

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: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property:

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)

SS:

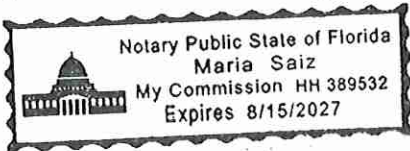
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): GERARDO AGUIRRE

BEFORE ME, personally appeared Gerardo Aguirre this 7 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 7TH day of JANUARY, 2026 A.D.



(NOTARY SEAL)

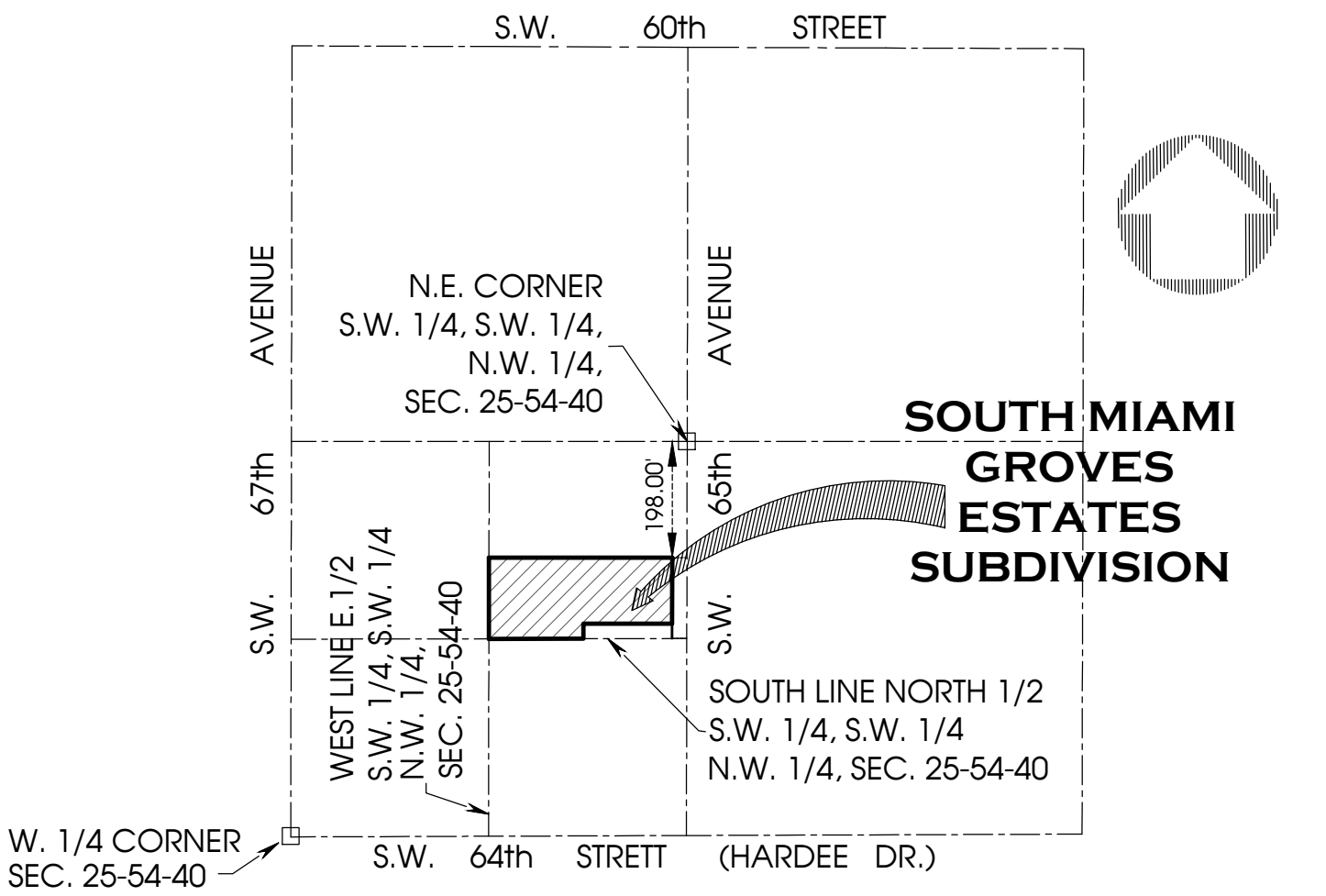
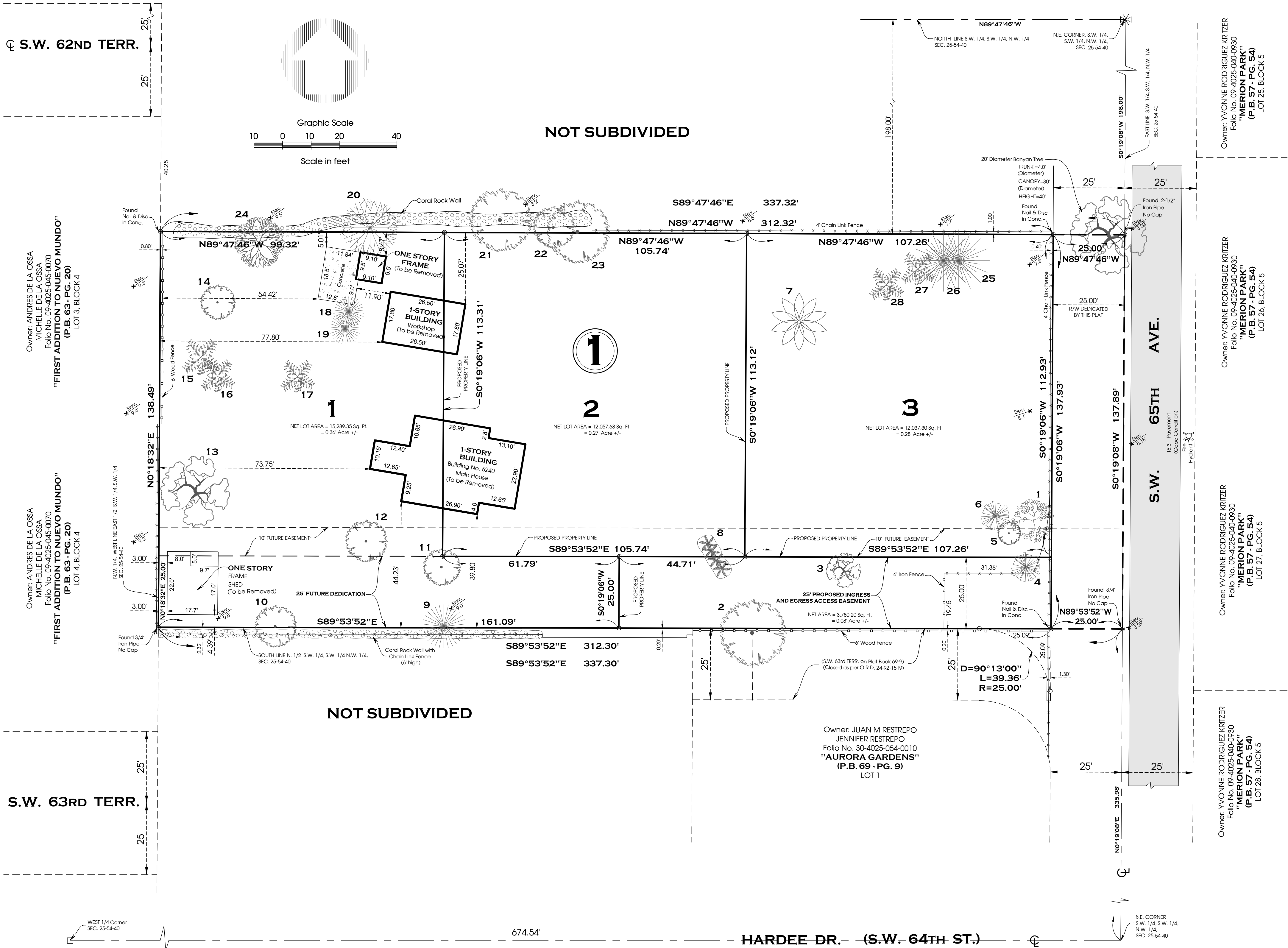
Signature of Notary Public: _____

(Print, Type name here: Maria Saiz)

8-15-2027 (Commission Expires)

HH 389532 (Commission Number)

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



LOCATION MAP

Scale 1"=300'

LEGAL DESCRIPTIONS

THE NORTH 1/2, OF THE EAST 1/2, OF THE S.W. 1/4, OF THE S.W. 1/4, OF THE N.W. 1/4, IN SECTION 25, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LESS THE NORTH 198 FEET THEREOF, SITUATE LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Properties Address: 6240 S.W. 65th Avenue, South Miami, FL 33143
Folio No.: 09-4025-000-0260

SURVEYOR'S NOTES

- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION FURNISHED BY CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- TYPE OF SURVEY: BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY.
- REASONABLE EFFORTS WERE MADE TO THE EXISTENCE AND LOCATION OF THE ABOVE GROUND UTILITIES. THIS FIRM DOES NOT ACCEPT RESPONSIBILITY FOR ANY UNDERGROUND INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR VERIFICATION.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY A FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO. 120658-0458 SUFFIX 'L' FLOOD ZONE 'AH', BASE ELEVATION: 9.00'. MAP DATE: SEPTEMBER 11, 2009 (REVISED).
- THIS PLAN OF SURVEY AND TOPOGRAPHIC, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 0.0' INDICATES EXISTING ELEVATIONS.
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM, 1929 (N.G.V.D.)
- BENCH MARK (USED): B.M. NO. P-4001ELEVATION: 15.76 FEET.
LOCATION: SW 56TH STREET AND SW 67TH AVENUE
- BEARINGS SHOWN HEREON ARE BASED ON: CENTERLINE OF S.W. 65TH AVENUE BEING S.0°19'08"W.
- ZONING, ZONED STREET LINES, SET-BACKS, UNDERGROUND'S, EASEMENTS (NOT IN PLAT) AND RIGHT-OF-WAYS, ETC. TO BE VERIFIED AND/OR OBTAINED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (6-J-17 FAC), IS "SUBURBAN CLASS SURVEY". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500.00 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- OWNERSHIP OF FENCES ARE NOT DETERMINED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

PROPERTY OWNER:

- D&A 2012, LLC
- 6240 SW 65TH AVENUE, MIAMI, FL 33143.
- FOLIO NO.: 09-4025-000-0260.
- E-MAIL: GAGUIRRE@SHCOMMUNITIES.COM

CONTACT PERSON:

MARIO PRATS III P.S.M.

PROFESSIONAL SURVEYOR & MAPPER NO. 6686

52 S.W. 81ST AVENUE- MIAMI-FLORIDA 33144

PHONE: (305) 551-6000

E-MAIL: DOCS@PRATSSURVEY.COM

SITE INFORMATION

PROPOSED DEVELOPMENT INFORMATION:

NUMBER OF LOTS: 3

LOT 1: PROPOSED SINGLE FAMILY RESIDENCE
15,289.35 SQ. FT. (0.35 +/- Acres)

LOT 2: PROPOSED SINGLE FAMILY RESIDENCE
12,057.68 SQ. FT. (0.27 +/- Acres)

LOT 3: PROPOSED SINGLE FAMILY RESIDENCE
12,037.50 SQ. FT. (0.28 +/- Acres)

TOTAL 3 LOTS:
39,384.53 SQ. FT. (0.90 +/- Acres)

PROPOSED INGRESS AND EGRESS ACCESS EASEMENT
3,780.20 SQ. FT. (0.08 +/- Acres)

PURPOSE OF THIS TENTATIVE PLAT:
THE EXPRESS PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND CREATE A NEW LOTS FOR RESIDENTIAL PURPOSES.

MIAMI-DADE COUNTY ZONING NOTE:
THE ZONING ON THE TENTATIVE OF PLAT IS IN ACCORDANCE WITH THE MIAMI-DADE COUNTY, FLORIDA, CODE OF ORDINANCES.

LOW DENSITY SINGLE-FAMILY (RS-3)
FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA: 8 Ft. N.A.V.D.
88

HOUSE AREA:
EXISTING HOUSE AREA:
ALL EXISTING STRUCTURES TO BE REMOVED.

PROPOSED HOUSE AREA:
LOT 1= 4500 (+/-) SQ. FT.
LOT 2 AND LOT 3= 3600 (+/-) SQ. FT.

R E V I S I O N S			A B B R E V I A T I O N S			
Date	Description	J.N.	P.O.B.	Point of Beginning	R/W	Right of Way
			O.S.B.	Official Record Book	Meas.	Measured
			P.O.C.	Point of Commence	Desc.	Described
			P.O.T.	Point of Termination	Sec.	Section
			P.R.M.	Permanent Reference Monument	N.	North
			Asph.	Asphalt	S.	South
			C/L	Centerline	E.	East
			Av.	Avenue	W.	West
			St.	Street	Elev.	Elevation
			Br.	Bridge	Inv.	Invert
			Cl.	Circle	Sta.	Station
			Encr.	Encroachment	B.M.	Bench Mark
			Ar.	Area	Swk.	Side Walk
			Ar.	Arch Length	N/A	Not available
			R	Radius	C.B.S.	Concrete Block & Shucco
			T	Tangent	Conc.	Concrete
			D	Delta (Central angle)	G.P.S.	Global Positioning System
			M	Manhole	Li.	License
			P.B.	Plot book	N.T.S.	Not To Scale
			Pg	Page	Li.B.	License business
			P.F.	Plot form		

SOUTH MIAMI GROVES ESTATES

TENTATIVE PLAT

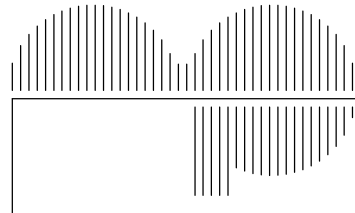
BOUNDARY SURVEY FOR

A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4 SECTION 25-TOWNSHIP 54 SOUTH-RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

THE ABOVE "TENTATIVE PLAT" REPRESENTS THE HEREIN DESCRIBED PROPERTY AND IT WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT ALSO MEETS THE STANDARDS OF PRACTICE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 5J-17.051, FLORIDA STATUTES AND IMPLEMENTING RULES, FLORIDA ADMINISTRATIVE CODE.

NOTE:

THIS IS NOT A VALID CERTIFICATION OR REPRODUCTION OF THIS DRAWING WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT



MARIO PRATS JR. & ASSOCIATES, INC.

SURVEYORS - MAPPERS - PLANNERS

52 SW 81st Avenue - Miami, Florida 33144

(305) 551-6000

E-mail: docs@prattsurvey.com		Certificate of Authorization No. 4249	
Scale: 1" = 20'	C.A.D. File: f:survey/1228	Drawn By: T.L.	JOB NUMBER 1228
Date: May 29, 2025 (For Date see Remarks)	Field Date: May 14, 2025 (For Date see Remarks)	Checked By: M.P.III.	1 OF 1 SHEETS