

## 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 : ( 5 )

## **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 7 Twp.: 56 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Austra I Commercial Mall

2. Owner's Name: Austral International Marina Corp. Phone: 786-325-1681  
Address: 7350 SW 89th Street, Ste CU-02 City: Miami State: FL Zip Code: 33189  
Owner's Email Address: ej@efbuilders.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188  
Address: 8935 NW 35th Lane, Suite 201 City: Doral State: FL Zip Code: 33172  
Surveyor's Email Address: plattin@hadonne.com

4. Folio No(s): 30-6007-005-0390 / 30-6007-005-0430 / 30-6007-005-0440 / 30-6007-005-0450

5. Legal Description of Parent Tract: See Attached Exhibit "A"

6. Street boundaries: SW 208th DR & SW 113th Ave

7. Present Zoning: CRMUC Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 15,000 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)

SS:

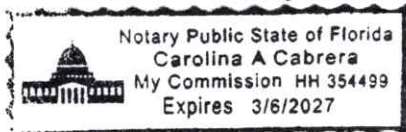
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Eduardo Rodriguez, President

BEFORE ME, personally appeared Eduardo Rodriguez this 17 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 17 day of October, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: \_\_\_\_\_)

(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.

TENTATIVE PLAT OF "AUSTRAL COMMERCIAL MALL"

A REPLAT OF A LOT 4, BLOCK 4 AND LOTS 4, 5, 6 AND 7, BLOCK 5, OF "CUTLER GATE, MIAMI-DADE COUNTY, FLORIDA",  
RECORDED IN PLAT BOOK 64, AT PAGE 77, LYING AND BEING IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

NOTICE:  
This Document is not full and complete without all pages.  
(Total of Two (2) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on August 4, 2025.

SECTION 2) LEGAL DESCRIPTION:

Lot 2, Block 4 and Lots 4, 5, 6 and 7, Block 5, of CUTLER GATE, according to the Plat thereof as recorded in Plat Book 64 at Page 77 of the Public Records of Miami-Dade County, Florida.

Property Address and Tax Folio Number:

SW 208th DR & SW 113th Ave, Miami Dade County, Florida 33189,  
Folio No. 30-6007-005-0390  
11361 SW 208th DR & SW 113th Ave, Miami Dade County, Florida 33189,  
Folio No. 30-6007-005-0430  
11351 SW 208th DR & SW 113th Ave, Miami Dade County, Florida 33189,  
Folio No. 30-6007-005-0440  
11340 SW 208th DR & SW 113th Ave, Miami Dade County, Florida 33189,  
Folio No. 30-6007-005-0450

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=30' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Northeasterly Boundary Line of the Subject Site with an assumed bearing of N 41°19'43" E , said line to be considered a well established and monumented line.

Plat of "CUTLER GATE", recorded in Plat Book 64, at Page 77, Miami-Dade County Records.

WARRANTY DEED, recorded in Official Records Book 29933, at Page 4891, recorded January 22, 2016, Miami-Dade County Records.

Miami-Dade County Township Survey Map Section 7, Township 56 South, Range 40 East.

This property is to be located in Flood Zone "AH", with elevation 9.0, as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County Unincorporated Areas), Map Panel No. 12086C0584, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BC-32 Elevation 8.86 feet.

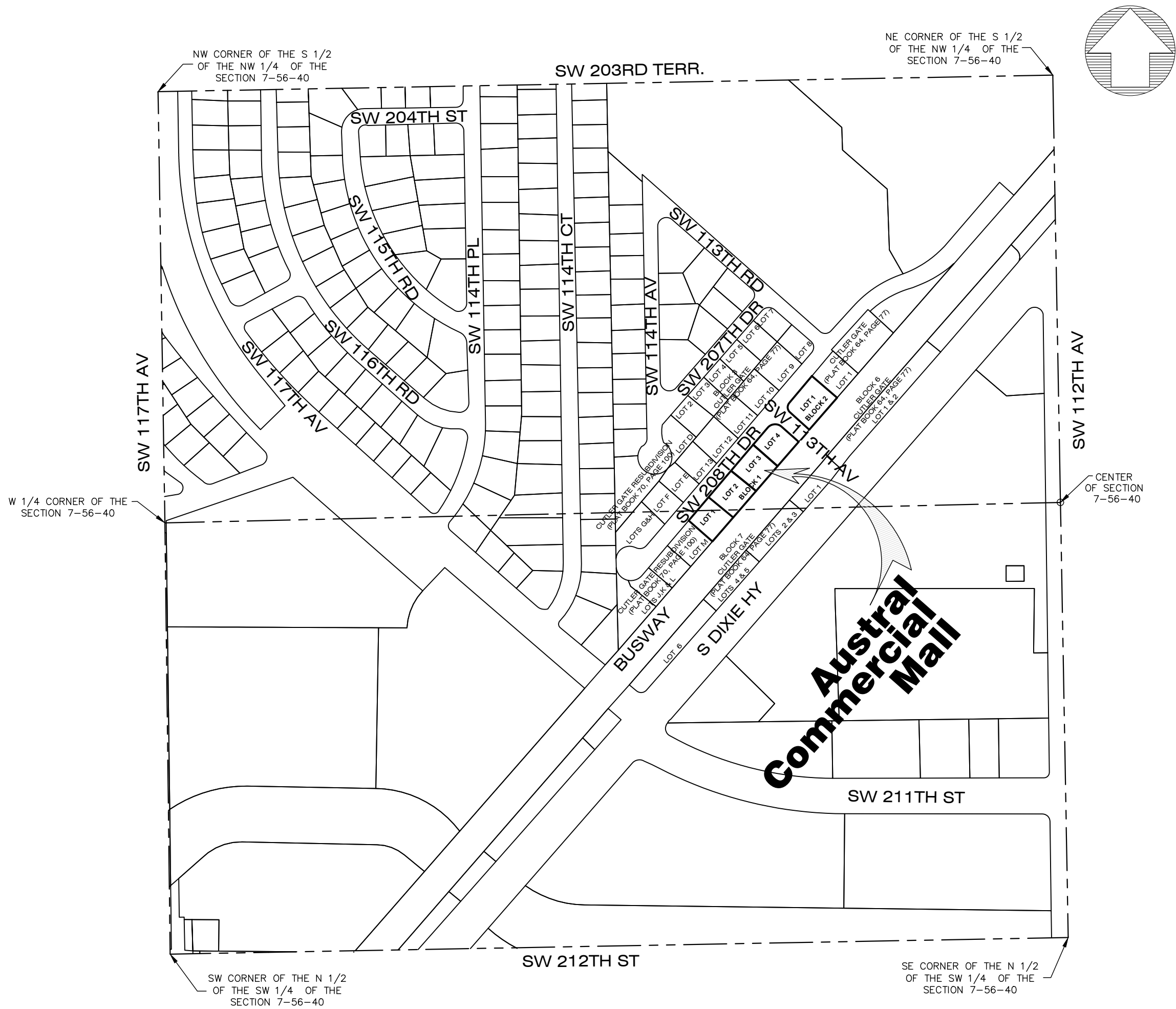
SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

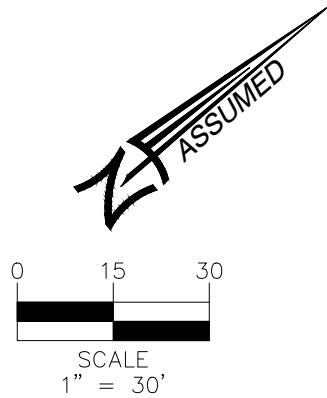
No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.





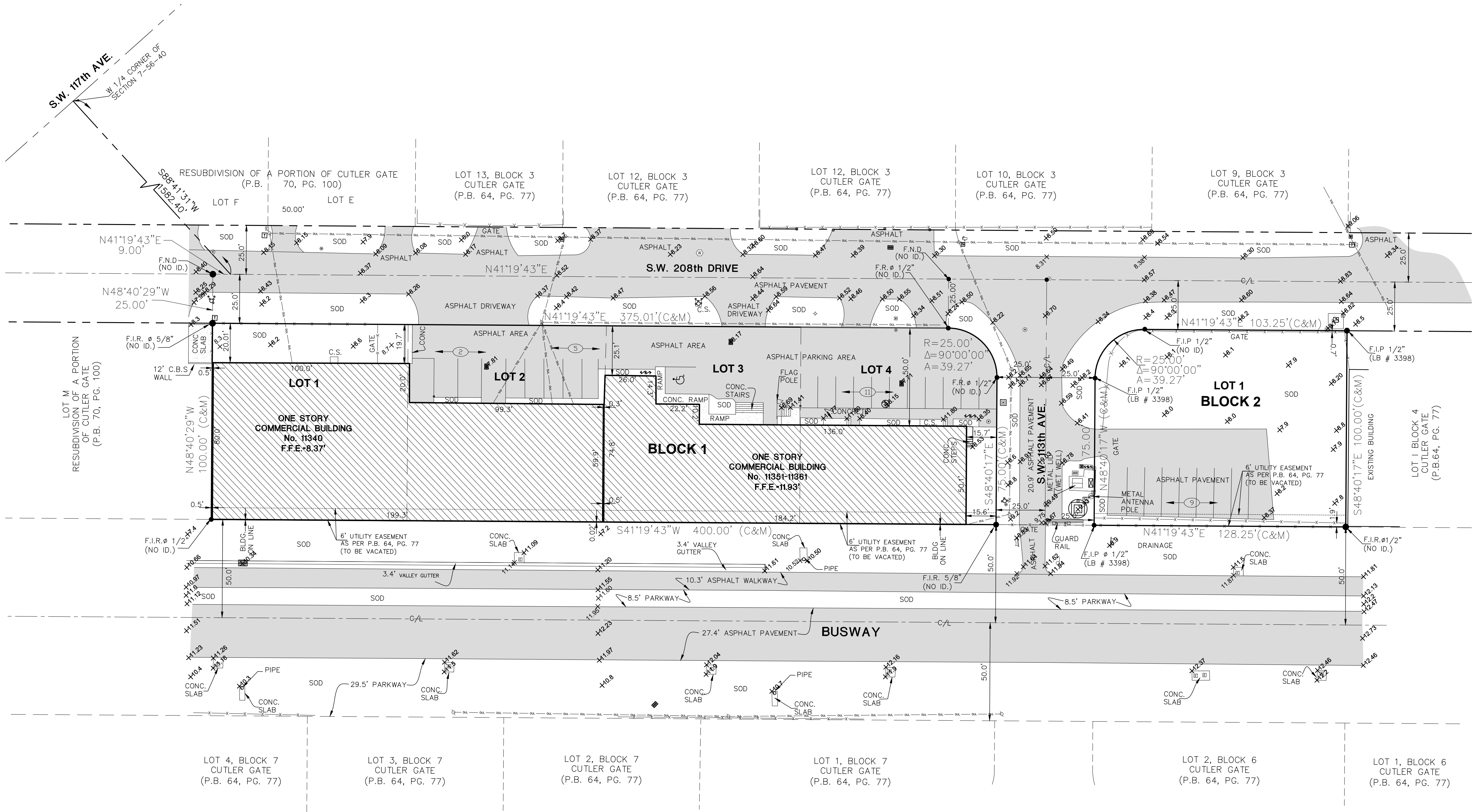
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## LEGEND

SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
F.I.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
C.B.	CATCH BASIN
EWP	ELECTRICAL WALL PANEL
FH	FIRE HYDRANT
CDI	DRAINAGE CURB INLET
B.P.	BACKFLOW PREVENTOR
GM	GAS METER
PS	PEDESTRIAN SIGNAL
EUB	ELECTRIC UTILITY BOX
LP	LIGHT POLE
QA	QUIV ANCHOR
WM	WATER METER
WV	WATER VALVE
GT	GREASE-TRAP MANHOLE
SSC	SANITARY SEWER CLEAN-OUT
MS	SANITARY SEWER MANHOLE
SV	SANITARY SEWER VALVE
ML	MANHOLE UNKNOWN
DM	DRAINAGE MANHOLE
MA	SIGNAL MAST ARM
IC	INTERCOM
PO	POST
SI	SIGN
MB	MAILBOX
CUP	CONCRETE UTILITY POLE
GR	GUARDRAIL
FT	FPL TRANSFORMER
WUP	WOOD UTILITY POLE
TN	TREE NUMBER
USN	UTILITY STRUCTURE NUMBER
KBS	KBS WALL
WF	WOOD FENCE
IF	IRON FENCE
IRG	IRON ROLLING GATE
ISG	IRON SWING GATE
CLF	CHAIN-LINK FENCE
CLR	CHAIN-LINK ROLLING GATE
CLSR	CHAIN-LINK ROLLING SWING GATE
FO	FENCE OTHER
T	TREE
PT	PINE TREE
PLT	PALM TREE
PL	PROPERTY LINE
RL	RIGHT-WAY LINE
EL	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
OL	OVERHEAD UTILITY LINE
EE	EXISTING ELEVATION
GRV	GRAVEL
BRK	BRICK
BH	BUILDING HATCH
CON	CONCRETE
TIL	TILE
ASP	ASPHALT PAVEMENT
HAT	HANDICAP TACTILE STRIP



REVISIONS	FILE
1	1
2	2
3	3
4	4
5	5

Field Book:	FILE
DRAWN BY:	EP
TECH BY:	RI
QA/QC BY:	JS
Job No.:	25077
	2/2