

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 : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH GARDENS Sec.: 33 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Avanza

2. Owner's Name: F68 4 & F69 2 LLC Phone: 305-374-5300

Address: 8083 NW 103 Street City: Hialeah Gardens State: Florida Zip Code: 33016

Owner's Email Address: c/o mharo@brzoninglaw.com

3. Surveyor's Name: Mark S. Johnson Phone: 954-435-7010

Address: 2844 Corporate Way City: Miramar State: Florida Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): See Exhibit A / _____ / _____ / _____

5. Legal Description of Parent Tract: See Exhibit B

6. Street boundaries: Frontage Road, NW 92 Avenue, and NW 89 Avenue

7. Present Zoning: B-3 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(371,463 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.

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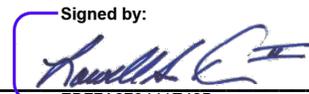
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade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

SS:

Signature of Owner: _____

Signed by: 

EBF7A878441E43B...

COUNTY OF MIAMI-DADE)

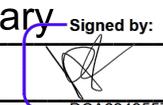
(Print name & Title here): Lowell S. Dunn, Manager

BEFORE ME, personally appeared L. Dunn, Manager this 19 day of February, 2026 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 19th day of February, 2026 A.D.

DIANA RAMOS
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH386927
My Commission Expires 4/16/2027
ONLINE NOTARY
(NOTARY SEAL)

Signature of Notary Public: _____

Signed by: 

DCA6349557694A4...

(Print, Type name here: Diana Ramos)

04-16-2027

HH386927

(Commission Expires)

(Commission Number)

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

Exhibit A

27-2033-042-0010; 27-2033-042-0020; 27-2033-042-0030; 27-2033-042-0040; 27-2033-042-0050;
27-2033-042-0060; 27-2033-042-0070; 27-2033-042-0080; 27-2033-042-0090; 27-2033-042-0100;
27-2033-042-0110; 27-2033-042-0120; 27-2033-042-0130; 27-2033-042-0140; 27-2033-042-0150;
27-2033-042-0160; 27-2033-042-0220; 27-2033-042-0520; 27-2033-042-0510; 27-2033-042-0500;
27-2033-042-0490; 27-2033-042-0480; 27-2033-042-0470; 27-2033-042-0460; 27-2033-042-0450;
27-2033-042-0440; 27-2033-042-0430; 27-2033-042-0420; 27-2033-042-0410; 27-2033-042-0400;
27-2033-042-0390; 27-2033-042-0380; 27-2033-042-0370; 27-2033-042-0360; 27-2033-042-0350;
27-2033-042-0340; 27-2033-042-0330; 27-2033-042-0320; 27-2033-042-0310; 27-2033-042-0300;
27-2033-042-0290; 27-2033-042-0280; 27-2033-042-0270; 27-2033-042-0260; 27-2033-042-0250;
27-2033-042-0240; 27-2033-042-0230; 27-2033-042-0530; 27-2033-042-0540; 27-2033-042-0550;
27-2033-042-0560; 27-2033-042-0570; 27-2033-042-0580; 27-2033-042-0590; 27-2033-042-0600;
27-2033-042-0610; 27-2033-042-0620; 27-2033-042-0630; 27-2033-042-0640; 27-2033-042-0650;
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27-2033-042-1060; 27-2033-042-1070; 27-2033-042-1080; 27-2033-042-1090; 27-2033-042-1100;
27-2033-042-1110; 27-2033-042-1120; 27-2033-042-1130; 27-2033-042-1140; 27-2033-042-1150;
27-2033-042-1160; 27-2033-042-1170; 27-2033-042-1180; 27-2033-042-1190; 27-2033-042-1200;
27-2033-001-0800; 27-2033-001-0780.

Exhibit B

PARCEL 1

LOTS 1 THROUGH 22, INCLUSIVE, BLOCK 1; LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 3; LOTS 1 THROUGH 25, INCLUSIVE; BLOCK 4; AND LOTS 1 THROUGH 22, INCLUSIVE, BLOCK 5, OF HIALEAH GARDEN VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THAT PORTION OF TRACTS 59, 60 AND 61, OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING NORTHEASTERLY OF THE RIGHT OF WAY FOR STATE ROAD NO. 25 (OKEECHOBEE ROAD).

LESS AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF HIALEAH GARDEN VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

FURTHER LESS AND EXCEPT THAT PORTION CONVEYED FOR HIGHWAY PURPOSES BY THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 10051, PAGE 1928, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIRTY-FIVE (35) FEET RIGHT-OF-WAY OFF THE WESTERNMOST PORTION OF TRACTS 60 AND 59 OF FLORIDA FRUIT LAND COMPANY, SUBDIVISION OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, LYING NORTHEASTERLY OF THE MIAMI CANAL.

