

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 : (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 21 Twp. 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SECURITY ESTATES

2. Owner's Name: ITA REGIO, LLC Phone: (727) 455-3680

C/O LENNAR HOMES, LLC
Address: 5505 WATERFORD DISTRICT DRIVE, 5TH FLOOR City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: MARC.SZASZ@LENNAR.COM

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

Address: 8935 NW 35 LANE, SUITE 201 City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: PLATTING@HADONNE.COM

4. Folio No(s): 04-2021-001-0480 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: NW 97TH AVENUE / SW 92 STREET

7. Present Zoning: RH-CD Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(178 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Handwritten Signature]

(Print name & Title here): L. Michael Osman - Manager - Ita Regio, LLC

BEFORE ME, personally appeared L. Michael Osman this 18 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 18 day of February, 2026 A.D.



ODALYS HERNANDEZ
Commission # HH 490376
Expires June 7, 2028

Signature of Notary Public: [Handwritten Signature]

(Print, Type name here): Odalys Hernandez

June 7, 2028 HH 490376
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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

TENTATIVE PLAT OF "SECURITY ESTATES"

A REPLAT OF TRACTS 47 AND 48 OF "FLORIDA FRUIT LAND COMPANY SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the original Boundary Survey was on February 21, 2007.
2. An updated field Survey was performed on August 22, 2023.
3. An updated field Survey was performed on June 18, 2025.

SECTION 2) LEGAL DESCRIPTION:

Tracts 47 and 48 lying in Section 21, Township 52 South, Range 40 East, of "FLORIDA FRUIT LAND COMPANY 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, LESS that portion of said Tracts as described on certain Right-of-Way Deed to Miami-Dade County, Florida, recorded in Official Records Book 28042, at Page 1653, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

That portion of Tracts 47 and 48, in the Southwest One-Quarter (S.W. 1/4) of Section 21, Township 52 South, Range 40 East, 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 within the West 50.00 feet of the Southwest One-Quarter (S.W. 1/4) of said Section 21, Township 52 South, Range 40 East.

Excepting therefrom any portion of the above described lands previously dedicated as public right-of-way.

Containing 818,305 square feet or 18.79 acres, more or less (Net Area), by calculations.

Property Address and Tax Folio Number:

3500 W 92nd Street, Hialeah, Florida 33018 (Vacant Parcel)
Folio No. 04-2021-001-0480

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" = 50' or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the West Line of the SW 1/4 of Section 21, Township 52 South, Range 40 East, Miami-Dade County, Florida with an assumed bearing of S02°37'55"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE", with a Base Flood Elevation being 6.0 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120643 (City of Hialeah), Map Panel No. 12086C0113, 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 H-377, Elevation 5.58 feet (NGVD 29).

Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida.

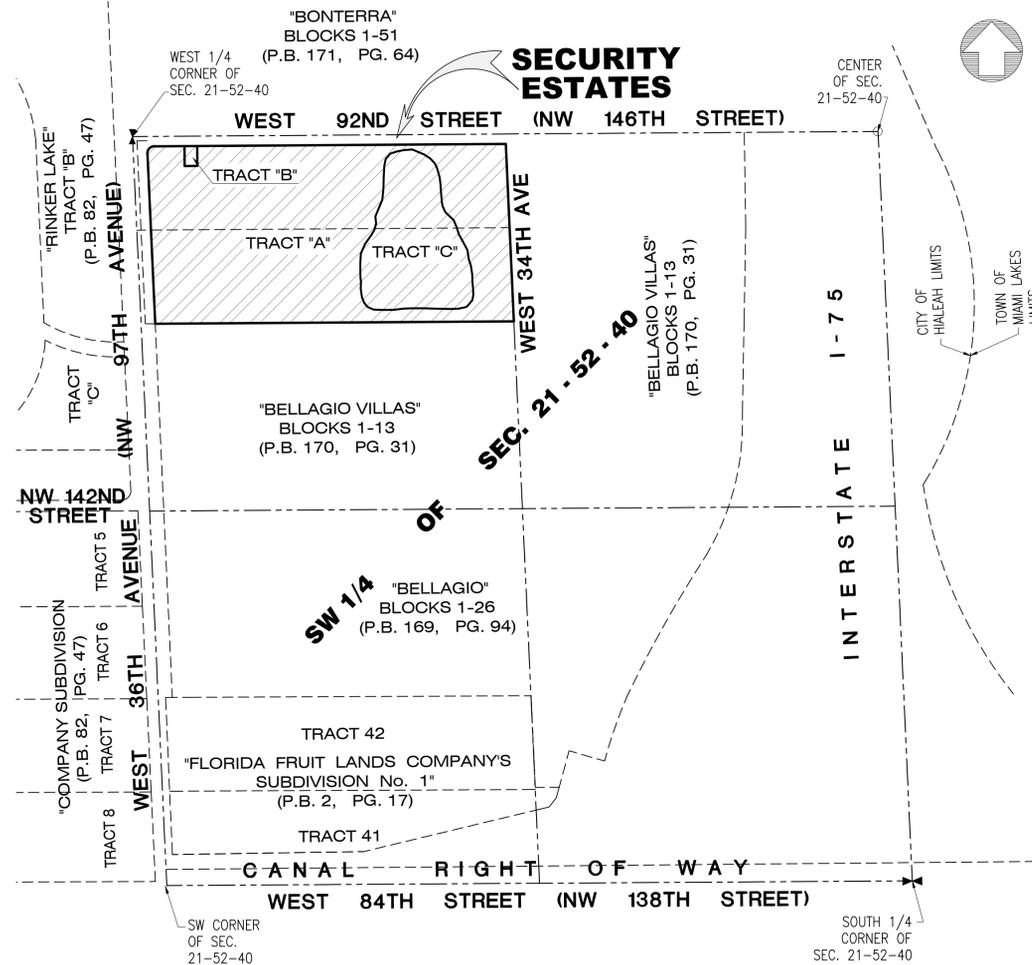
Plat of "BELLAGIO", recorded in Plat Book 169, Page 94, Public Records of Miami-Dade County, Florida.

Plat of "BELLAGIO VILLAS", recorded in Plat Book 170, Page 31, Public Records of Miami-Dade County, Florida.

Plat of "BONTERRA", recorded in Plat Book 171, Page 64, Public Records of Miami-Dade County, Florida.

Plat of "RINKER LAKE", recorded in Plat Book 82, Page 47, of the Public Records of Miami-Dade County, Florida.

Township Maps for Section 21, Township 52 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Transportation and Public Works Department, Engineering Division.



LOCATION MAP
THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 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 what 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 of 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:

ITA Regio, LLC
1474-A West 84 Street Hialeah, Fl. 33014-3363
c/o Lennar Homes LLC
5505 Waterford District Drive-5th floor Miami, Fl. 33126
Marc Szasz
Director of Land Development
Cell: 727-455-3680
Marc.Szasz@Lennar.com

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

ELECTRIC: Florida Power & Light Company
POTABLE WATER: Hialeah Water & Sewer Department
SANITARY SEWER: Hialeah Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

The following information was obtained from Overall Site Plan, prepared by Pascual Perez Kiliddjian Starr, addressed at 1330 NW 84th Avenue, Doral, Florida, last dated on September 9th, 2025.

1. Zoning : RH-CD (Mixed Use Multiple Family District)
2. Land Use: GU (Interim Zoning District)
3. Number of Tracts: 3
4. TRACT "A" (AREA): 627,419 Sq. Feet
- 4a. Proposed Use: One hundred and seventy-eight(178) Apartment Units
- 4b. Proposed Buildings: Twenty-three(23) two-stories building
- 4c.

Proposed Building Area	SF per Building	Total SF
Building Type I- 6 Unit (x9)	5,687.00 SF	51,183.00 SF
Building Type II- 8 Unit (x8)	7,553.39 SF	60,427.12 SF
Building Type III- 10 Unit (x6)	9,419.39 SF	56,516.34 SF
Total		168,126.46 SF
5. TRACT "B" (AREA): 3,150 Sq. Feet
- 5a. Proposed Use: Public Lift Station
6. TRACT "C" (AREA): ±162,208 Sq. Feet
- 6a. Proposed Use: STORM WATER MANAGMENT AREA

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Flood Criteria: 7.0 feet, more or less, N.A.V.D. 88

SECTION 9) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
8935 NW 35th Lane, Suite 201
DORAL, FLORIDA 33172
Phone No. 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) 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
305.266.1188 office
305.207.6845 fax

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
HADONNE
 8935 NW 35th Lane, Suite 201 - Doral, FL 33172 - P: (305)596-1188 - F: (305)597-8845 - W: www.hadonne.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 for
SECURITY ESTATES GENERAL PARTNERSHIP
 of
 West 36th Avenue and West 92nd Street, Hialeah, Florida 33018

REVISIONS	1	2	3	4	5
1. PREPARED SURVEYOR, GEOMETRY ON 11-03-2003					
2. UPDATE TENTATIVE PLAT 10-07-2025					

Field Book: **FILE**

DRAWN BY: **LD/GG**

TECH BY: **RI**

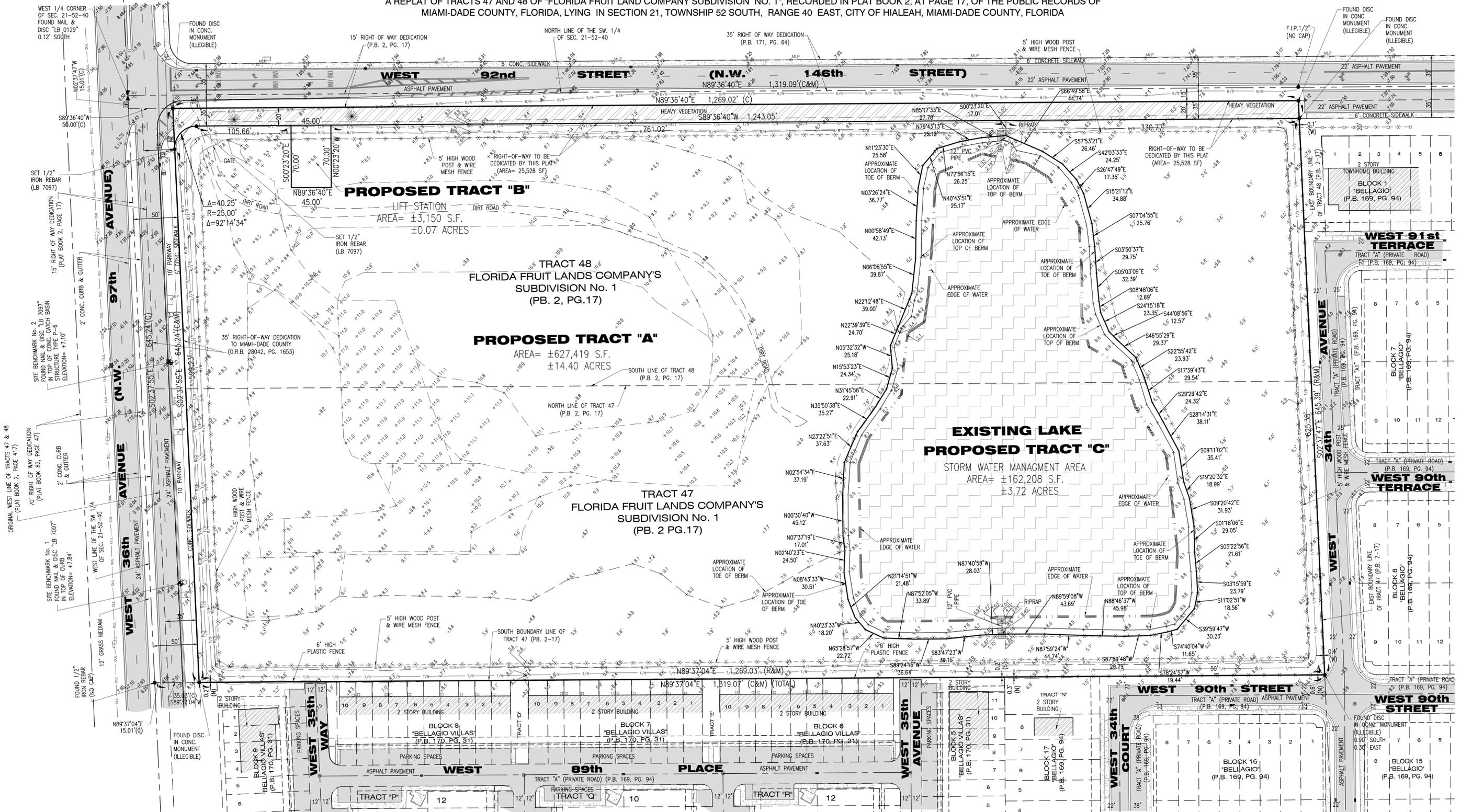
QA/QC BY: **JS**

Job No.: **02021**

1/2

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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
○	CATCH BASIN
□	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
□	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
⊕	DRAINAGE MANHOLE

—	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
—	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE_OTHER

○	TREE
○	PINE TREE
○	PALM TREE
—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	EASEMENT LINE
—	X-UTL-DRAIN
—	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP



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