

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.: 17 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CASAS SUBDIVISION

2. Owner's Name: JOSE CASAS Phone: 407.467.4353

Address: 11190 W 40th Avenue City: Hialeah State: FL Zip Code: 33012

Owner's Email Address: jocasas123@aol.com

3. Surveyor's Name: Rafael R. Cabrera Phone: 786.657.9224

Address: 777 NW 72nd Avenue, #3129-A City: Miami State: FL Zip Code: 33126

Surveyor's Email Address: Cabrerapsm@aol.com

4. Folio No(s): 04-2017-001-0211 / _____ / _____ / _____

5. Legal Description of Parent Tract: THE E 1/2 OF TRACT 21, LESS THE N 100 FT THEREOF IN SEC. 17, TWP 52 S, RGE 40 E, FLORIDA'S FRUIT LANDS CO. SUB. #1,PB 2, PG. 17, MIAMI-DADE COUNTY RECORDS.

6. Street boundaries: W. 40th Avenue/NW 102nd Avenue

7. Present Zoning: BDH - BUSINESS DEVELOPMENT DISTRICT Zoning Hearing No.: N/A

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(44,676 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.

IMPORTANT NOTICE:

Applications that contain property within the boundaries of an incorporated municipality must have the "Tentative Plat Survey" approved by the affected municipality prior to the submittal of the application to Miami-Dade County.



111 NW 1 Street
Miami, FL 33128-1970

(305) 375-2141

IMPORTANT INSTRUCTIONS FOR COMPLETING THE TENTATIVE PLAT APPLICATION

ACTION TAKEN BY THE PLAT COMMITTEE CAN BE APPEALED TO THE EXECUTIVE COUNCIL OF THE DEVELOPMENT IMPACT COMMITTEE WITHIN FOURTEEN (14) DAYS OF PLAT COMMITTEE RESULTS

This is the instructional page for the application form you requested. You can either complete the form on your computer and then print the completed application, or print a blank form and later fill it out by hand.

FOLLOW THESE EASY STEPS TO COMPLETE YOUR FORM:

FILLING OUT THE FORM (You will be required to submit two (2) completed, executed and signed original applications)

1. Scroll down and type the requested information in the corresponding field.
 - You can move among the fields by using the mouse or the "Tab" key.
 - The Municipality field has a drop down menu selector which you can select the appropriate municipality or unincorporated Miami-Dade County.
 - If you would like to clear all the fields you have completed, click the button.
 - **All** required fields must be completed, otherwise the application will be rejected and the Tentative Plat will not be placed on the next available Plat Committee meeting agenda.
2. When you have completed the form, click the button.

Please note: Some versions of Adobe Acrobat Reader do not allow you to save your work. It is very important that you print out your form immediately after completing it.
3. After you have printed the application form, make sure the application is executed with the appropriate required signatures and seals.
 - Original signature of owner or authorized representative and if applicable the corporate seal along with original seal and signature of notary are required on all submitted applications. Non-original copies will be rejected and the Tentative Plat will not be placed on the next available Plat Committee meeting agenda.

DEADLINE FOR SUBMITTAL OF TENTATIVE PLAT AND PAYMENT OF

Submittal deadline for the applications and all associated documentation is **Monday, 9:00AM**. The fee amount will be calculated once the application is processed and must be paid in full by the next day, **Tuesday, noon**. An invoice will be generated and emailed to the applicant at the email address provided on the application or the applicant may pickup the invoice at the location the application was submitted. Payment can be done in person at the cashier located on the 11th floor of 111 NW 1st Street or on-line. Failure to submit the correct full payment by the Tuesday, noon deadline will result in the item not being placed on the next available Plat Committee Agenda. Payment can be done on-line by credit card or in person by check or credit card at the cashier located on the 11th floor of 111 NW 1st Street. Checks must be made out to MIAMI-DADE County and cannot be temporary checks.

REQUIRED ATTACHMENTS AND FORMS FOR SUBMITTAL OF TENTATIVE PLAT

1. Two (2) original Tentative Plat application form that have been completed, executed, signed and notarized with proper seals.
2. Six (6) copies folded to the Platting and Traffic Review Section with specifications of the current Tentative Plat Boundary survey signed and sealed by an active Florida Professional Surveyor and Mapper for the express purpose of the Tentative Plat application.
3. Two (2) copies of the recorded deed showing acquisition of the property.
4. Applications that consist of an owner or owners that are LLC, LLLP, LP, LTD, or other limited organization must submit an original Opinion of Title stating who may sign on behalf of the organization.
5. Copy of municipal approval when property falls outside the unincorporated Miami-Dade County area.

TO ACCESS THE TENTATIVE PLAT APPLICATION FORM PRESS THE GREEN BUTTON BELOW

By pressing the button above and advancing to the Tentative Plat Application, I acknowledge reading the instructions along with the regulations for the submittal of the Tentative Plat Application and agree to comply with all the conditions.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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: [Handwritten Signature]
(Print name & Title here): JOSE LUIS CASAS PRES.

BEFORE ME, personally appeared JOSE LUIS CASAS this 25 day of September, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL-DL or produce as Identification and who did (not) take an oath.

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



BRANDON SOLIS BS
Commission # HH 694416
Expires July 6, 2029

Signature of Notary Public: [Handwritten Signature]
(Print, Type name here: Brandon Solis)

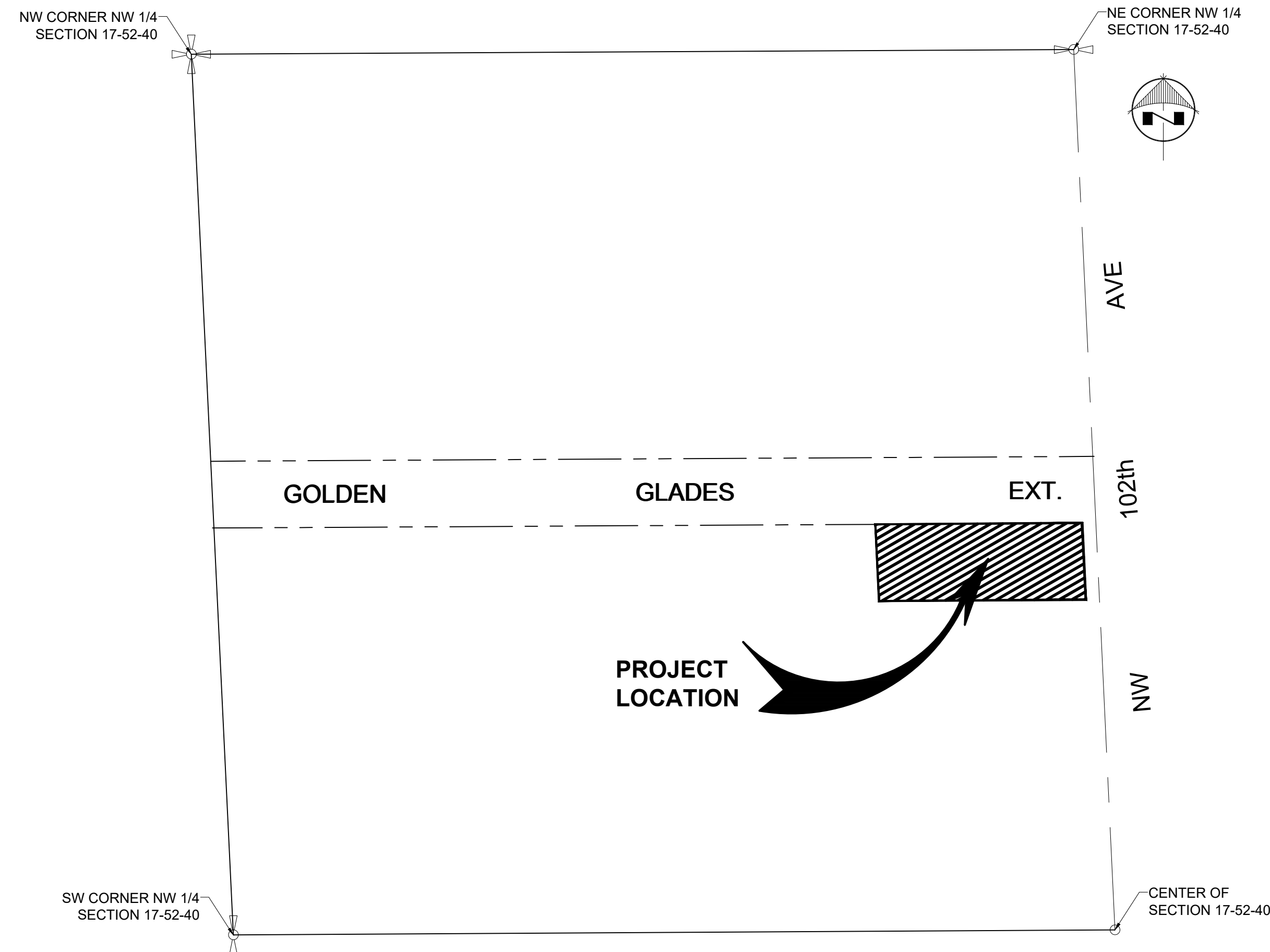
(NOTARY SEAL)

July 6, 2029 #HH694416
(Commission Expires) (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 "CASAS SUBDIVISION"

A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP 52 SOUTH, RANGE 40 EAST IN THE CITY OF HIALEAH, IN MIAMI-DADE COUNTY, FLORIDA.

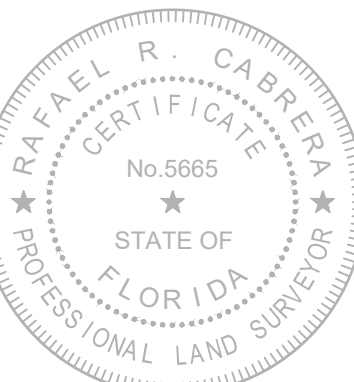


LOCATION MAP

A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP 52 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = 1" : 300'

- 1) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3) THERE MAY BE ADDITIONAL AGREEMENTS, COVENANTS, EASEMENTS, ENCUMBRANCES, AND 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.
- 4) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 F.A.C.), IS "HIGH RISK/COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
- 6) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 7) 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.
- 8) NUMBER OF TRACTS: 2 TRACTS + 3 BLOCKS.
- 9) PUBLIC WATER TO BE UTILIZED IN TRACT "A".
- 10) PRIVATE SEWER TO BE UTILIZED IN TRACT "A" NEW SAN. LIFT STATION TO BE UTILIZED IN TRACT "B".
- 11) CURRENT ZONING:
BDH - BUSINESS DEVELOPMENT DISTRICT
- 11A) PROPOSED USE: (SEE TABLE)
- 12) AREA OF PROPERTY PER TRACT: (SEE AREA TABLE)
- 12A) TOTAL AREA OF PROPERTY: (SEE AREA TABLE)
- 13) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 14) TYPE OF SURVEY: BOUNDARY SURVEY FOR PURPOSE OF TENTATIVE PLAT.
- 15) MIAMI DADE COUNTY FLOOD CRITERIA: _____(N.G.V.D.)
- 16) ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 16A) **HORIZONTAL PRIMARY CONTROL INFORMATION:**
STATE PLANE COORDINATE SYSTEM USED AS FOLLOW:
PROVIDED BY: NATIONAL GEODETIC SURVEY NGS CONTROL POINT
STATION DESIGNATION: CARLOS PID: DC70A
LATITUDE: N 25° 54' 48.067427" LONGITUDE: W 80° 21' 26.121656"
NORTHING: 574,715.9280 (US FEET) EASTING: 867433.4528 (US FEET)
COORDINATE SYSTEM: US STATE PLANE 1983/90
HORIZONTAL DATUM: NAD 1983 (1990)
STATE PLANE ZONE: FLORIDA EAST 901.
LOCATED AT: NW 154th STREET --- 30' NORTH OF ROCK ROAD
NW 97th AVE. --- 36' WEST OF ROCK ROAD
DESCRIPTION: THE GPS POINT WAS TAKEN ON CENTER OF EXISTING STORM MANHOLE.
- 16B) **VERTICAL PRIMARY CONTROL INFORMATION:**
ELEVATIONS ARE REFERRED TO: NATIONAL AMERICAN VERTICAL DATUM OF 1988.

TEMPORARY BENCHMARK SETUP: STORM MANHOLE ELEVATION: 5.20(NAVD88)
LATITUDE: N 25° 55' 27.0882" LONGITUDE: W 80° 21' 55.8066"
NORTHING: 578,642.367 (US FEET) EASTING: 864,703.956 (US FEET)
COORDINATE SYSTEM: US STATE PLANE 1983 (2020)
HORIZONTAL DATUM: NAD 1983 (2020)
STATE PLANE ZONE: FLORIDA EAST 901.
LOCATED AT: W 108 STREET --- 1333' NORTH OF C/L
W 40th AVE/NW 102th AVE. --- 33.5' EAST OF C/L
DESCRIPTION: THE GPS POINT WAS TAKEN ON CENTER OF EXISTING STORM MANHOLE.
- 17) FLOOD ZONE(S): AE ELEVATION: 6(NGV29) - 1.558 = 4.442(NAVD88)
COMMUNITY: CITY OF HIALEAH NUMBER: 120643
DATE OF FIRM: SEPTEMBER 11th, 2009 SUFFIX :L PANEL: 12086C011
- 18) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF W 40th AVENUE/NW 102nd AVENUE, WHICH IS N02°40'34"W.
- 19) ALL RIGHT-OF-WAYS NOT DEDICATED BY THIS PLAT WERE DEDICATED BY PREVIOUS PLATS, IF ANY.
- 19) ORIGINAL FIELD SURVEY DATE(S): MAR. 7th, 2021, MAY 7th, 2022 AND MAY 22ND, 2022, JAN. 19th, 2023
- 20) CERTIFIED TO: _____



RAFAEL R. CABRERA, P.S.M.
PROFESSIONAL SURVEYOR
AND MAPPER No. L.S.-5665
STATE OF FLORIDA

THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS THIS IS A VERIFIED AND AUTHORIZED ELECTRONIC SIGNATURE. ADDITIONS OR DELETIONS TO THIS TYPE OF SURVEY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "BOUNDARY & 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 & TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FOLIO: 04-2017-001-0211
11190 W. 40th AVENUE
HIALEAH, FLORIDA 33012

Revisions

Drawing:
TENTATIVE PLAT
(BOUNDARY &
TOPOGRAPHIC
SURVEY)

Job No: 200914

Date: 07-07-2022

Sheet No:

SU-1

