

## 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 : ( 2 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 56 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: CASALEX SUBDIVISION

2. Owner's Name: CONSTRUCTION DREAM BUILDERS LLC Phone: 305-431-2032

Address: 14412 NW 88 PL City: MIAMI LAKES State: FL Zip Code: 33018

Owner's Email Address: acapitalinvestment@gmail.com

3. Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101

Address: 266 GIRALDA AVENUE City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: ed@asomiami.com / mzuluaga@asomiami.com

4. Folio No(s): 30-6935-000-0141 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 266 STREET & SW 133RD AVENUE

7. Present Zoning: RU-1 Zoning Hearing No.: R2025000061

8. Proposed use of Property: Lot no. 1 (1 duplex) and on Lot No. 2 (1 triplex)

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.

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: [Signature]

(Print name & Title here): Francisco Torres Cellego, Authorized member

BEFORE ME, personally appeared Francisco Torres Cellego this 5 day of January, 2026 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 5 day of January, 2026 A.D.



MARIA TAMAYO  
Commission # HH 603654  
Expires October 21, 2028

Signature of Notary Public: [Signature]

(Print, Type name here: Maria Tamayo)

(NOTARY SEAL)

10/21/2028  
(Commission Expires)

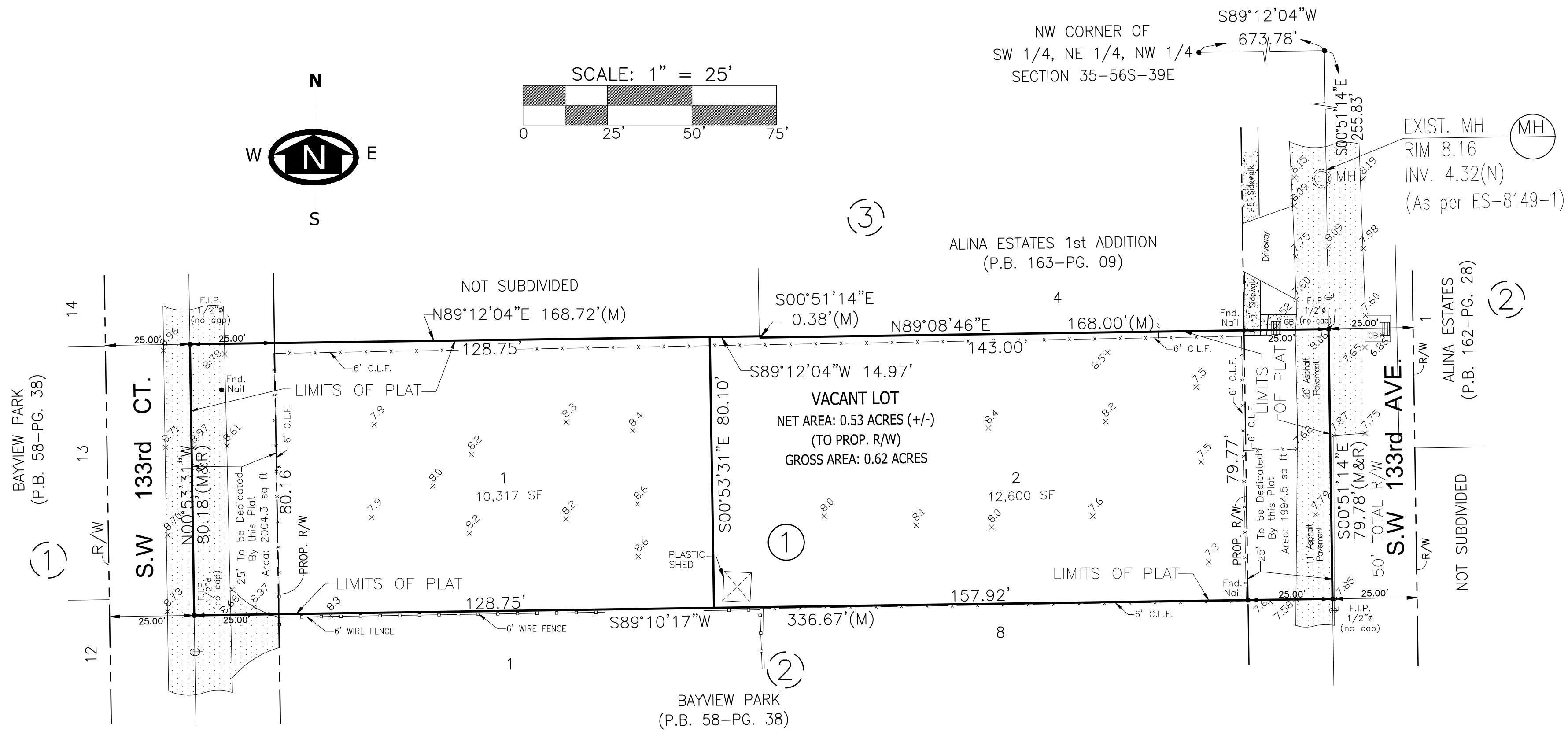
HH 603654  
(Commission Number)

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



TENTATIVE PLAT BOUNDARY SURVEY  
**CASALEX SUBDIVISION**

A PROPOSED SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NW 14 OF SECTION 35,  
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF  $\frac{1}{4}$  FOOT FOR NATURAL GROUND SURFACES AND  $\frac{1}{8}$  FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SITE ADDRESS:	266XX SW 133 AVE HOMESTEAD, FL 33032
JOB NUMBER:	25-448
DATE OF SURVEY:	MAY 2, 2025
FOLIO NUMBER:	30-6935-000-0141

**LEGAL DESCRIPTION:**

THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, EXCEPT; BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE WESTERLY ALONG SAID NORTH LINE 168 FEET; THENCE SOUTH 256 FEET PARALLEL TO EAST LINE OF SAID SW 1/4 OF THE NE 1/4 OF THE NW 1/4; THENCE EAST 90° TO A POINT ON EAST LINE OF SAID SW 1/4 OF THE NE 1/4; OF THE NW 1/4; THENCE NORTHERLY ALONG SAID EAST LINE TO POB, LYING AND BEING IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; AND THE W 1/2 OF THE NE 3/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35 TOWNSHIP 56 SOUTH, RANGE 39 EAST, EXCEPT: THE NORTH 255.62 FEET OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

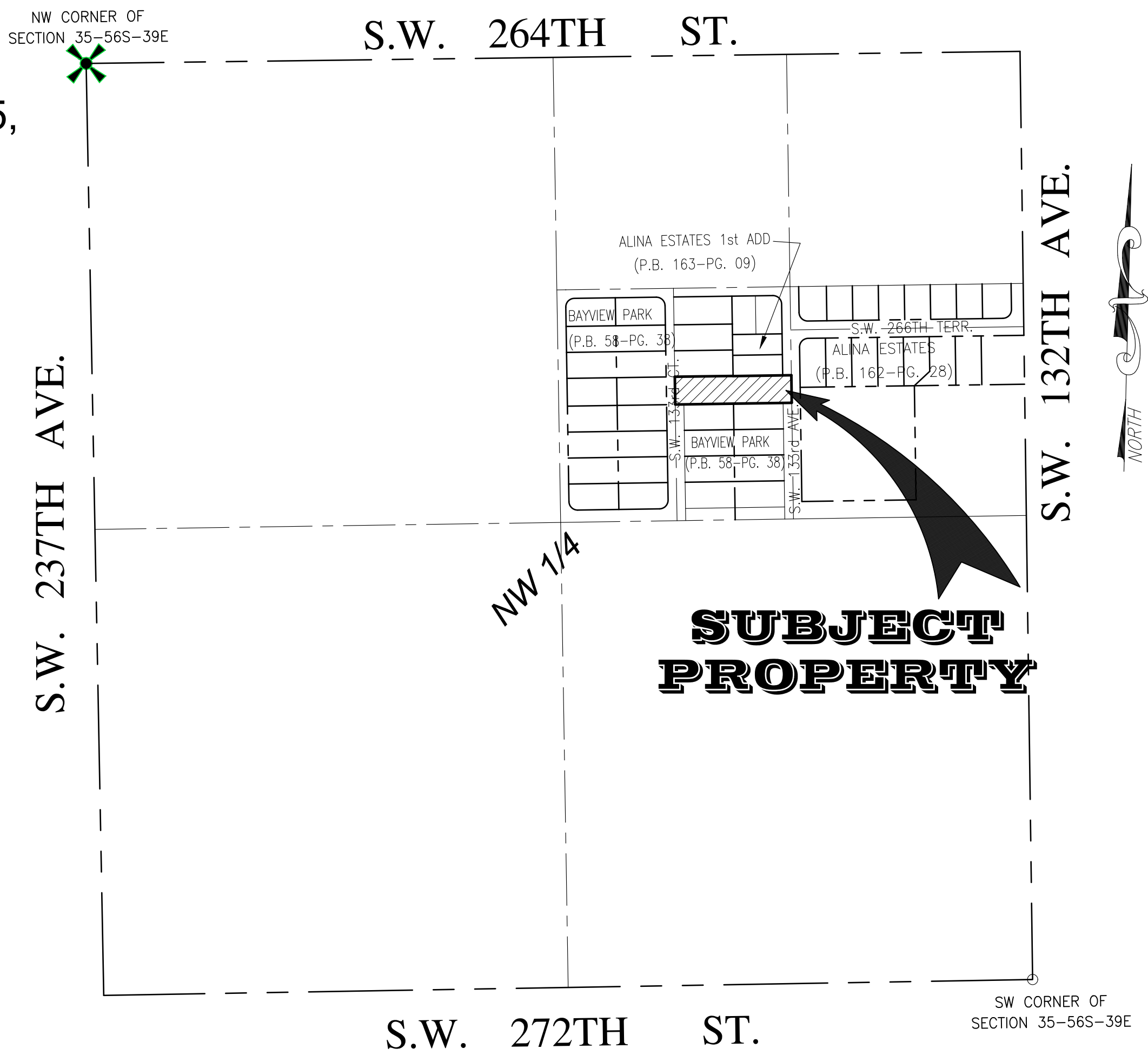
PARCEL ID: 30-6935-000-0141

**JOB SPECIFIC SURVEYOR NOTES:**

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120635-C0593L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF (N/A) FEET** (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: **22,886 SF (+/-)**
- ③ EXISTING ZONING: RU-1
- ④ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. BB-7-RA**, WITH AN ELEVATION OF **10.21 FEET**.
- ⑤ BEARING SHOWN HEREOF ARE REFERRED TO AN ASSUME MERIDIAN OF N.00°55'47"W. FOR THE CENTERLINE OF S.W. 134TH AVE. ALSO BEING THE WEST LINE OF NE 1/4, NW 1/4 OF SECTION 35, TOWNSHIP 56S, RANGE 39E, MIAMI-DADE COUNTY.
- ⑥ DADE COUNTY FLOOD CRITERIA = 8.5 FEET (NGVD 1929), AS PER REVISED FLOOD CRITERIA MAP FROM MIAMI-DADE COUNTY, FLORIDA.
- ⑦ NUMBER OF LOTS: 2 LOTS
- ⑧ **DEVELOPMENT INFO:** 2 Lots in one block.  
Lot No. 1(one Duplex) and Lot No. 2 (one Triplex)  
(5 units) Homes as per Work Force Guidelines  
As per approved R2025000061

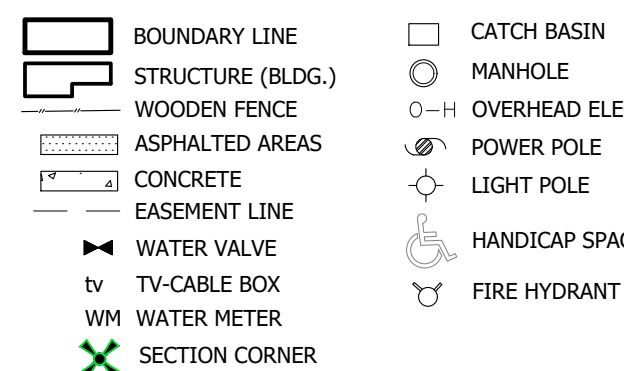
# LOCATION MAP

SCALE: 1"=300'



NW 1/4 OF SECTION 35-56-39  
MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S LEGEND (IF ANY APPLIED)

ABREVIATION (IF ANY APPLIED)[illegible]

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)
- THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP.  
AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART,  
WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

**SURVEYOR'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

This item has been digitally signed and  
PSM' on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONTACT PERSON INFORMATION	
NAME	
PHONE	
EMAIL	
ADDRESS	
CITY	
STATE	
ZIP	

NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

**CASALEX SUBDIVISION**

FOR: CONSTRUCTION DREAM BUILDERS LLC	SCALE: 1"=25'	DESIGNED BY: E.P.
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FOR:	CONSTRUCTION DREAM
SCALE:	1"=25'
DESIGNED BY:	E.P.
DATE:	9/11/25
APPROVED BY:	E.P.

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

**266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM**

ORDER No.  
22-645

SHEET No.  
2

DATE : JANUARY 5, 2026.