

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: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ 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: _____

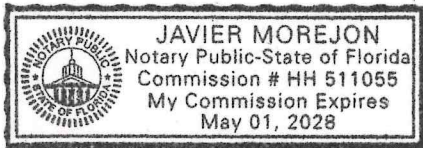
COUNTY OF MIAMI-DADE)

(Print name & Title here): _____

RAUL PESTANA

BEFORE ME, personally appeared Raul Pestana this 14th day of October, 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 14th day of October, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: _____)

Javier Morejon

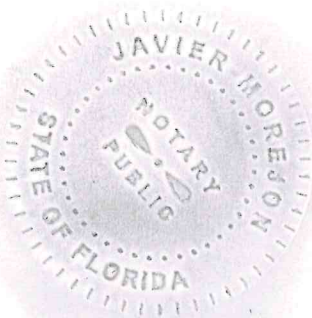
May 01, 2028

(Commission Expires)

HH 511055

(Commission Number)

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



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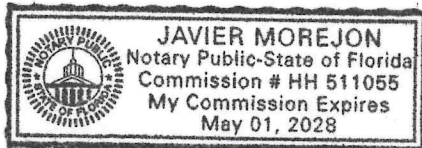
Signature of Owner: Ivania Gutierrez

COUNTY OF MIAMI-DADE)

(Print name & Title here): IVANIA GUTIERREZ

BEFORE ME, personally appeared Ivania Gutierrez this 14th day of October, 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 14th day of October, 2025 A.D.



Signature of Notary Public: Javier Morejon

(Print, Type name here: Javier Morejon)

(NOTARY SEAL)

May 01, 2028
(Commission Expires)

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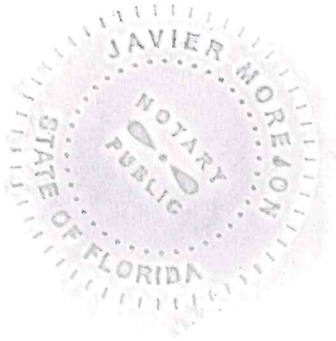


Exhibit "A"

Legal Description

PARCEL "A"

THE SOUTH 1/2 OF THAT CERTAIN RIGHT-OF-WAY FOR N.W. 6TH STREET, CLOSED PURSUANT TO MIAMI-DADE COUNTY RESOLUTION 2007-211, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF N.W. 74TH AVENUE, OF THE AMENDED PLAT OF PORTION OF WINONA PARK 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SAID LANDS CONTAINING 4,500 SQUARE FEET MORE OR LESS.

PARCEL "B"

THE NORTH 1/2 OF THE EAST 150.00 FEET OF THAT CERTAIN RIGHT-OF-WAY FOR N.W. 6TH STREET, CLOSED PURSUANT TO MIAMI-DADE COUNTY RESOLUTION 2007-211, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF N.W. 74TH AVENUE, OF THE AMENDED PLAT OF PORTION OF WINONA PARK 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
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PARCEL "C"

A PORTION OF TRACT "A", OF "FUTURA-EXPO SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THE NEXT DESCRIBED NINE (9) COURSES AND DISTANCES RUNNING ALONG A LINE PARALLEL WITH AND 0.25 FEET SOUTHERLY, EASTERLY, WESTERLY AND SOUTHERLY OF AN EXISTING CONCRETE BLOCK AND STUCCO WALL.; 1) THENCE N87°58'44"E FOR A DISTANCE OF 48.69 FEET; 2) THENCE N02°26'17"W FOR A DISTANCE OF 4.14 FEET; 3) THENCE N87°48'17"E FOR A DISTANCE OF 51.31 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE N87°48'17"E FOR A DISTANCE OF 11.35 FEET; 4) THENCE S01°34'31"E FOR A DISTANCE OF 4.00 FEET; 5) THENCE

N87°24'32"E FOR A DISTANCE OF 56.70 FEET, 6) THENCE N03°30'21"W FOR A DISTANCE OF 3.94 FEET; 7) THENCE N87°45'00"E FOR A DISTANCE OF 61.53 FEET; 8) THENCE S02°46'04"E FOR A DISTANCE OF 3.94 FEET; 9) THENCE N87°16'09"E FOR A DISTANCE OF 20.54 FEET; THENCE S02°25'01"E, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF N.W. 74TH AVENUE, FOR A DISTANCE OF 10.01 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "A"; THENCE S87°34'59"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 150.00 FEET; THENCE N02°26'18"W FOR A DISTANCE OF 14.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,783 SQUARE FEET MORE OR LESS.

PARCEL "D"

A PORTION OF TRACT "A", OF "FUTURA-EXPO SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, AT PAGE 52, AND OF THAT CERTAIN RIGHT-OF-WAY FOR N.W. 6TH STREET, CLOSED PURSUANT TO MIAMI-DADE COUNTY RESOLUTION 2007-211, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF N.W. 74TH AVENUE, OF THE AMENDED PLAT OF PORTION OF WINONA PARK 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 2, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LAND CONTAINING 1,766 SQUARE FEET MORE OR LESS.

PARCEL "E"

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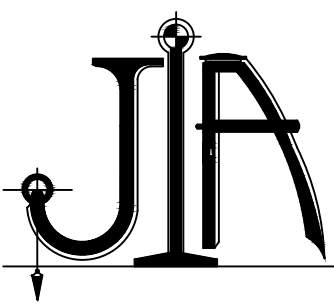
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SAID LANDS CONTAINING 3,866 SQUARE FEET MORE OR LESS.



JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660

TENTATIVE PLAT OF PESTANA SUBDIVISION

BOUNDARY & TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF NW 6TH STREET, CLOSED BY RESOLUTION R-211-07, LYING WEST OF THE WEST RIGHT OF WAY LINE OF NW 74TH AVENUE AND A PORTION OF TRACT "A" OF "FUTURA-EXPO SUBDIVITON" AS RECORDED IN PLAT BOOK 119, PAGE 52 OF THE PUBLIC RECORS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NW 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL "A"

THE SOUTH 1/2 OF THAT CERTAIN RIGHT-OF-WAY FOR N.W. 6TH STREET, CLOSED PURSUANT TO MIAMI-DADE COUNTY RESOLUTION 2007-211, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF N.W. 74TH AVENUE, OF THE AMENDED PLAT OF PORTION OF WNONA PARK 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS CONTAINING 4,500 SQUARE FEET MORE OR LESS.

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FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X" AND AH
BASE FLOOD ELEVATION: N/A AND 7.00 FEET
COMMUNITY: 120635 (UNINCORPORATED AREA)
PANEL: 0289
SUFFIX: L
DATE OF FIRM: 09/11/2009

WATER AND SEWER SERVICES:

MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT

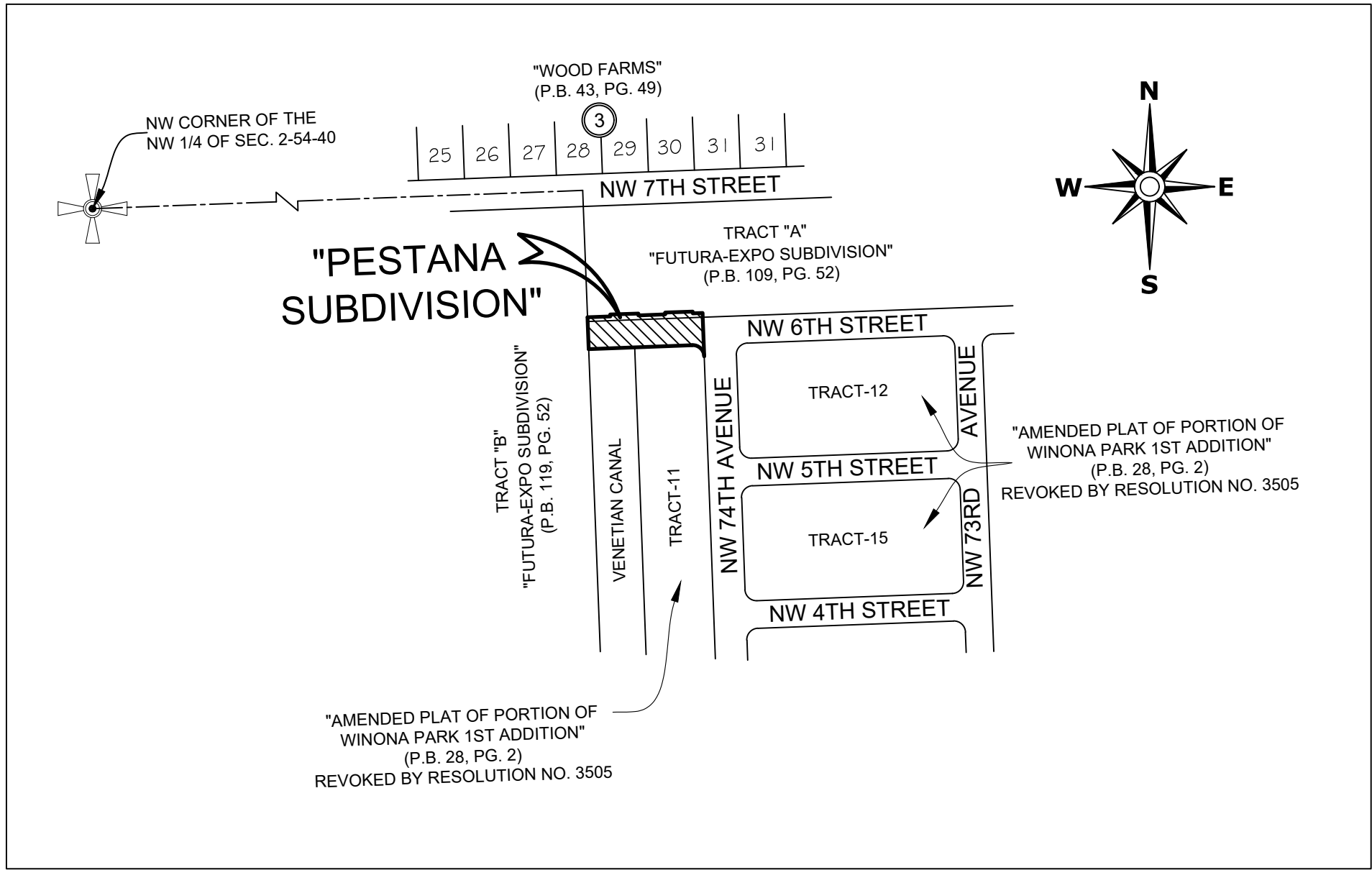
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THE EXPRESSED PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND INTO ONE SINGLE LOT.

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTION AND TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON AN OPINION OF TITLE PROVIDED TO THE SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) MIAMI-DADE COUNTY AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI-DADE COUNTY BENCHMARK A-244; LOCATOR No. 4010 W, PK NIAL AND ALUMINUM WASHER IN CONC MEDIAN; NW 7 ST --- 4' NORTH OF C/L AND NW 72 AVE --- 64' EAST OF C/L, ELEVATION IS 7.12 FEET N.G.V.D. 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE LOCATED. IF APPLICABLE SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT THE SURFACE GROUND LEVEL ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDING, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.
- THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N 87° 33' 26" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN), THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED ABOVE AND MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.



A PORTION OF THE NW 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

SCALE 1" = 300'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND A TENTATIVE OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JULIO E. PEREZ, P.S.M. FOR THE FIRM

PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA. (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER). LB #7806

CONTACT INFORMATION:

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IVANIA I GUTIERREZ HERNANDEZ
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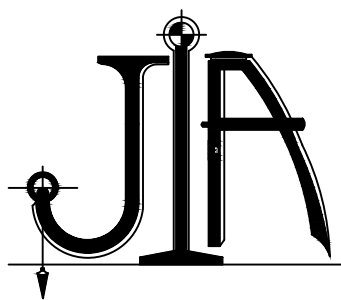
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ORIGINAL SURVEY
REVISED ON: 06-24-2025
REVISED ON:
REVISED ON:
REVISED ON:

DRAWN BY:	KLP
CHECKED BY:	JEP
SURVEY NO:	25-000846-1
SHEET:	1 OF 2



JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

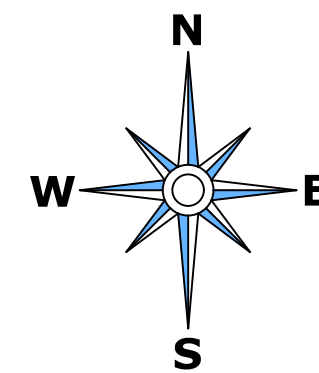
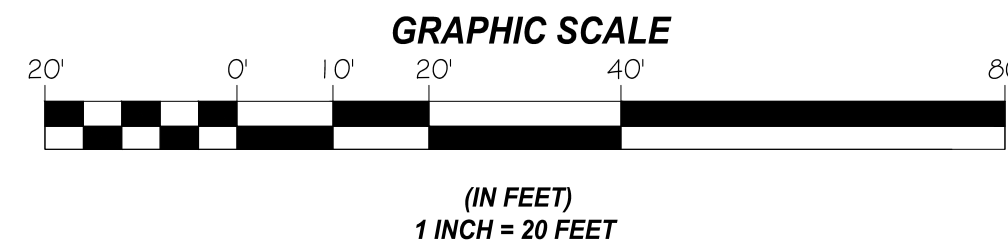
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3725 DEL PRADO BLVD. S.
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CAPE CORAL, FL 33904
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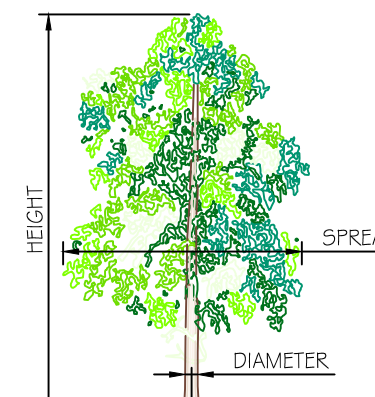
TENTATIVE PLAT OF PESTANA SUBDIVISION

BOUNDARY & TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF NW 6TH STREET, CLOSED BY RESOLUTION R-211-07, LYING WEST OF THE WEST RIGHT OF WAY LINE OF NW 74TH AVENUE AND A PORTION OF TRACT "A" OF "FUTURA-EXPO SUBDIVITON" AS RECORDED IN PLAT BOOK 119, PAGE 52 OF THE PUBLIC RECOROS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NW 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

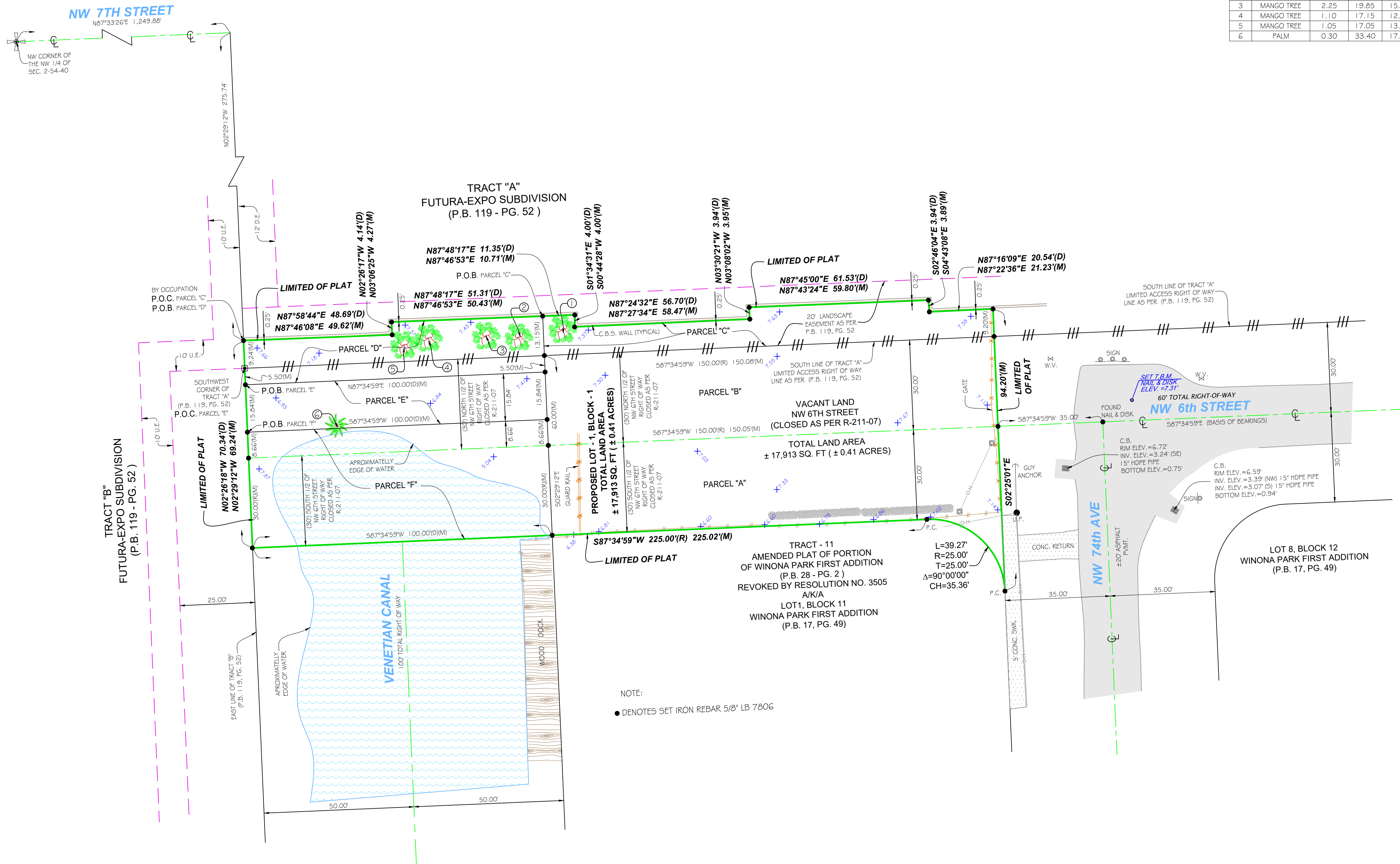


SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL
THE TREE NAMES, CONDITIONS AND
SPECIES. TREES WERE IDENTIFIED
TO THE BEST OF OUR ABILITIES.



TREE LEGEND:

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	MANGO TREE	1.07	19.70	23.30
2	MANGO TREE	0.50	15.45	11.27
3	MANGO TREE	2.25	19.85	15.95
4	MANGO TREE	1.10	17.15	12.33
5	MANGO TREE	1.05	17.05	13.25
6	PALM	0.30	33.40	17.20

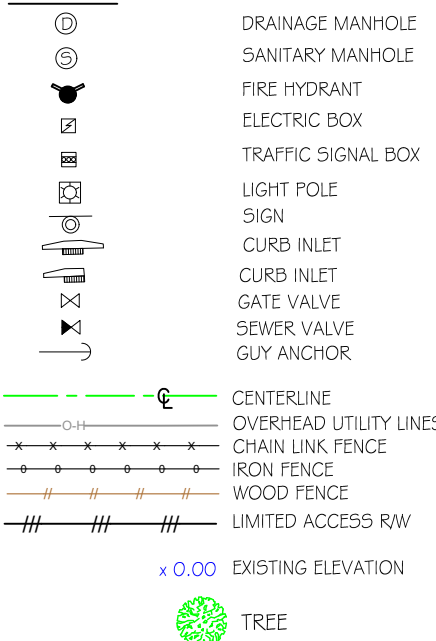


ABBREVIATIONS

(C) CALCULATED
C.B. CATCH BASIN
C.B. CHORD BEARING
CL. CLEAR
C.L.P. CHAIN LINK FENCE
CONC. CONCRETE
C.G. CURB AND GUTTER
D.M.R. DRAINAGE MANHOLE
E.B. ELECTRIC BOX
E.D.P. EDGE OF PAVEMENT
E.T.P. ELECTRIC TRANSFORMER PAD
EL. OR. ELEV. ELEVATION
F.H. FIRE HYDRANT
F.D.H. FOUND DRILL HOLE
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
L. LENGTH OF CURVE
LB. LICENSE BUSINESS
L.P. LIGHT POLE
M. MEASURED DISTANCE
MH. MANHOLE
N.T.S. NOT TO SCALE
N.G.V.D. NATIONAL GEODETIC
O.R.B. OFFICIAL RECORDS BOOK
P.C. POINT OF CURVE
S.R. STATE ROAD

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
P.C. PAGE
P.R.M. PERMANENT REFERENCE MONUMENT
P.L.S. PROFESSIONAL LAND SURVEYOR
R. RADIUS
R.D. RECORDED DISTANCE
R.G.E. RANGE
R.W. RIGHT-OF-WAY
S.I.R. SET IRON REDBAR
TB. TELEPHONE BOOTH
T.S.B. TRAFFIC SIGNAL BOX
T.S.P. TRAFFIC SIGNAL POLE
T.W.P. TOWNSHIP
U.P. UTILITY POLE
W.M. WATER METER
W.V. WATER VALVE
Δ DELTA
ST. STREET
LA. LAKE
CT. COURT
TERR. TERRACE
TR. TRACT
EXP. EXPRESSWAY
HWY. HIGHWAY

LEGEND



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SURVEY NO:	25-000846-1
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