

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 later no 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: _____

REQUIRED-select one

Release of Plat condition for 1 lot (Single Family): ☐

Subdivide 1 residential to 2 or 1 residential lot: ☒

Number of Sites : (1)

APPLICATION FOR PLAT OF SUDIVISION DEVELOPMENT { ONLY FOR RESIDENTIAL (SINGLE FAMILY) UP TO TWO LOTS }

Municipality: UNINCORPORATED DADE COUNTY ☒ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: _____
2. Owner's Name: CLVS LLC Phone: 305-668-8585
Address: 2151 S LE JEUNE ROAD - SUITE 304 City: CORAL GABLES State: FL Zip Code: 33134
Owner's Email Address: rpina@rpacorp.com
3. Surveyor's Name: Royal Point Land Surveyors Inc. Phone: 305-822-6062
Address: 6175 NW 153rd ST - Suite 321 City: Miami Lakes State: FL Zip Code: 33014
Surveyor's Email Address: info@royalpointls.com
4. Folio No(s): 3040240160050 / _____ / _____ / _____
5. Legal Description of Parent Tract: 24 54 40 .81 AC RIVIERA GARDENS REV PB 31-3 BEG 600FTS & 200FTE OF NW COR OF NW1/4 OF SEC TH W200FT SLY227.65FT
6. Street boundaries: _____
7. Present Zoning: EU-M Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res.(2 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.


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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: 

COUNTY OF MIAMI-DADE)

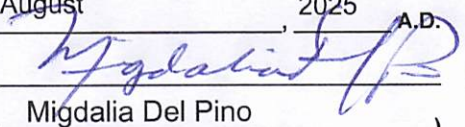
(Print name & Title here): Rick J. Rodriguez

BEFORE ME, personally appeared Rick J. Rodriguez this 25th day of August, 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 Florida Driver's License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 25th day of August, 2025 A.D.



Migdalia Del Pino
Comm.: HH 573611
Expires: Jul. 21, 2028
Notary Public - State of Florida

Signature of Notary Public: 

(Print, Type name here): Migdalia Del Pino

07/21/2028

HH 573611

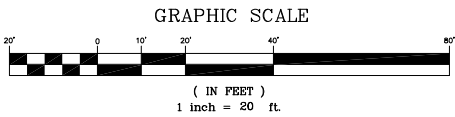
(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

F:\DRAWING\6445 SW 46 TERRACE - PIÑA VILLAS SUBDIVISION\6445 SW 46 TERRACE - TENTATIVE PLAT RP25-1219.dwg 8/19/2025

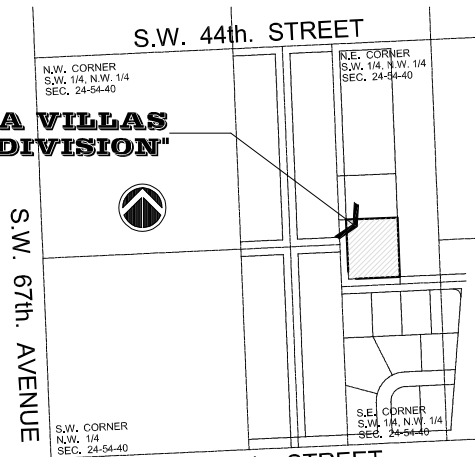


BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF

"PIÑA VILLAS SUBDIVISION"

A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4 OF
SECTION 24, TOWNSHIP 54 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

"PIÑA VILLAS SUBDIVISION"



S.W. 1/4 OF N.W. 1/4, SECTION 24-54-40
LOCATION SKETCH
SCALE: 1" = 300'

PROPERTY ADDRESS:

6445 SW 46 TERRACE, MIAMI, FLORIDA 33155
Folio# 30-4024-016-0050

LEGAL DESCRIPTION (Per O.R. Book 33790, Pg. 1912)

Commencing at the NW corner of the East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section 24, Township 54 South, Range 40 East; Thence run South along the West line of the East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section 24, a distance of 600 feet, to a point being the Southwesterly Corner of the Paul E. and Lorene White property as described in Deed Book 3154, at Page 312, Public Records of Miami-Dade County, Florida, from said point run thence East a distance of 200 feet to a point, which said point is the Point of Beginning of lands hereby conveyed:

From said Point of Beginning run West 200 feet to the intersection of said course with the Westerly line of the East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section 24, Township 54 South, Range 40 East, from said point of intersection run Southerly along said Westerly line of the East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section 24 for a distance of 227.65 feet to a point; Thence run North 89 degrees, 41 minutes, 11 seconds East for a distance of 200 feet; Thence Northerly parallel to the Westerly line of said East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section 24-54-40 a distance of 226.56 feet more or less, to the Point of Beginning; LESS a strip of land 25 feet in width adjacent to and along the said Westerly line of the East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section aforesaid, which said strip of land was dedicated to the use of the Public for road purposes with reversion to the grantee hereunder and his successors in title in case the use thereof for road purposes should be abandoned; and also LESS the Southerly 25 feet of the property hereinbefore described as being conveyed which said 25 foot strip has been heretofore dedicated to the use of the Public for road purposes.

SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- The surveyor does not determine fence and/or wall ownership.
- Accuracy:
 - The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
 - The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Type of survey: BOUNDARY / TOPOGRAPHIC SURVEY.
- North arrow direction and/or Bearings are based on an assumed meridian with a value of: $302^{\circ}18'37"E$ along the West line of the East 1/2 of the East 1/2 of the SW 1/4 of the NW 1/4 of Section 24, Township 54 South, Range 40 East, and all other bearings are relative thereof.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
- Benchmark Used: Miami-Dade County Benchmark # P-5005 Elevation = $+111.33'$.
- Flood Zone Data: Community/ Panel # 120635/0456/L Dated: 9/11/09
Flood Zone: "X" Base Flood Elevation = N/A
- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- CLVS LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter SJ-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.



Digitally signed by
Pablo J Alfonso
Date: 2025.09.19
07:52:04-04'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER. LS# 5680 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282

info@RoyalPointLS.com

6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-8082 *** FAX: 305-827-9869

TYPE OF SURVEY:
BOUNDARY & TOPOGRAPHIC SURVEY

FOR TENTATIVE PLAT

CLVS LLC
6445 SW 46 TERRACE, MIAMI, FLORIDA 33155

DRAWN: R.C.

CHECKED: P.J.A.

SCALE: AS NOTED

FIELD DATE: 08/23/2025

JOB No.: RP25-1219

SHEET:

1

OF 1 SHEET