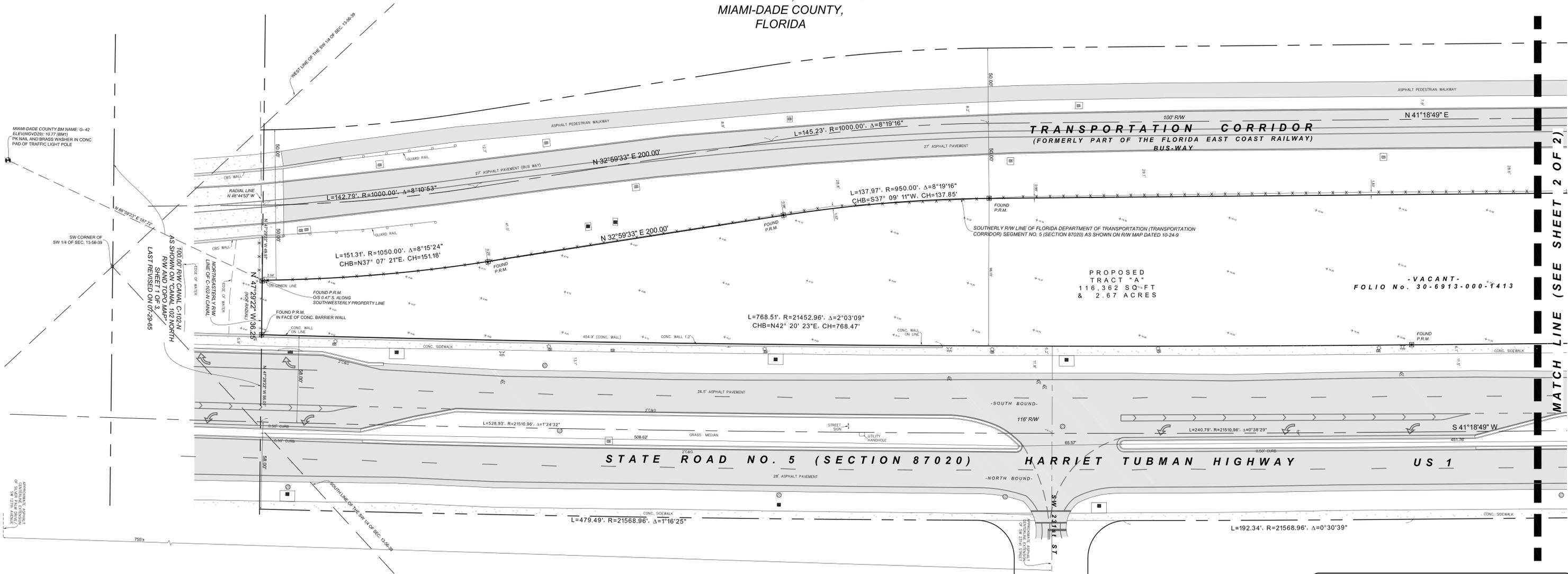


NORTH
SCALE: 1"=30'

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY TENTATIVE PLAT OF FIAVERO PLAZA

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suarez surveying & mapping, inc.
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Tel: 305.596.1799
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MATCH LINE (SEE SHEET 2 OF 2)

DATE OF SURVEY :
08/26/2021
JOB # : 201031765
FILE # : E-FIAVERO
PROJECT NAME:
SURVEYS 2020
CAD FILE(P): -
PARTY CHIEF:
KLAUDEG
F.B.: 182 PG. 5
SHEET 2 OF 3

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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



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 [Symbol] = VALVE
 [Symbol] = SIGN NAIL
 [Symbol] = BACKFLOW PREVENTER
 [Symbol] = BOLLARD
 [Symbol] = ORIGINAL LOT DISTANCE
 [Symbol] = CENTERLINE
 [Symbol] = CATCH BASIN
 [Symbol] = CURB/LET
 [Symbol] = CONC. POLE
 [Symbol] = CONCRETE MANHOLE
 [Symbol] = SEWER MANHOLE
 [Symbol] = COMBINATION MANHOLE
 [Symbol] = I.P.L. MARKER
 [Symbol] = SIGN
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 [Symbol] = GUARD RAIL
 [Symbol] = CHAIN LINK FENCE
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