

IMPORTANT NOTICE TO APPLICANT:

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FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 24 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PLATINUM ESTATES

2. Owner's Name: 20 NW 41ST STREET AND 24 NW 41 STREET BH, LLC Phone: 212-825-0050

Address: 100 WALL STREET, 2ND FLOOR City: NEW YORK State: NY Zip Code: 10005

Owner's Email Address: KEYN@PP-NYC.COM

3. Surveyor's Name: BELLO AND BELLO LAND SURVEYING CORP Phone: 305-251-9606

Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186

Surveyor's Email Address: INFO@BELLOLAND.COM

4. Folio No(s): 01-3124-021-0240 / 01-3124-021-0230 / _____ / _____

5. Legal Description of Parent Tract: Lots 3 and 4, Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, Page 87 on the Public Records of Miami-Dade County, Florida.

6. Street boundaries: NORTH: NW 41st STREET - EAST: NORTH MIAMI AVENUE - SOUTH: 15' PUBLIC ALLEY

7. Present Zoning: T4 L Zoning Hearing No.: N/A

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(9 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.

20 NW 41st Street and 24 NW 41 Street BH, LLC
a Florida limited liability company

New York
STATE OF ~~FLORIDA~~

SS:

Signature of Owner: x Khashy

COUNTY OF ~~MIAMI-DADE~~

(Print name & Title here): Khashy AR Eudalhari Authorized Signatory

BEFORE ME, personally appeared Khashy AR Eudalhari this 21st day of April, 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 drivers license as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 21st day of April, 2025 A.D.

Signature of Notary Public: Karen Gastiaburo

(Print, Type name here: Karen Gastiaburo)

(NOTARY SEAL)

3-26-2028
(Commission Expires)

01GA6258561
(Commission Number)

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



KAREN GASTIABURO
NOTARY PUBLIC-STATE OF
No. 01GA625:
Qualified in New Y. City
My Commission Expires March 26, _____

KAREN GASTIABURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6258561
Qualified in New York County
My Commission Expires March 26, 2028

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Number of Sites : (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 24 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PLATINUM ESTATES
2. Owner's Name: LIVING ROOM PROPERTIES INC N/K/A RAHA PROPERTIES INC Phone: 305-335-2091
Address: 921 SW WASHINGTON STREET ST 220 City: PORTLAND State: OR Zip Code: 97205
Owner's Email Address: ernesto@rahaproperties.com
3. Surveyor's Name: BELLO AND BELLO LAND SURVEYING CORP Phone: 305-251-9606
Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186
Surveyor's Email Address: INFO@BELLOLAND.COM
4. Folio No(s): 01-3124-021-0400 / 01-3124-021-0410 / 01-3124-021-0401 / _____
5. Legal Description of Parent Tract: Lots 21, 22, 23 and 24, Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, Page 87 on the Public Records of Miami-Dade County, Florida.
6. Street boundaries: NORTH: 15' PUBLIC ALLEY - EAST: NORTH MIAMI AVENUE - SOUTH: NW 40TH STREET
7. Present Zoning: T4 L and T5 O Zoning Hearing No.: N/A
8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(26 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(10,000 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.

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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.

Living Room Properties, Inc., N/K/A RAHA Properties, Inc.
a Delaware Corporation

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Eh.*

(Print name & Title here): Ernesto Rimoch, President

BEFORE ME, personally appeared Ernesto RimochLewinberg this 1st day of May, 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 ___ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 1st day of May 2025 A.D.

Signature of Notary Public: *Echard bien - aime*

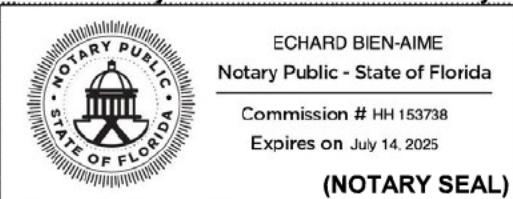
(Print, Type name here: ECHARD BIEN-AIME)

07/14/2025

HH 153738

(Commission Expires)

(Commission Number)



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Notarized remotely online using communication technology via Proof.

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1. Name of Proposed Subdivision: PLATINUM ESTATES

2. Owner's Name: MIAMI LA LA LA, LLC and MIAMI BAROKH, LLC ^{50% tenant-in-common} Phone: 212-825-0050

Address: 100 WALL STREET City: NEW YORK State: NY Zip Code: 10005

Owner's Email Address: KEYN@PP-NYC.COM

3. Surveyor's Name: BELLO AND BELLO LAND SURVEYING CORP Phone: 305-251-9606

Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186

Surveyor's Email Address: INFO@BELLOLAND.COM

4. Folio No(s): 01-3124-021-0220 / _____ / _____ / _____

5. Legal Description of Parent Tract: Lots 1 and 2, Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, Page 87 on the Public Records of Miami-Dade County, Florida.

6. Street boundaries: NORTH: NW 41st STREET - EAST: NORTH MIAMI AVENUE - SOUTH: 15' PUBLIC ALLEY

7. Present Zoning: T5 O Zoning Hearing No.: N/A

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(18 Units), Industrial/Warehouse(_____ Square .Ft.), Business(10,000 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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Miami Barokh, LLC, a Florida limited liability company
in its capacity as a 50% tenant in common

New York
STATE OF ~~FLORIDA~~

SS:

Signature of Owner: *[Signature]*

(Print name & Title here): Khushy Ar Eynalhari, Authorized Signatory

COUNTY OF ~~MIAMI-DADE~~

maulik
BEFORE ME, personally appeared Khushy Ar Eynalhari this 21st day of April, 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's license as identification and who did (not) take an oath.

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Signature of Notary Public: *[Signature]*

(Print, Type name here: Karen Gastiaburo)

(NOTARY SEAL)

3-26-2028
(Commission Expires)

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(Commission Number)

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KAREN GASTIABURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6258561
Qualified in New York County
My Commission Expires March 26, 2028



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Miami La La La, LLC, a Florida limited liability company
in its capacity as a 50% tenant in common

NEW YORK
STATE OF ~~FLORIDA~~

SS:

Signature of Owner: [Signature]

COUNTY OF ~~MIAMI-DADE~~

(Print name & Title here): Khushyar Eynalhari, Authorized Signatory

maulana
BEFORE ME, personally appeared Khushyar Eynalhari this 21st day of April, 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's license as identification and who did (not) take an oath.

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Signature of Notary Public: [Signature]

(Print, Type name here: Karen Gastiaburo)

(NOTARY SEAL)

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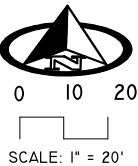
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No. 01GA6258561
Qualified in New York County
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"PLATINUM ESTATES" - TENTATIVE PLAT

Page 87, of the Public Records of Miami-Dade County, Florida, lying and being in the SW 1/4 of the SE 1/4 of Section 24, Township 53 South, Range 41 East, in City of Miami, Miami-Dade County, Florida.

BOUNDARY DETAIL



SCALE: 1" = 20'

[illegible]

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



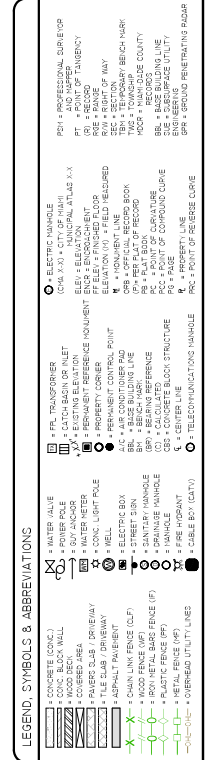
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: HF
FIELD DATE: 11/06/2024	UPDATED DATE: 06/02/2025
Project No. 24301	Page 2 of 4

0 10 20

SCALE: 1" = 20'

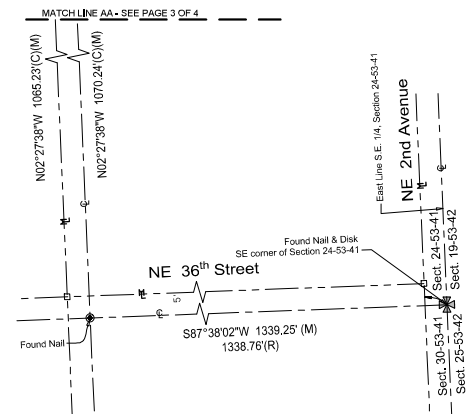
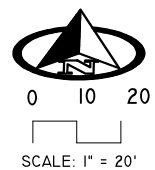
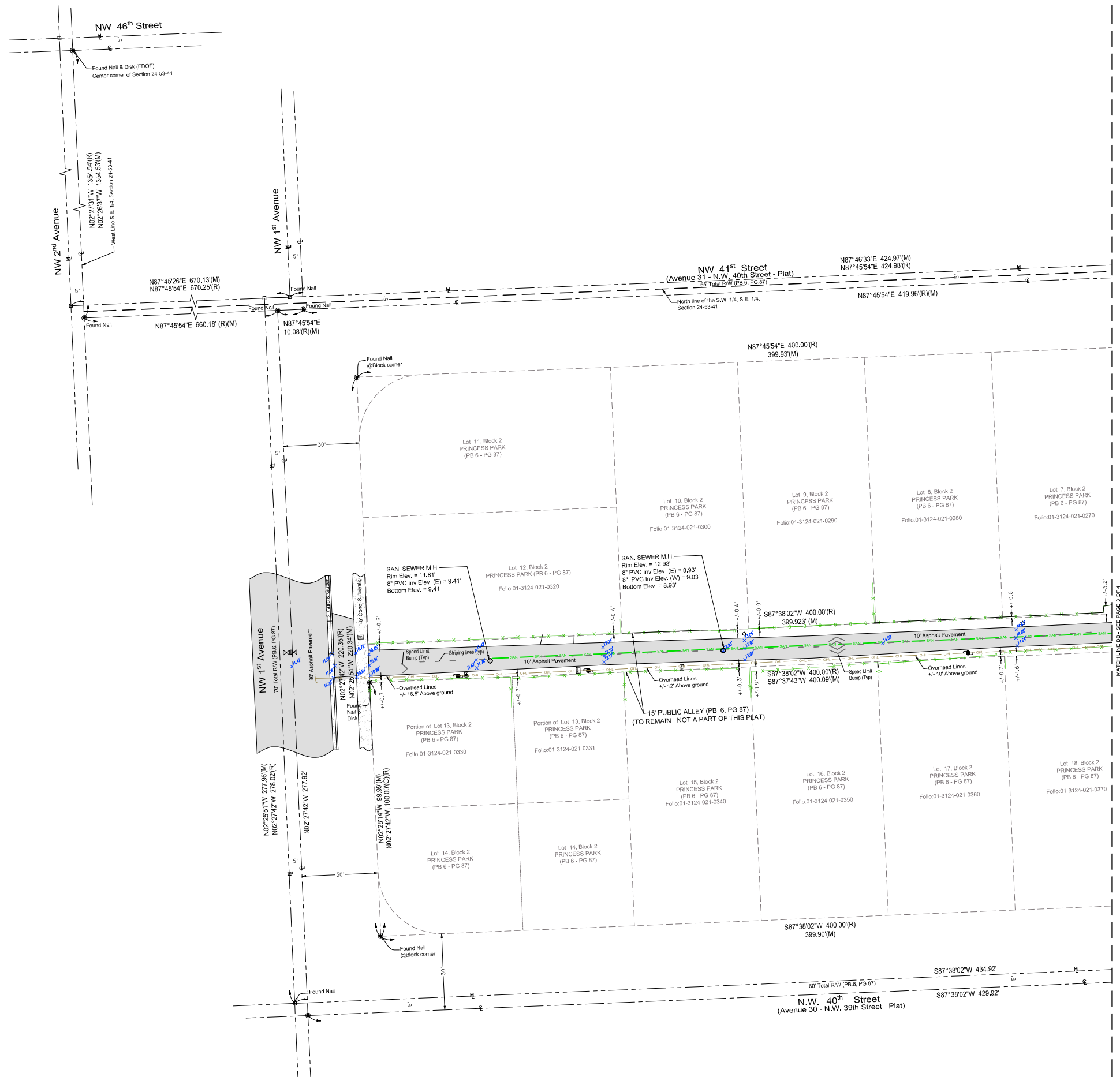
SCALE: 1" = 20'



QA/QC BY: OCBI	DRAWN BY: HF
FIELD DATE: 11/06/2024	UPDATED DATE: 06/02/2025
Project No 24301	Page 3 of 4

**"PLATINUM ESTATES" - TENTATIVE PLAT
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY**

A replat of Lots 1, 2, 3, 4, 21, 22, 23 and 24 together with that portion of the 15 foot Alley lying between said Lots 1, 2, 3, 4, 21, 22, 23 and 24, all in Block 2, **PRINCESS PARK**, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida, lying and being in the SW 1/4 of the SE 1/4 of Section 24, Township 53 South, Range 41 East, in City of Miami, Miami-Dade County, Florida.



Tree Chart Based on Arborist Report Prepared by:
Trea Jones - International Society of Arboriculture Certified Arborist
 Trea Jones/Sutton Consulting Arborist
 ISA Certified Arborist #FL-9929A
 P.O. Box 541237, Lake Worth, FL., 33454 (561) 493-3310
<http://suttonconsultingarborist.com> Email: JSutton868@aol.com
 January 21st, 2025

Tree #	Common name	Botanical name	DBH (Inches)	TPZ (Feet)	Height (Feet)	Condition	Canopy square ft
1	Sapodilla	Manilkara Zapota	21	10.5	30	40% (Poor)	40
2	Christmas palm	Adonidia merrillii	6.5	3.25	18	60% (Fair)	12
3	Live oak	Quercus virginiana	41	20.5	30	50% (Fair)	65
4	Alexander palm	Archontophoenix alexandrae	5	2.5	30	50% (Fair)	8
5	Sea grape	Coccoloba uvifera	57	28.5	25	40% (Poor)	70
6	Christmas palm	Adonidia merrillii	4	2	10	60% (Fair)	8
7	Christmas palm	Adonidia merrillii	4	2	12	60% (Fair)	8
8	Mahogany	Swietenia mahagoni	33	16.5	35	40% (Poor)	50
9	Silver buttonwood	Conocarpus sericeus	3.5	1.75	10	70% (Good)	12
10	Silver buttonwood	Conocarpus sericeus	4	2	10	70% (Good)	12
11	Silver buttonwood	Conocarpus sericeus	4	2	10	70% (Good)	12
12	Live oak	Quercus virginiana	27	13.5	30	40% (Poor)	60
13	Gumbo limbo	Bursera simaruba	12	6	23	50% (Fair)	24
14	Ficus	Ficus longifolia	22.5	11.25	25	30% (Poor)	30

LEGEND, SYMBOLS & ABBREVIATIONS

BELLO & BELLO LAND SURVEYING
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E-mail: info@belloland.com • www.bellolandsurveying.com

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FIELD DATE: 11/06/2024	UPDATED DATE: 06/02/2025
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