

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.: 2 Twp.: 57 S. Rge.: 39 E. / Sec.: 11 Twp.: 57 S. Rge.: 39 E.

1. Name of Proposed Subdivision: Speedway Industrial Park

2. Owner's Name: SIP Development Group LLC Phone: 786-485-4174

Address: 14011 SW 20 ST City: Miami State: FL Zip Code: 33175

Owner's Email Address: daniel@buildcandela.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: plattng@hadonne.com 30-7902-000-0120

4. Folio No(s): 30-7902-000-0112 / 30-7911-000-0022 / 30-7911-000-0020 / 30-7911-000-0023

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

6. Street boundaries: 29601 SW 137 Ave

7. Present Zoning: AU proposed IU-1 Zoning Hearing No.: Z2025000128

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(659,126 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. Futhermore, 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Daniel Abreu*
(Print name & Title here): Daniel Abreu - Member

BEFORE ME, personally appeared Daniel Abreu this 6 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 x or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of October, 2025 A.D.



MAYTEE HERNANDEZ
Commission # HH 447647
Expires January 24, 2028

Signature of Notary Public: *Maytee Hernandez*
(Print, Type name here: Maytee Hernandez)

(NOTARY SEAL)

January 24, 2028 HH447647
(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 SPEEDWAY INDUSTRIAL PARK

A SUBDIVISION OF A PORTION OF SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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 7, 2025.

SECTION 2) LEGAL DESCRIPTION:

The SW 1/4 of the SW 1/4 of the SW 1/4 less the West 53 feet for Sub Safety Easement of Section 2, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

And

The SE 1/4 of the SW 1/4 of the SW 1/4, less Parcel 150-A-Case No.7338 M-Civil, in the United States District Court for the Southern District of Florida, which certified copy of taking is filed in the Public Records of Miami-Dade County, Florida on December 27, 1956, in Deed Book 4382, Page 282, all of the above land lying and being in Section 2, Township 57 South, Range 39 East, Miami-Dade County, Florida.

And

The NW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in Miami-Dade County, Florida.

And

The West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 less: beginning 671.60 feet East and 370 feet South of the NW corner of Section 11, thence, northeasterly to the North line of said section, thence East along the North line to the East line of the West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, thence South 660.06 feet, West 335.97 feet for 289.80 feet to the Point of Beginning, Section 11, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

And

The North 1/4 of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Property Address and Tax Folio Number:

29601 SW 137th Avenue, Miami, Florida 33033
 Folio No. 30-7911-000-0022, 30-7902-000-0112, 30-7902-000-0120, 30-7911-000-0020, 30-7911-000-0023

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"=80' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the West Line of SW 1/4 of Section 2, Township 57 South, Range 39 East, with an assumed bearing of N00°37'54"W, said line to be considered a well established and monumented line.

Plat of "MARBELLA COVE", recorded in Plat Book 161, at Page 1, Miami-Dade County Records.

Plat of "FLORIDIAN ISLES", recorded in Plat Book 161, at Page 28, Miami-Dade County Records.

Plat of "MIRENS PLACE", recorded in Plat Book 160, at Page 97, Miami-Dade County Records.

ENHANCED LIFE ESTATE DEED, recorded in Official Records Book 34880, at Page 901, recorded August 04, 2025, Miami-Dade County Records.

QUIT-CLAIM DEED, recorded in Official Records Book 32316, at Page 3043, recorded January 27, 2021, Miami-Dade County Records.

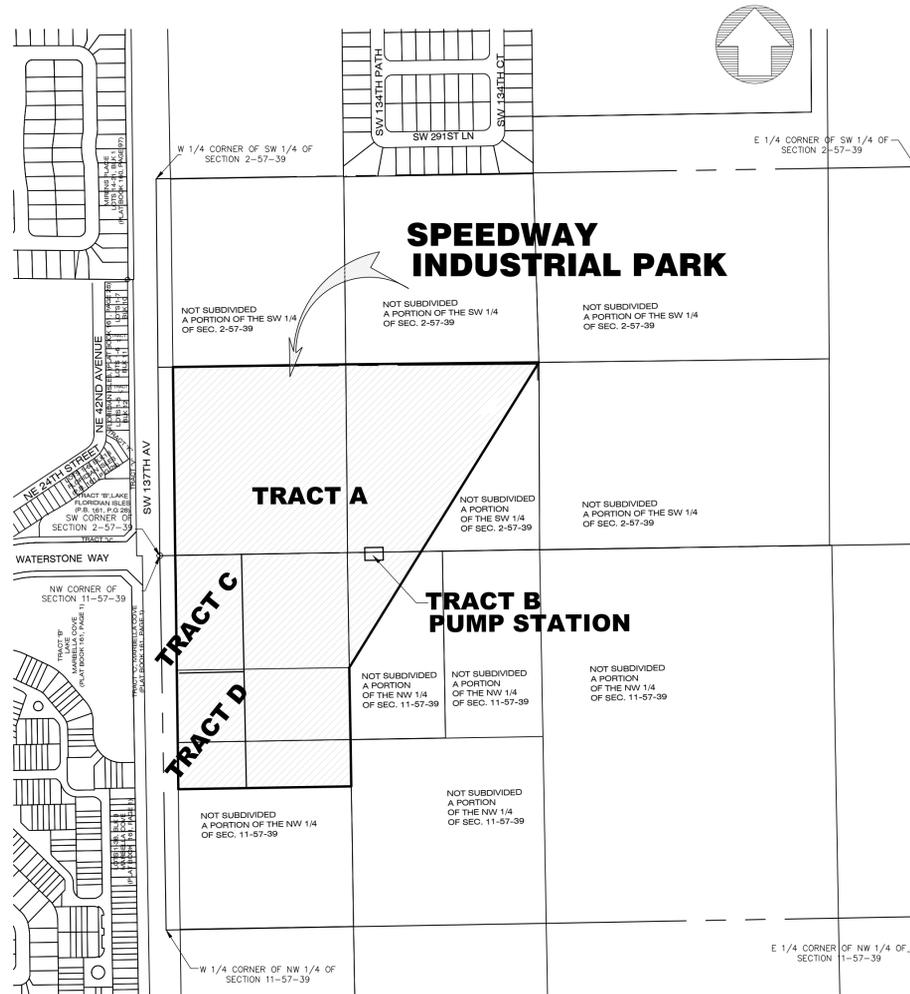
ENHANCED LIFE ESTATE DEED, recorded in Official Records Book 33201, at Page 785, recorded May 23, 2022, Miami-Dade County Records.

Miami-Dade County Township Survey Map Section 2, Township 57 South, Range 39 East.

Miami-Dade County Township Survey Map Section 11, Township 57 South, Range 39 East.

This property is to be located in Flood Zone "AH", with elevation 6.0, as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County Unincorporated Areas), Map Panel No. 12086C0731, 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 39-12 Elevation 8.46 feet.



LOCATION MAP
 THE SW 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
 THE NW 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA
 SCALE 1" = 300'

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

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.

SECTION 6) CLIENT INFORMATION:

SIP Development Group, LLC.
 Address: 14011 SW 20 Street, Miami FL 33175
 Contact: Daniel Abreu
 Phone: 786-485-4174
 E-Mail: daniel@buildcandela.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
 TELEPHONE: AT&T, Inc., Comcast
 POTABLE WATER: City of Homestead Water & Sewer Department
 SANITARY SEWER: City of Homestead Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION :

ZONING DATA:
 Existing Zoning: AU-Agricultural / Residential 5 Acres gross
 Existing Land Use: Vacant
 Proposed Zoning: IU-1 (Industrial, Light Manufacturing)
 PROPOSED DEVELOPMENT:
 Number of Tracts: 4

TRACT A:

LOGISTICS BUILDINGS:
 Building C: 147,460 S.F. (INCLUDING MEZZANINE)
 Building D: 111,833 S.F. (INCLUDING MEZZANINE)
 Building E: 111,833 S.F. (INCLUDING MEZZANINE)

TRACT B: PUMP STATION / Area: 2,925 S.F.

TRACT C: SELF STORAGE BUILDING A / Area: 144,000 S.F.

TRACT D: SELF STORAGE BUILDING A / Area: 144,000 S.F.

Zoning Hearing Number: 22025000128
 Administrative Site Plan Review (ASPR): A2026000018
 Miami-Dade County Resolution No. Z-3-26 (25-128), passed and adopted on February 19, 2026

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 7.5 feet NGVD29 or 6.0 feet NAVD88

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
 Attention: Mariela Alvarez
 8935 NW 35th Lane Suite 201,
 Doral, Florida 33172
 Phone 305.266.1188
 E-mail: platting@hadonne.com

SECTION 12) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and 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 and Topographic 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM

For the Firm
 Registered Surveyor and Mapper LS6006
 State of Florida

HADONNE CORP., a Florida Corporation
 Florida Certificate of Authorization Number LB7097
 8935 NW 35th Lane, Suite 201
 Doral, Florida 33172
 Phone: 3650.266.1188
 Fax: 305.207.6845

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 for
 ABREU DEVELOPMENT, LLC
 or
 29601 S.W. 137th AVE, MIAMI-DADE COUNTY, FLORIDA 33033

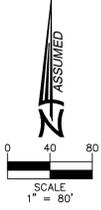
REVISIONS	DATE	BY
1	11-17-2025	LS
2	12-29-2025	LS
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FILE
DRAWN BY: EP
TECH BY: RI
QA/QC BY: JS

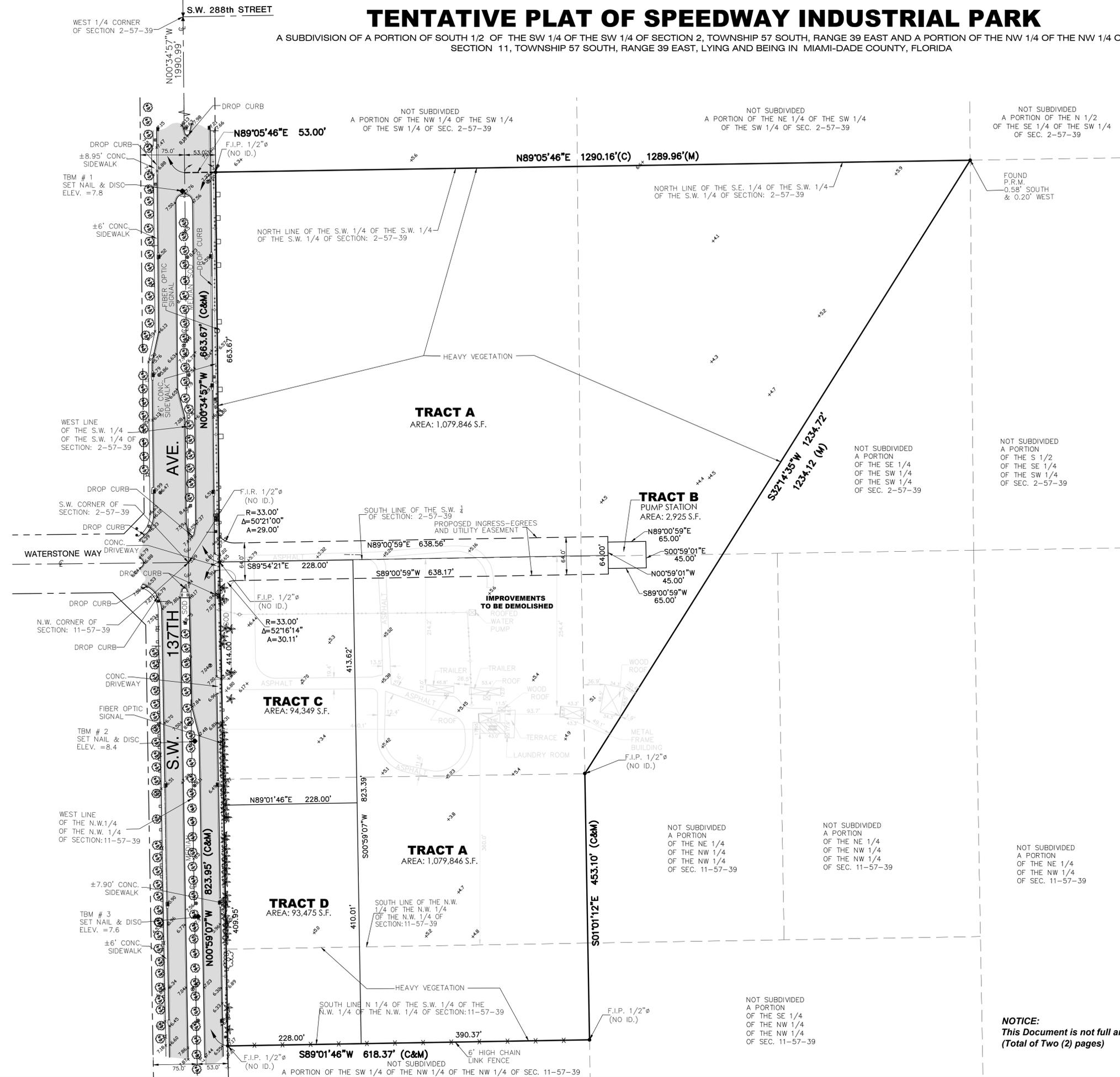
Job No.:
25078

TENTATIVE PLAT OF SPEEDWAY INDUSTRIAL PARK

A SUBDIVISION OF A PORTION OF SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
○	NUMBER OF PARKING SPACES
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
E.C.	ELECTRIC CABINET
F.H.	FIRE HYDRANT
D.C.I.	DRAINAGE CURB INLET
T.S.B.	TRAFFIC SIGNAL BOX
C.B.	COMMUNICATION BOX
P.S.	PEDESTRIAN SIGNAL
E.U.B.	ELECTRIC UTILITY BOX
L.P.	LIGHT POLE
G.A.	GUY ANCHOR
W.M.	WATER METER
W.V.	WATER VALVE
C.M.	COMMUNICATION MANHOLE
U.B.	UTILITY BOX
S.S.M.	SANITARY SEWER MANHOLE
S.S.V.	SANITARY SEWER VALVE
M.U.	MANHOLE UNKNOWN
D.M.	DRAINAGE MANHOLE
S.M.A.	SIGNAL MAST ARM
I.	INTERCOM
P.	POST
S.	SIGN
M.	MAILBOX
C.U.P.	CONCRETE UTILITY POLE
G.	GUARDRAIL
F.P.T.	FPL TRANSFORMER
W.U.P.	WOOD UTILITY POLE
T.N.	TREE NUMBER
U.S.N.	UTILITY STRUCTURE NUMBER
CBS.W.	CBS WALL
W.F.	WOOD FENCE
I.F.	IRON FENCE
I.R.G.	IRON ROLLING GATE
I.S.G.	IRON SWING GATE
C.L.F.	CHAIN-LINK FENCE
C.L.R.G.	CHAIN-LINK ROLLING GATE
C.L.S.G.	CHAIN-LINK SWING GATE
F.O.	FENCE_OTHER
T.	TREE
P.T.	PINE TREE
P.T.	PALM TREE
P.L.	PROPERTY LINE
R.W.L.	RIGHT-WAY LINE
E.L.	EASEMENT LINE
X-UTL-D	X-UTL-DRAIN
X-UTL-S	X-UTL-SANIT
O.U.L.	OVERHEAD UTILITY LINE
E.E.	EXISTING ELEVATION
G.	GRAVEL
B.H.	BRICK BUILDING HATCH
C.	CONCRETE
T.	TILE
A.P.	ASPHALT PAVEMENT
H.T.S.	HANDICAP TACTILE STRIP



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MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

for

ABREU DEVELOPMENT, LLC

or

29601 S.W. 137th AVE, MIAMI-DADE COUNTY, FLORIDA 33033

REVISIONS

1.	Update to plat file plan 11-17-2025
2.	
3.	ADDRESSING PLAT COMMITTEE COMMENTS ON 12-29-2025
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Field Book:

FILE

DRAWN BY:

EP

TECH BY:

RI

QA/QC BY:

JS

Job No.:

25078

1/2