

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.: 13 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: 165 Project
2. Owner's Name: Reymar USA Real Estate Investmens, LLC Phone: (786) 801-9636
Address: 8235 Champions Gate Blvd Suite 4 City: Davenport State: FL Zip Code: 33896
Owner's Email Address: nickbogny@gmail.com
3. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: (305) 262-0400
Address: 777 NW 72nd Ave., Suite 3025 City: Miami State: FL Zip Code: 33126
Surveyor's Email Address: Javier@Ibarralandsurveyors.com
4. Folio No(s): 30-2113-002-1520 / _____ / _____ / _____
5. Legal Description of Parent Tract: Lot 754, of "Biscayne Gardens, Section "C", according to the plat thereof, as recorded in Plat Book 40, Page 54, of the public records of Miami-Dade County, Florida.
6. Street boundaries: Between NW 164th St and NW 165th St and between NW 2nd Ave and N Miami Ave
7. Present Zoning: RU-1 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.

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)

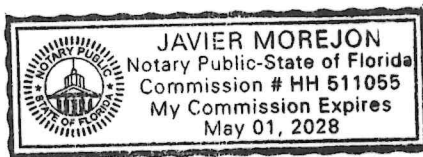
SS:

Signature of Owner:

(Print name & Title here):

BEFORE ME, personally appeared Juan Reyes this 18th day of November, 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 18th day of November, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here:

May 01, 2028

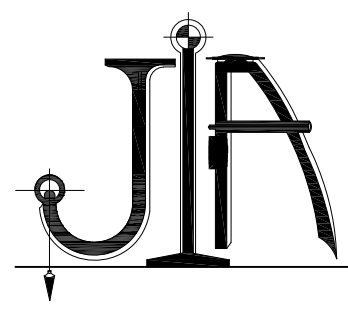
(Commission Expires)

HH 511055

(Commission Number)

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





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

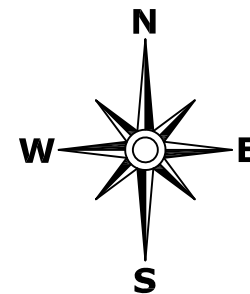
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

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

TENTATIVE PLAT OF 165 PROJECT

BOUNDARY & TOPOGRAPHIC SURVEY

A REPLAT OF LOT 754, "BISCAYNE GARDENS, SECTION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NW 1/4 OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



(IN FEET)
1 INCH = 20 FEET

LEGAL DESCRIPTION:

LOT 754, OF "BISCAYNE GARDENS, SECTION "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

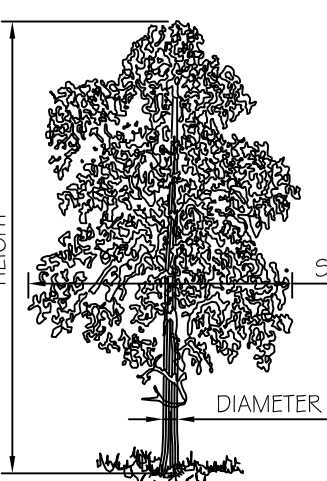
THE EXPRESSED PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND.

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTION 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 #1 MIAMI-DADE COUNTY BENCHMARK N-652; LOCATOR No. 2102W, PK NAIL AND BRASS WASHER IN DECK OF CONC CATCH BASIN,, NW 167 ST --- 2.5' NORTH OF NORTH EDGE OF PAVEMENT AND NW 2 AVE --- 68' EAST OF EAST EDGE OF PAVEMENT, ELEVATION IS 10.58 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.
- UNDERGROUND LINE INFORMATION SHOWN HEREON WAS MEASURED AS SHOWN ON THE STRUCTURES, 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 RELATIVE TO THE CENTER LINE OF NW 2ND AVENUE, AS SHOWN IN RIGHT OF WAY MAP, SECTION 87170, MIAMI-DADE COUNTY, FLORIDA, WHICH BEARS NORTH 02° 44' 51" WEST.
- 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.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND / OR RIGHTS-OF-ENTRY APPURTENANT THERE TO.

TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	PALM GROUP (2)	0.6	10	8
2	PALM GROUP (2)	0.6	10	8
3	PALM	0.4	10	8
4	PALM	0.4	10	8
5	PALM	0.4	10	8
6	OAK	1.5	35	18
7	OAK	1.5	35	18

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:

DEVELOPMENT INFORMATION:

OWNER:
REYMAR USA REAL ESTATE INVESTMENS LLC
MAILING ADDRESS: 8235 CHAMPIONS GATE BLVD STE 4 DAVENPORT, FL 33896

FOLIO NUMBER:
30-2113-002-1520 (VACANT LAND)
PROPERTY ADDRESS: 170 NW 165 STREET, MIAMI, FL. 33169
GROSS LAND AREA ± 21,935 SQ. FT. (± 0.5 ACRES)
NET LAND AREA ± 18,632 SQ. FT. (± 0.4 ACRES)

PROPOSED DEVELOPMENT:
PROPOSED LOT - 1 VACANT LAND,
GROSS AREA ±10,967 SQ. FT. (±0.25 ACRES)
NET AREA ±9,316 SQ. FT. (±0.21 ACRES)
SINGLE FAMILY HOME TO BE DEVELOPED USING SEVERABLE USE RIGHTS (SUR) PROGRAM WITH MIAMI-DADE COUNTY.

PROPOSED DEVELOPMENT:
PROPOSED LOT - 2 VACANT LAND,
GROSS AREA ±10,967 SQ. FT. (±0.25 ACRES)
NET AREA ±9,316 SQ. FT. (±0.21 ACRES)
SINGLE FAMILY HOME TO BE DEVELOPED USING SEVERABLE USE RIGHTS (SUR) PROGRAM WITH MIAMI-DADE COUNTY.

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S 2022, GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:
+ 9.0 FEET (NAVD 1988)
+ 10.52 FEET (NGVD 1929)

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 120635 (MIAMI-DADE COUNTY)
PANEL: 0137
SUFFIX: L
DATE OF FIRM: 09/11/2009

WATER AND SEWER SERVICES:

WATER SERVICE AREA - CITY OF NORTH MIAMI BEACH
SEWER SERVICE AREA - CITY OF NORTH MIAMI

ZONING INFORMATION AS PER PROPERTY APPRAISER:

PA PRIMARY ZONE:
0100 SINGLE FAMILY - GENERAL
PRIMARY LAND USE:
0081 VACANT RESIDENTIAL: VACANT LAND

LAND INFORMATION:
LAND USE: GENERAL
MUNI ZONE: RU-1
PA ZONE: 0100 - SINGLE FAMILY - GENERAL

OWNER'S REPRESENTATIVE INFORMATION:

NIKITA BOGOLEPOV
MAILING ADDRESS: PO BOX 41 5565, MIAMI BEACH, FL 33141
E-MAIL: NICKBOGNY@GMAIL.COM

OWNER INFORMATION:

REYMAR USA REAL ESTATE INVESTMENS, LLC
8235 CHAMPIONS GATE BLVD
SUITE 4
DAVENPORT, FL 33896

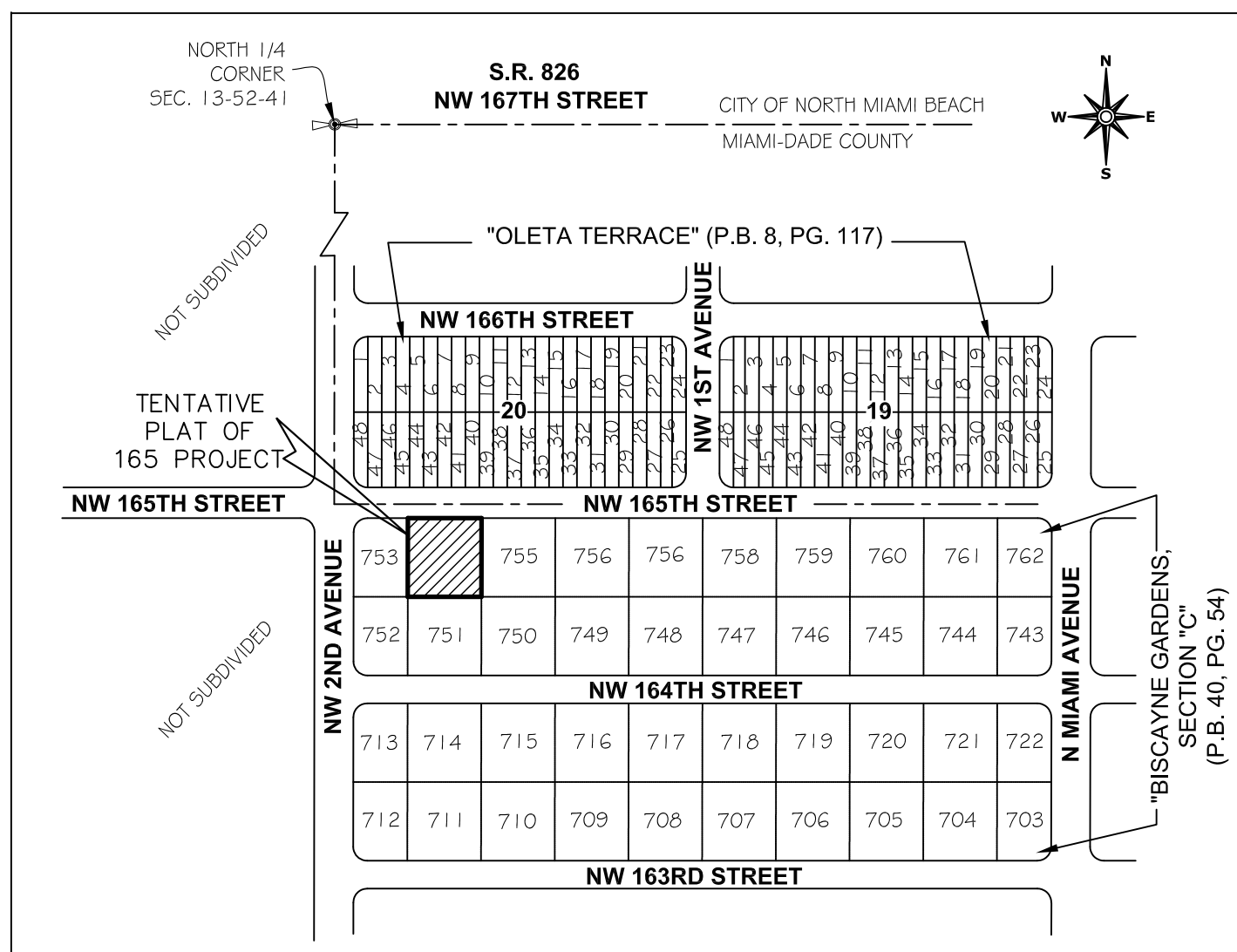
OTHER CONTACT:

JULIO E. PEREZ, PSM
JOHN IBARRA & ASSOC., INC.
(305) 262-0400
777 NW 72nd AVE, SUITE 3025
MIAMI, FL 33126
E-MAIL: julio@ibarralandsurveyors.com

JAVIER MOREJON
JOHN IBARRA & ASSOC., INC.
LAND USE SPECIALIST,
PLAT MANAGER
E-MAIL: javier@ibarralandsurveyors.com

TABLE OF MONUMENTS:

TYPE OF MONUMENT	TOTAL
P. R. M.	4
P. C. P.	2



LOCATION SKETCH

SCALE 1" = 300'

A PORTION OF THE NE 1/4
OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST,
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA,

ABBREVIATIONS
B.M. BENCHMARK
B.O.B. BASIS OF BEARINGS
C. CALCULATED
C.B. CATCH BASIN
CONC. CONCRETE
E.O.P. EDGE OF PAVEMENT
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
F.T. FEET
L.B. LICENSE BUSINESS
L.P. LIGHT POLE
M.D. MEASURED DISTANCE
M.H. MANHOLE
NGVD NATIONAL GEODETIC VERTICAL DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
P.C. POINT OF CURVE
P.B. PLAT BOOK
PG. PAGE
P.M. PERMANENT REFERENCE MONUMENT
P.S. PROFESSIONAL LAND SURVEYOR
R. RECORDED DISTANCE
R.W. RIGHT-OF-WAY
R.G. RANGE
SQ. SQUARE
SEC. SECTION
SWK. SIDEWALK
S.I.R. SET IRON REBAR
± = MORE OR LESS
Q = CENTER LINE
13-52-41 = SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST

LEGEND

① DRAINAGE MANHOLE
② SANITARY MANHOLE
③ FIRE HYDRANT
④ ELECTRIC BOX
⑤ CATCH BASIN
⑥ CONCRETE
⑦ E.O.P. EDGE OF PAVEMENT
⑧ F.I.P. FOUND IRON PIPE
⑨ F.I.R. FOUND IRON ROD
⑩ F.T. FEET
⑪ L.B. LICENSE BUSINESS
⑫ L.P. LIGHT POLE
⑬ M.D. MEASURED DISTANCE
⑭ M.H. MANHOLE
⑮ NGVD NATIONAL GEODETIC VERTICAL DATUM
⑯ NAVD NORTH AMERICAN VERTICAL DATUM
⑰ O.R.B. OFFICIAL RECORDS BOOK
⑱ P.C. POINT OF CURVE
⑲ P.B. PLAT BOOK
⑳ PG. PAGE
㉑ P.M. PERMANENT REFERENCE MONUMENT
㉒ P.S. PROFESSIONAL LAND SURVEYOR
㉓ R. RECORDED DISTANCE
㉔ R.W. RIGHT-OF-WAY
㉕ R.G. RANGE
㉖ SQ. SQUARE
㉗ SEC. SECTION
㉘ SWK. SIDEWALK
㉙ S.I.R. SET IRON REBAR
㉚ ± = MORE OR LESS
㉛ Q = CENTER LINE
㉜ 13-52-41 = SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST

--- CENTERLINE
--- MONUMENT LINE
--- OVERLAP UTILITY LINES
--- CHAIN LINK FENCE
--- METAL FENCE
--- WOOD FENCE
--- BUILDING SETBACK LINE
--- LIMITED ACCESS RW
--- NON-VEHICULAR ACCESS RW
--- EXISTING ELEVATION

REVISED COUNTY COMMENTS 12/05/2025

REVISED ON: ORIGINAL SURVEY 04/29/2025

REVISED ON:

REVISED ON:

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. OTHER.

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

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

DRAWN BY:	JEP
DATE OF SURVEY:	12/05/2025
SURVEY NO:	25-000416
SHEET:	1 OF 1

LB 7806