

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 : (98)

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: ABESS SOUTH (Fast Track)

2. Owner's Name: FOUR ACES PROPERTIES IV LLC Phone: c/o Pedro Portela (305) 559-1951

c/o LENNAR HOMES, LLC

Address: 5505 Waterford District Drive, 5th Floor City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: Pedro.Portela@Lennar.com

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

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattting@hadonne.com

4. Folio No(s): 30-7906-000-0330 / 307906-000-0295 / _____ / _____

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW 288 Street & SW 177th Ave

7. Present Zoning: EUM Zoning Hearing No.: Z20240000135

8. Proposed use of Property:

Single Family Res.(97 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.

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: Pedro T Adnan

COUNTY OF MIAMI-DADE)

(Print name & Title here): Pedro T Adnan

BEFORE ME, personally appeared Pedro T Adnan this 12th day of Sept., 2024 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 12th day of September, 2024 A.D.



Senayda A. Toledo
Comm.: HH 584014
Expires: Aug. 18, 2028
Notary Public - State of Florida

(NOTARY SEAL)

Signature of Notary Public: Senayda A. Toledo

(Print, Type name here: Senayda A. Toledo.)

August 18, 2028
(Commission Expires)

HH 584014
(Commission Number)

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

TENTATIVE PLAT OF "ABESS SOUTH"

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on March 5, 2024.
2. A field updated Survey was performed on June 24, 2025.

SECTION 2) LEGAL DESCRIPTION:

The South 1/2 of the SW 1/4 of the NW 1/4 of Section 6, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the West 40 feet and the South 35 feet used for roads, ALSO LESS those portions conveyed to the State of Florida Department of Transportation by Warranty Deeds, recorded September 2, 2005, in Official Records Book 23742, Page 2833. Official Records Book 23742, Page 2835, Official Records Book 23742, Page 2838, Official Records Book 23742, Page 2840, Official Records Book 23742, Page 2842, Official Records Book 23742, Page 2844 and except that portion of the property conveyed in that certain Warranty Deed in favor of the State of Florida Department of Transportation, recorded December 4,2017 in Official Records Book 30778, Page 2989 of the Public Records of Miami-Dade County, Florida.

AND

The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Containing A Net Area of 1,226,176 Sq. Feet or 28.15 Acres and a Gross Area of 1,352,624 Sq. Feet or 31.05 Acres more or less by calculation.

Property Address and Tax Folio Numbers:

NE Corner of intersection of SW 177th Avenue (Krome Avenue) and SW 288th Street (Biscayne Drive), Miami, Florida 33030
Folio No. 30-7906-000-0330 and 307906-000-0295

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement 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" = 50' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Tentative Plat of "MILA LINDA ESTATES" (T-24862), an unrecorded Plat.

Plat of "ESTATES OF BISCAYNE", recorded in Plat Book 177, at Page 69, Miami-Dade County Records.

Warranty Deed, dated August 16, 2022, recorded in Official Records Book 33345, Page 868, Miami-Dade County Records.

Special Warranty Deed, dated March 31, 2023, recorded in Official Records Book 33651, Page 2546, Miami-Dade County Records.

Florida Department of Transportation Right of Way Map for State Road 997 (Krome Avenue), Section 87150, financial Project ID. 249615, last dated on January 22, 2004.

Florida Department of Transportation Right of Way Map for State Road 997 (Krome Avenue), Section 87150, financial Project ID. 427369-1, last dated on February 25, 2016.

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of N89°20'49"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" and AH, with a Base Flood Elevation being 9.0 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Unincorporated Miami-Dade County), Map Panel No. 12086C590 and 12086C726, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-34, Elevation 10.18 feet.

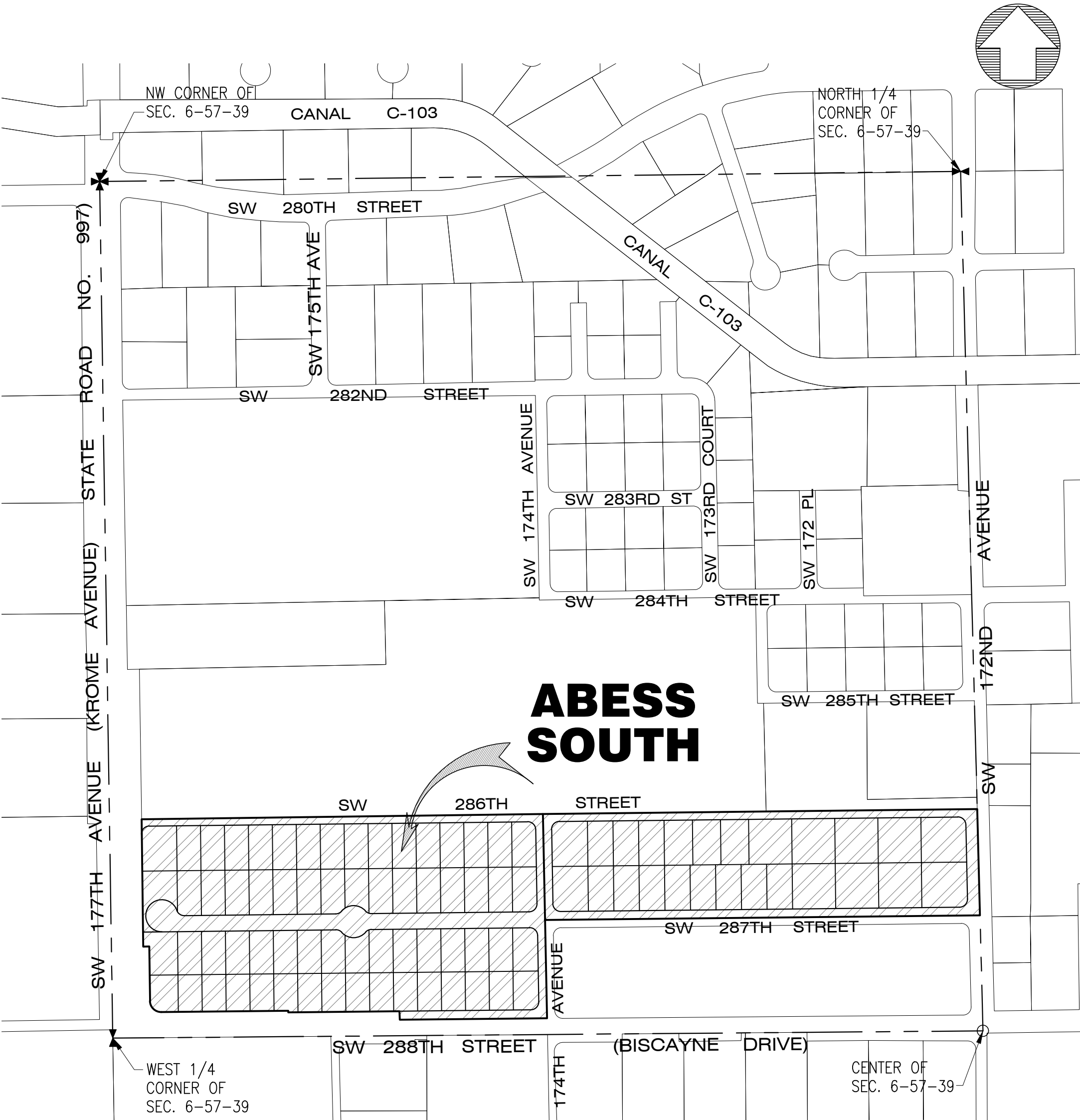
SECTION 5) LIMITATIONS:

Since no other information were furnished other than that 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 in 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.



LOCATION MAP
THE NORTHWEST 1/4 OF
SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

SECTION 6) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:

SUBJECT TO:

The exceptions of Schedule B, Part II, Commitment Number: 11599301, prepared by CHICAGO TITLE INSURANCE COMPANY, with an effective date of February 7, 2024 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items # 1 through # 4, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 5: County Ordinance No. 83-24 recorded May 9, 1983 in Official Records Book 11781, Page 1422; re-recorded May 9, 1983 in Official Records Book 12046, Page 481.
Contain blanket conditions that affect the Subject Property.

Item # 6: County Resolution No. R-1452-85 recorded November 8, 1985 in Official Records Book 12694, Page 2061.
Contains blanket conditions that affect the Subject Property.

Item # 7: City Resolution No. R-90-08-37, recorded September 27, 1990 in Official Records Book 14719, Page 1740.
Does not affect the Subject Property.

Item # 8: County Resolution No. R-158-22 recorded March 10, 2022 in Official Records Book 33062, Page 46.
Does not affect the Subject Property.

Item # 9: Ordinance No. 22-20 recorded March 10, 2022 in Official Records Book 33062, Page 54.
Does not affect the Subject Property.

Item # 10: Agreement with Miami-Dade County for Water Facilities, recorded February 15, 2023 in Official Records Book 33582, Page 341033582, Page 3410.
Does not affect the Subject Property.

Item # 11: Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
This item not addressed.

NOTICE:
This Document is not full and complete without all pages.
(Total of Three (3) pages)

SECTION 7) CLIENT INFORMATION:

Four Aces Properties IV LLC, a Florida limited liability company
13687 SW 26th Street
Miami, Florida 33175
Contact: Marc Szasz
Phone: 727.455.3680
E-Mail: Marc.Szasz@Lennar.com

SECTION 8) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Homestead Electric
TELEPHONE: Hotwire
POTABLE WATER: Miami Dade Water & Sewer Department
SANITARY SEWER: Miami Dade Water & Sewer Department

SECTION 9) DEVELOPMENT INFORMATION :

ZONING DATA:
Current Zoning: EU-M (Estate Use Modified District)
Proposed Zoning: RU-1 (Single Family Residential District)
• Zoning Hearing Plan Number: Z2024000135
Existing Land Use: Vacant Land
Number of Proposed Blocks: 3
• Block 1: 31 Lots
• Block 2: 32 Lots
• Block 3: 25 Lots
Total of Lots: 88 Lots
Tract "A": Common open space and utility easement tract
• Administrative Site Plan Review A2025000030
• Resolution No. CZAB14-7-25, passed and adopted on June 12, 2025

SECTION 10) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 10.5 feet NGVD 29

SECTION 11) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 12) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" 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 "Boundary and Topographic Survey" 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.

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida, 33172
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com



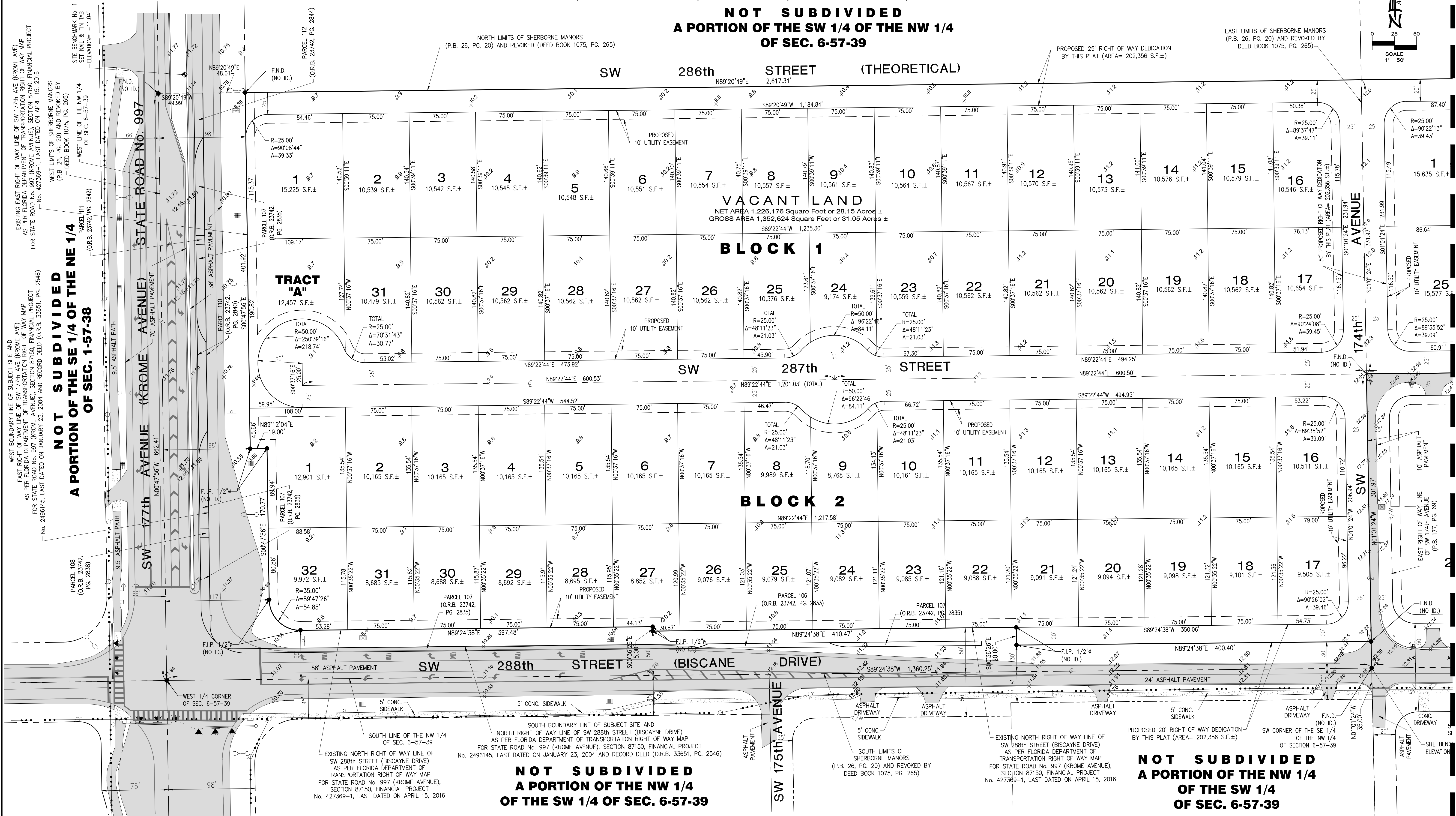
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
Four Aces Properties IV LLC
of
SW 177th Avenue and SW 288th Street, Miami, Florida 33030

REVISIONS		6	7	8	9	10
1	2	3	4	5		
Field Book:		FILE				
DRAWN BY:		RI				
TECH BY:		RI				
QA/QC BY:		JS				
Job No.:		24013				
		1/3				

TENTATIVE PLAT OF "ABESS SOUTH"

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

NOT SUBDIVIDED
A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 6-57-39



LEGEND

SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
F.I.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE

T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
C.B.	CATCH BASIN
E	ELECTRICAL WALL PANEL

FH	FIRE HYDRANT
DI	DRAINAGE CURB INLET
BP	BACKFLOW PREVENTOR
GM	GAS METER
PS	PEDESTRIAN SIGNAL
EB	ELECTRIC UTILITY BOX
LP	LIGHT POLE
GA	GUY ANCHOR
WM	WATER METER
WV	WATER VALVE
GMH	GREASE-TRAP MANHOLE
SSC	SANITARY SEWER CLEAN-OUT
SMH	SANITARY SEWER MANHOLE

SSV	SANITARY SEWER VALVE
MU	MANHOLE UNKNOWN
MD	MANHOLE DEPTH
MA	SIGNAL MAST ARM
INT	INTERCOM
POST	POST
SIGN	SIGN
MB	MAILBOX
CUP	CONCRETE UTILITY POLE
GR	GUARDRAIL
FT	FPL TRANSFORMER
WUP	WOOD UTILITY POLE
TN	TREE NUMBER
US	UTILITY STRUCTURE NUMBER

CBS	CBS WALL
WF	WOOD FENCE
IF	IRON FENCE
IRG	IRON ROLLING GATE
ISG	IRON SWING GATE
CLF	CHAIN-LINK FENCE
CLRG	CHAIN-LINK ROLLING GATE
CLSG	CHAIN-LINK SWING GATE
FF	FENCE OTHER
TR	TREE
PT	PINE TREE
PL	PALM TREE
PL	PROPERTY LINE

RL	RIGHT-WAY LINE
EL	EASEMENT LINE
XD	X-UTL-DRAIN
XU	X-UTL-SANT
OU	OVERHEAD UTILITY LINE
EX	EXISTING ELEVATION
GR	GRAVEL
BR	BRICK
BH	BUILDING HATCH
CON	CONCRETE
T	TILE
AP	ASPHALT PAVEMENT
HS	HANDICAP TACTILE STRIP

NOT SUBDIVIDED
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A PORTION OF THE SE 1/4 OF THE NW 1/4
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SW 286th STREET (THEORETICAL)

VACANT LAND
NET AREA 1,226,176 Square Feet or 28.15 Acres ±
GROSS AREA 1,352,624 Square Feet or 31.05 Acres ±
BLOCK 3

BLOCK 1
"ESTATES OF BISCAIYNE"
(P.B. 177, PG. 69)
NOT A PART OF THIS SURVEY

NOT SUBDIVIDED
A PORTION OF THE NE 1/4 OF THE SW 1/4
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A PORTION OF THE SW 1/4 OF THE NE 1/4
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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

for
Four Aces Properties IV LLC

of
SW 177th Avenue and SW 288th Street, Miami, Florida 33030

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FOR CONTINUATION SEE PREVIOUS SHEET

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REVISIONS	FILE
1. ADDITIONAL FIELD INFORMATION ON 03-14-2024	RI
2. PROPOSED SUBDIVISION GEOMETRY REVISION ON 06-25-2025	RI
3.	JS
4.	
5.	

DRAWN BY:	RI
TECH BY:	RI
QA/QC BY:	JS
Job No.:	24013