

## 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 : ( 4 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 21 Twp.: 57 S. Rge.: 39 E. / Sec.:        Twp.:        S. Rge.:        E.

1. Name of Proposed Subdivision: Kingston 328

2. Owner's Name: Kingston 327, LLC Phone: (305) 253-7900

Address: 2090 NW 133rd Ave #1 City: Miami State: FL Zip Code: 33182

Owner's Email Address: max@pro-max.us

3. Surveyor's Name: HADONNE Phone: (305) 266-1188

Address: 8935 NW 35 Lane, Suite 201 City: Doral State: Florida Zip Code: 33172

Surveyor's Email Address: ma@hadonne.com

4. Folio No(s.): 10-7916-002-2880 / 10-7916-002-2885 / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: 888 SE 28th Avenue

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

8. Proposed use of Property:

Single Family Res. ( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 17253 Sq. Ft. ), Office(        Sq. Ft. ), Restaurant( 3859 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 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.

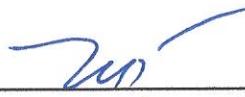
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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:

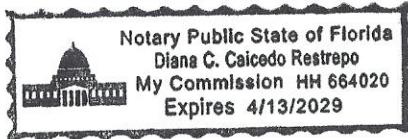
Signature of Owner:



(Print name & Title here): Maximilian Tower - MCR

BEFORE ME, personally appeared Maximilian Tower 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.



(NOTARY SEAL)

Signature of Notary Public:



(Print, Type name here): Diana Caicedo

April 11, 2029

(Commission Expires)

HH 664020

(Commission Number)

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

# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF "KINGSTON 328"

A REPLAT OF A PORTION OF TRACT U-1 OF "KEYS GATE N° 1", RECORDED IN PLAT BOOK 133, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE NORTHEAST 1/4 OF NORTHWEST 1/4 AND NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, 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 & Topographic Survey was on January 16, 2025.
2. The date of completion of the field work of the Update Boundary & Topographic Survey was on June 17, 2025.

### SECTION 2) LEGAL DESCRIPTION:

Tract U-1, of "KEYS GATE No.1", according to the Plat thereof, as recorded in Plat Book 133, at Page 3, of the Public Records of Miami-Dade County, Florida, Less the West 812.22 feet thereof.

### ALSO KNOW AS:

Tract U-1, of "KEYS GATE No.1", according to the Plat thereof, as recorded in Plat Book 133, at Page 3, of the Public Records of Miami-Dade County, Florida, Less the West 812.22 feet thereof.

### AND ALSO LESS THE FOLLOWING PARCEL:

A parcel of land being a part of Tract U-1 of the Plat of "KEYS GATE NO. ONE" as recorded in Plat Book 133, Page 3, of the public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of said Tract U-1 of "KEYS GATE NO. ONE"; run thence Southeasterly along a curve being the Westerly Right of Way Line of Kingman Road according to said Plat, said curve having as its elements a radius of 2,160.93 feet and a central angle of 09°31'45" for an arc length of 434.24 feet to a point of reverse curvature of a curve concave Northwesterly, having as its elements a radius of 25.00 feet and a central angle of 85°33'02"; thence along the arc of said curve for 37.33 feet to a point of compound curvature of a curve concave Northerly, having as its elements a radius of 2,340.00 feet and a central angle of 05°41'30" for an arc length of 232.45 feet to the POINT OF BEGINNING of the following described parcel; thence continue along said curve and the North Right of Way line of South Canal Drive, having as its elements a radius of 2,340.00 feet and a central angle 07°00'02" for an arc length of 285.90 feet; thence leaving said right of way line run N00°22'57"W for 170.29 feet; thence N89°37'20"E for 283.09 feet; thence S00°22'57"E for 131.58 feet to the Point of Beginning.

Less the West 812.22 feet of said Tract U-1.

Folio No. 10-7916-002-2880

### AND

A parcel of land being a part of Tract U-1 of the Plat of "KEYS GATE NO. ONE" as recorded in Plat Book 133, Page 3, of the public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of said Tract U-1 of "KEYS GATE NO. ONE"; run thence Southeasterly along a curve being the Westerly Right of Way Line of Kingman Road according to said Plat, said curve having as its elements a radius of 2,160.93 feet and a central angle of 09°31'45" for an arc length of 434.24 feet to a point of reverse curvature of a curve concave Northwesterly, having as its elements a radius of 25.00 feet and a central angle of 85°33'02"; thence along the arc of said curve for 37.33 feet to a point of compound curvature of a curve concave Northerly, having as its elements a radius of 2,340.00 feet and a central angle of 05°41'30" for an arc length of 232.45 feet to the POINT OF BEGINNING of the following described parcel; thence continue along said curve and the North Right of Way line of South Canal Drive, having as its elements a radius of 2,340.00 feet and a central angle 07°00'02" for an arc length of 285.90 feet; thence leaving said right of way line run N00°22'57"W for 170.29 feet; thence N89°37'20"E for 283.09 feet; thence S00°22'57"E for 131.58 feet to the Point of Beginning.

Less the West 812.22 feet of said Tract U-1.

Folio No. 10-7916-002-2885

Containing 178,675.17 Square Feet or 4.1 Acres more or less by calculation.

### Property Address:

888 SE 28th Avenue,  
Homestead, Florida, 33033

### 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.

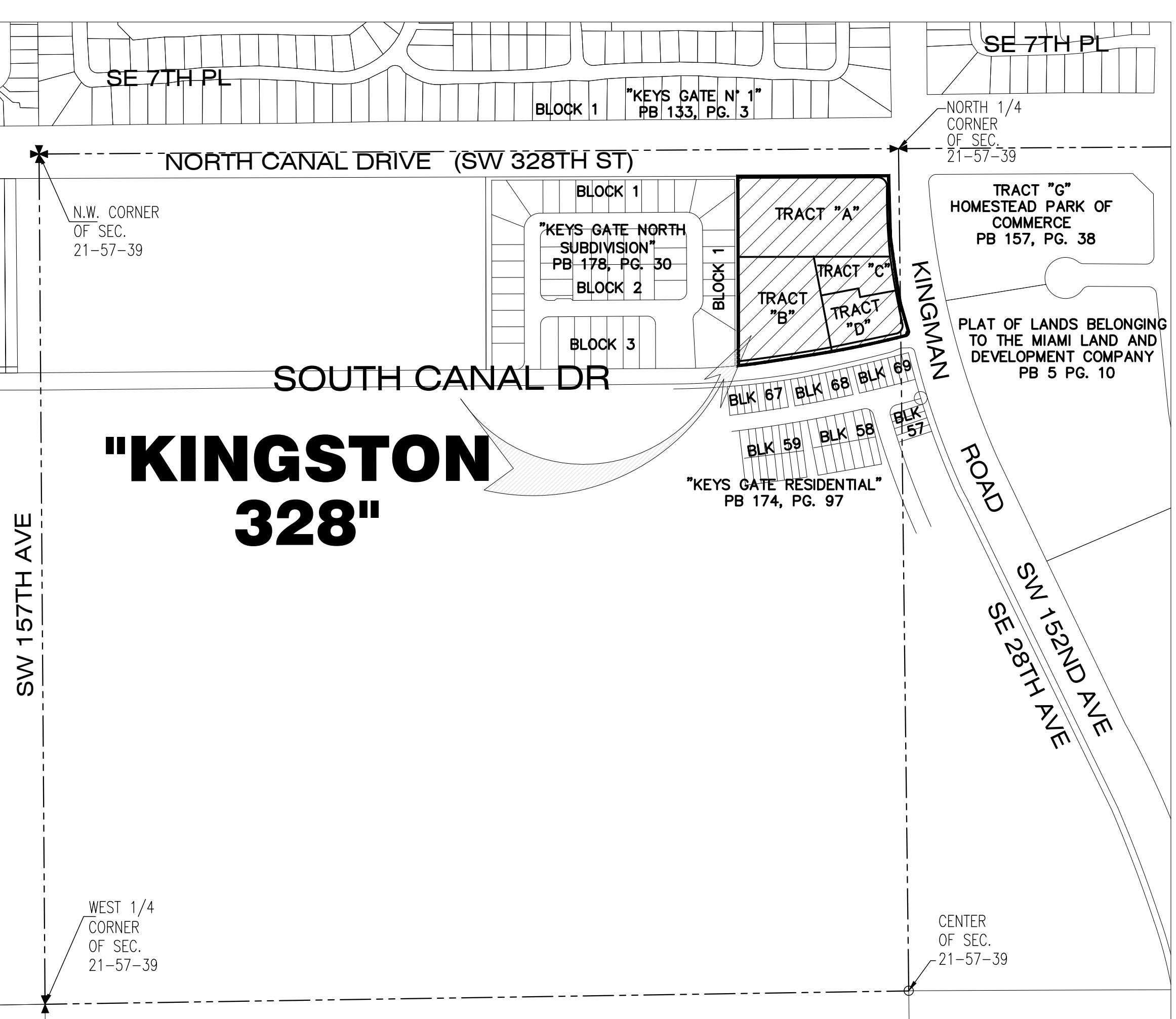
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=40' or smaller.

### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Federal Emergency Management Agency (FEMA) data:  
Flood Zone "X" = (No Base Flood Elevation)  
Flood Zone "AH" = Base Flood Elevation 5.0  
Community = City of Homestead  
Community No. = 120645  
Map Panel No. = 12086C0735  
Suffix = L  
Map Revised Date = September 11, 2009



LOCATION MAP  
THE NW1/4 OF SECTION 21, TOWNSHIP 57 SOUTH,  
RANGE 39 EAST MIAMI-DADE COUNTY,  
FLORIDA  
SCALE: 1"=300'

Plat Books (PB), as recorded in the Public Records of Miami-Dade County, Florida:

PB	Page	Plat Name
5	10	PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY
133	3	KEYS GATE NO. ONE
133	35	KEYS GATE NO. THREE
157	38	HOMESTEAD PARK OF COMMERCE
174	97	KEYS GATE RESIDENTIAL
178	30	KEYS GATE NORTH SUBDIVISION

Official Record Books (ORB), as recorded in the Public Records of Miami-Dade County, Florida:

ORB	Page	Recorded Date	Type
34428	0371	Sept 30, 2024	Warranty Deed

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-792, Elevation 6.35 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.

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

305.266.1188 phone

305.207.6845 fax

NOTICE: Not valid without the signature and original raised 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.

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

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

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BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF "KINGSTON 328"  
for KINGSTON 328, LLC.  
of Southeast 28th Avenue, Homestead, FL 33033

REVISIONS  
1. ADDRESSING CITY OF HOMESTEAD COMMENTS ON 08-17-2025 6  
2. UPDATE T-848 T-849 AS PER COMMENTS 08-20-2025 7  
3. UPDATE T-848 T-849 AS PER COMMENTS 10-26-2025 6  
4. 5. 9. 10.

Field Book:  
FILE  
DRAWN BY:  
M.M.  
TECH BY:  
R.I.  
QA/QC BY:  
J.S.  
Job No.:  
24169  
1/2

# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF "KINGSTON 328"

A REPLAT OF A PORTION OF TRACT U-1 OF "KEYS GATE N° 1", RECORDED IN PLAT BOOK 133, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE NORTHEAST 1/4 OF NORTHWEST 1/4 AND NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

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# HADONNE

LAND SURVEYOR AND MAPPERS  
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The logo for HADONNE is displayed vertically. It features a large, bold, black 'H' inside a circle. Above the circle, the word 'HADONNE' is written in a large, bold, black, sans-serif font. Below the circle, the address '8935 NW 35th Lane, Suite 201 • Doral, FL 33172 • P: +1(305)266-1118' is written in a smaller, black, sans-serif font.

**BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF "KINGSTON 328, LLC."**  
for  
**KINGSTON 328, LLC.**  
of  
**888 Southeast 28th Avenue, Homestead, FL 33033**

REVISIONS	
1.	ADDRESSING CITY OF HOMESTEAD COMMENTS ON 08-21-2025
2.	UPDATE T-PLAT AS PER NEW SITE PLAN 9-30-2025
3.	UPDATE T-PLAT AS PER COMMENTS 10-28-2025
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Field Book:  
**FILE**

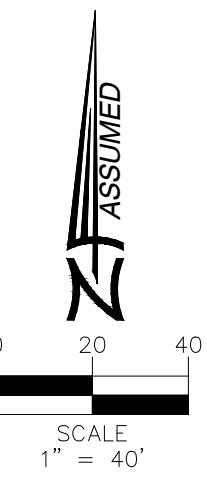
DRAWN BY:  
**M.M.**

TECH BY:  
**R.I.**

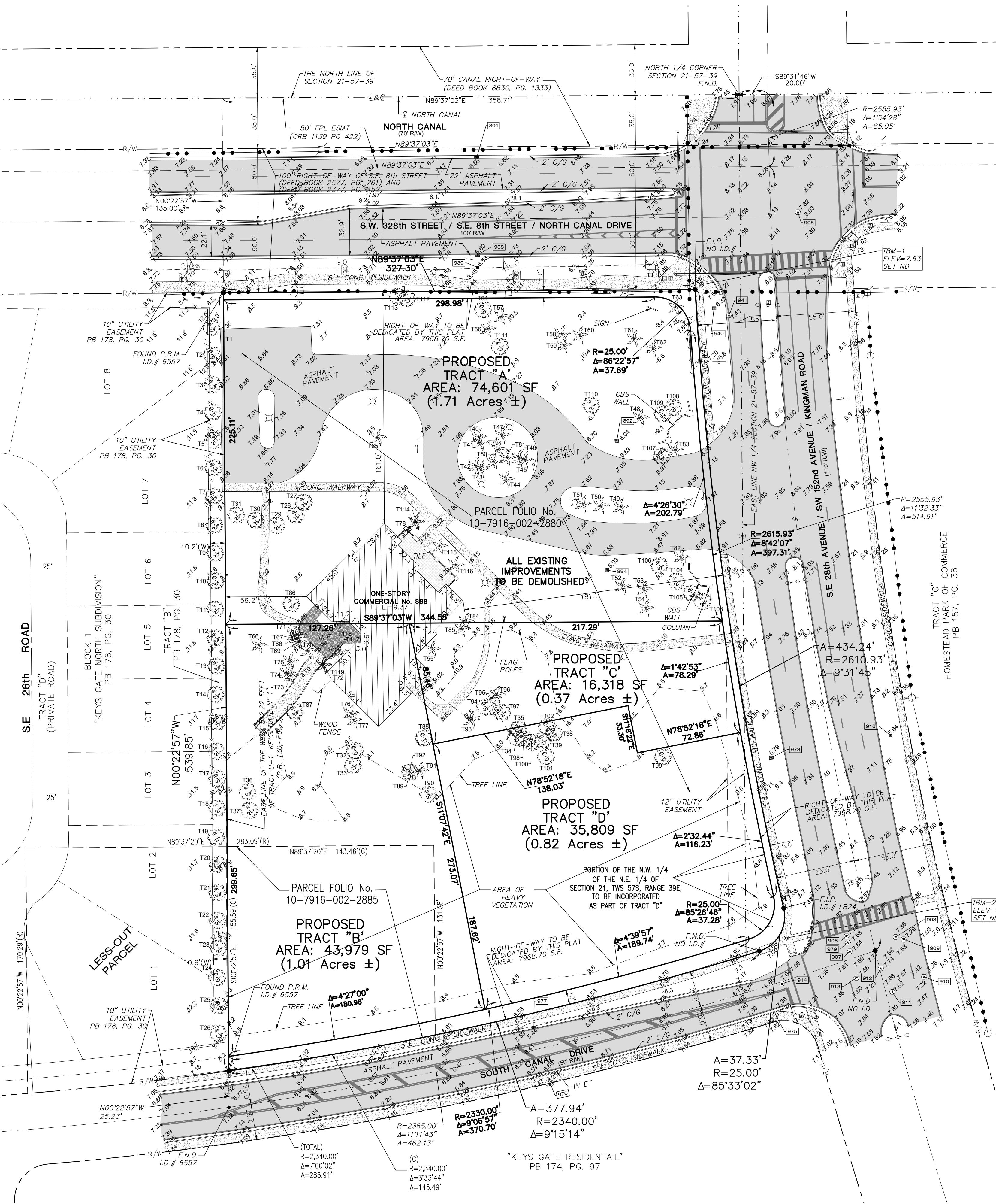
QA/QC BY:  
**J.S.**

Job No.:  
**24169**

2/2



No.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	MATERIAL
892	CB	6.04	E	4.10	1.94	15" Aluminum
			BOTTOM	5.40	0.64	
894	CB	5.93	E	3.85	2.08	15" Aluminum
			BOTTOM	5.70	0.23	
973	CB	5.79	N	4.35	1.44	15" Aluminum
			BOTTOM	6.30	-0.51	
918	CB	5.64	N	4.30	1.34	15" Aluminum
			BOTTOM	5.50	0.14	
977	CB	5.44	E	4.40	1.04	24" PVC
			W	4.40	1.04	24" PVC
			BOTTOM	6.30	-0.86	
976	MH-D	7.21	E	5.20	2.01	24" PVC
			W	5.20	2.01	24" PVC
			BOTTOM	6.20	1.01	
975	CO.	7.80	T.O.P.	0.75	7.05	
914	W.V.	7.04	T.O.P.	2.80	4.24	
913	W.V.	7.56	T.O.P.	0.80	6.76	
907	W.V.	7.64	T.O.P.	1.30	6.34	
979	W.V.	7.58	T.O.P.	1.45	6.13	
906	W.V.	7.78	T.O.P.	1.25	6.53	
911	C.O.	7.62	T.O.P.	4.75	2.87	
912	W.V.	7.74	T.O.P.	5.00	2.74	
910	W.V.	7.22	T.O.P.	5.00	2.22	
909	W.V.	7.29	T.O.P.	2.30	4.99	
908	W.V.	7.36	T.O.P.	2.20	5.16	
905	W.V.	7.82	T.O.P.	1.40	6.42	
891	CB	6.56	S	4.00	2.56	15" Aluminum
			BOTTOM	6.00	0.56	
938	CB	6.60	N	4.95	1.65	15" Aluminum
			S	4.25	2.35	15" Aluminum
			W	3.30	3.30	BAFFLE
			BOTTOM	4.95	1.65	
939	CB	6.53	N	4.10	2.43	15" Aluminum
			BOTTOM	6.00	0.53	
940	CB	6.35	N	4.50	1.85	15" Aluminum
			BOTTOM	5.30	1.05	
941	W.V.	7.43	T.O.P.	4.25	3.18	



Tree No.	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
T1	Unknown Species	3.5	10	6
T2	Unknown Species	3.5	10	6
T3	Unknown Species	3.5	10	6
T4	Unknown Species	3.5	10	6
T5	Unknown Species	3.5	10	6
T6	Unknown Species	3.5	10	6
T7	Unknown Species	3.5	10	6
T8	Unknown Species	3.5	10	6
T9	Unknown Species	3.5	10	6
T10	Unknown Species	3.5	10	6
T11	Unknown Species	3.5	10	6
T12	Unknown Species	3.5	10	6
T13	Unknown Species	3.5	10	6
T14	Unknown Species	3.5	10	6
T15	Unknown Species	3.5	10	6
T16	Unknown Species	3.5	10	6
T17	Unknown Species	3.5	10	6
T18	Unknown Species	3.5	10	3
T19	Unknown Species	3.5	10	3
T20	Unknown Species	3.5	10	3
T21	Unknown Species	3.5	10	3
T22	Unknown Species	3.5	10	3
T23	Unknown Species	3.5	10	3
T24	Unknown Species	3.5	10	3
T25	Unknown Species	3.5	10	3
T26	Unknown Species	3.5	10	3
T27	Coconut	10	30	15
T28	Coconut	10	30	15
T29	Coconut	10	30	15
T30	Coconut	10	30	15
T31	Coconut	10	30	15
T32	Coconut	10	30	15
T33	Coconut	10	30	15
T34	Coconut	10	30	15
T35	Coconut	10	30	15
T36	Coconut	10	30	15
T37	Coconut	10	30	15
T38	Coconut	10	30	15
T39	Coconut	10	30	15
T40	Palm	18	45	15
T41	Palm	18	45	15
T42	Palm	18	45	15
T43	Palm	18	45	15
T44	Palm	18	45	15
T45	Palm	18	45	15
T46	Palm	18	45	15
T47	Palm	18	45	15
T48	Palm	18	30	15
T49	Palm	18	45	15
T50	Palm	18	45	15
T51	Palm	18	45	15
T52	Palm	18	30	15
T53	Palm	18	30	15
T54	Palm	18	30	15
T55	Palm	18	50	15
T56	Palm	18	50	15
T57	Palm	18	50	15
T58	Palm	18	50	15