

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 Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Doral Time Investimento Corp Phone: _____
Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146
Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173
Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH- Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(63,000 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)

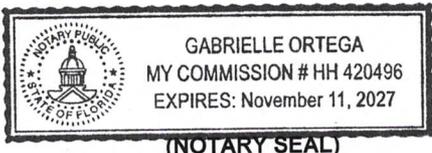
SS:

Signature of Owner: *Carmine A Di Sarno*

(Print name & Title here): Carmine A Di Sarno Neto, Manager

BEFORE ME, personally appeared Carmine A Di Sarno Neto this 10 day of September, 2024 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 10 day of September, 2024 A.D.



Signature of Notary Public: *GO*

(Print, Type name here: Gabrielle Ortega)

11-11-27 (Commission Expires) HH 420496 (Commission Number)

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APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Due Fratelli Investments LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH- Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

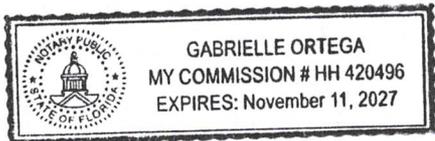
SS:

Signature of Owner: *Carmine A Di Sarno Neto*

(Print name & Title here): Carmine A Di Sarno Neto, President

BEFORE ME, personally appeared Carmine A Di Sarno Neto this 11 day of September, 2024 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 11 day of September, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: *GR*

(Print, Type name here: Gabrielle Ortega)

11-11-27 (Commission Expires) HH420496 (Commission Number)

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Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: THINK BIG HOLDING LLC Phone: _____

Address: 8565 W 44 Ave UNIT 111 City: Hialeah State: FL Zip Code: 33018

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

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Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square Ft.), Business(_____ Sq. Ft.), Office(63,000 Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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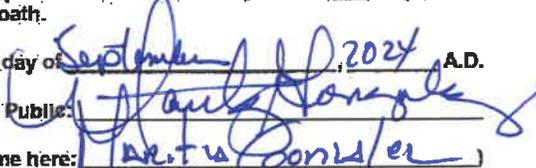
STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: 

(Print name & Title here): Alejandro D Kacheroff, Manager

BEFORE ME, personally appeared Alejandro D Kacheroff this 25 day of September 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 25 day of September, 2024 A.D.

Signature of Notary Public: 

(Print, Type name here: Maritza Gonzalez)

(Commission Expires)

(Commission Number)

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Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: EGAS INVESTMENTS LLC Phone: _____

Address: 1031 E 8TH AVE 226 City: HIALEAH State: FL Zip Code: 33010

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Esteban A Guic Sesnic, Manager

BEFORE ME, personally appeared Esteban A. Guic Sesnic this 26 day of September 2024 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 26 day of September 2024 A.D.

Signature of Notary Public: _____

(Print, Type name here: Maritza Gonzalez

(Commission Expires)

(Commission Number)

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Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Black River 14, LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

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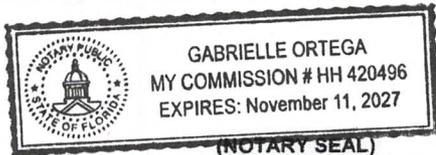
SS:

Signature of Owner: [Handwritten Signature]

(Print name & Title here): Jose Luiz Luongo Sanchez, Manager

BEFORE ME, personally appeared Jose Luiz Luongo Sanchez this 21 day of October, 2024 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 21 day of October, 2024 A.D.



Signature of Notary Public: [Handwritten Signature]

(Print, Type name here: Gabrielle Ortega)

6044 11-11-27

(Commission Expires)

HH 420496

(Commission Number)

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1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Antares International Investments, LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

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NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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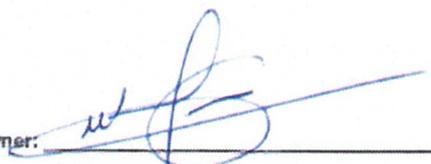
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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

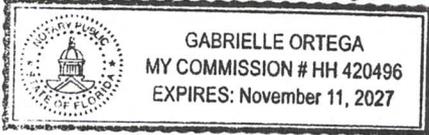
SS:

Signature of Owner: 

(Print name & Title here): Gilberto Saraiva, Manager

BEFORE ME, personally appeared Gilberto Saraiva this 21 day of October, 2024 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 21 day of October, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: Gabrielle Ortega)

11-11-27
(Commission Expires)

HH420496
(Commission Number)

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FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

- 1. Name of Proposed Subdivision: FLIGHTWAY NORTH
- 2. Owner's Name: Wind & Wind Investments, LLC Phone: _____
Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146
Owner's Email Address: _____
- 3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173
Surveyor's Email Address: CATHY@BONFILL.COM
- 4. Folio No(s): 04-2020-003-0010 / _____ / _____
- 5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)
- 6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street
- 7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49
- 8. Proposed use of Property:
Single Family Res.(___ Units), Duplex(___ Units), Apartments(___ Units), Industrial/Warehouse(_____ Square Ft.),
Business(_____ Sq. Ft.), Office(63,000 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.

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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.

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

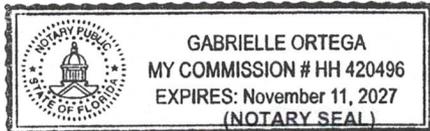
SS:

Signature of Owner: _____

(Print name & Title here): Ivan S Reszecki, Manager

BEFORE ME, personally appeared Ivan S. Reszecki this 21 day of October, 2024 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 21 day of October, 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: Gabrielle Ortega)

11-11-27
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Agenda Date: _____

Tentative No.: T- _____

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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: San Giuliano 14, LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH- Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(63,000 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.

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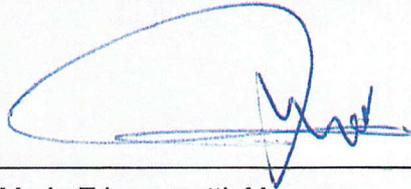
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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

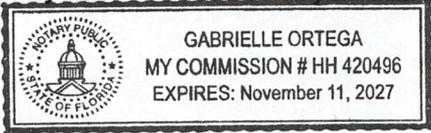
Signature of Owner: _____



(Print name & Title here): Mario E Lorenzetti, Manager

BEFORE ME, personally appeared Mario E Lorenzetti this 21 day of October, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 21 day of October, 2024 A.D.



Signature of Notary Public: _____



(Print, Type name here: Gabrielle Ortega)

11-11-27
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HH 420496
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(NOTARY SEAL)

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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: F14 WAREHOUSE 6-7 LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH- Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

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9. Does the property contain contamination? YES: NO:

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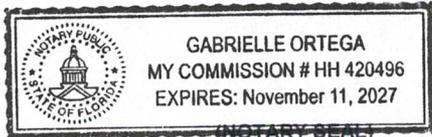
SS:

Signature of Owner: 

(Print name & Title here): Roberto G Nelson de Senna, Manager

BEFORE ME, personally appeared Roberto G. Nelson de Senna this 21 day of October, 2024 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.

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Signature of Notary Public: 

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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: BILL MARQUIS LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____

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6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(63,000 Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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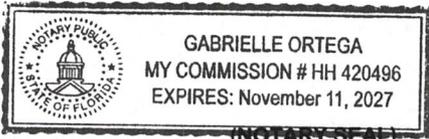
SS:

Signature of Owner: *Cira Lucia de Aguiar Carvalho*

(Print name & Title here): Cira Lucia de Aguiar Carvalho, Manager

BEFORE ME, personally appeared Cira Lucia de Aguiar Carvalho this 21 day of October, 2024 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 21 day of October, 2024 A.D.



Signature of Notary Public: *GS*

(Print, Type name here: Gabrielle Ortega)

11.11.27
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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: FW 14 IV LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

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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.

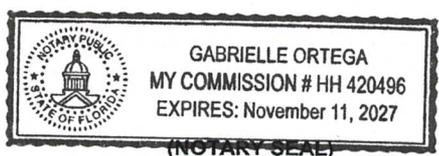
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS: Signature of Owner: *Armando Guerra*
(Print name & Title here): Armando G N Guerra Junior, Manager

BEFORE ME, personally appeared Armando G N Guerra Junior this 21 day of October, 2024 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 21 day of October, 2024 A.D.



Signature of Notary Public: *GO*
(Print, Type name here: Gabrielle Ortega)
11.11.27 HH 420496
(Commission Expires) (Commission Number)

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

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FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIAI FAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Investment FLW 14, LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(63,000 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.

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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.

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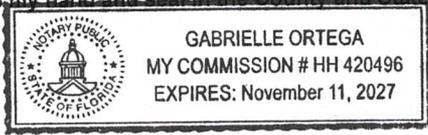
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Ana Lucia da Silva Dias
(Print name & Title here): Ana Lucia da Silva Dias, Manager Director

BEFORE ME, personally appeared Ana Lucia da Silva Dias this 22 day of October, 2024 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 22 day of October, 2024 A.D.



Signature of Notary Public: [Signature]
(Print, Type name here: Gabrielle Ortega)

11-11-27 (Commission Expires) HH420496 (Commission Number)

(NOTARY SEAL)

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

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FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: DENG ENTERPRISES LLC Phone: _____

Address: 8565 W 44th Ave Suite 112 City: Hialeah State: FL Zip Code: 33018

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(63,000 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.

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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: [Signature]
(Print name & Title here): Shiyu Deng, Manager

BEFORE ME, personally appeared SHIYU DENG this 26 day of September, 2024 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 26 day of September, 2024 A.D.



Signature of Notary Public: [Signature]
(Print, Type name here: MAURA MARTINEZ-SOLIS
06/11/2027 (Commission Expires) HH 408870 (Commission Number)

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

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FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Voke Developments LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(63,000 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.

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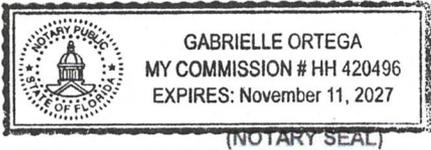
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Handwritten Signature]
(Print name & Title here): Carlo Lugli, Manager

BEFORE ME, personally appeared Carlo Lugli this 22 day of October, 2021 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 22 day of October, 2021 A.D.



Signature of Notary Public: [Handwritten Signature]
(Print, Type name here: Gabrielle Ortega)
11-11-27 (Commission Expires) HH420496 (Commission Number)

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FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: Antares International Investments, LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH- Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
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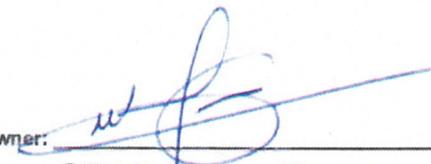
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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

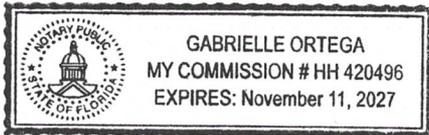
SS:

Signature of Owner: 

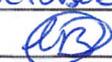
(Print name & Title here): Gilberto Saraiva, Manager

BEFORE ME, personally appeared Gilberto Saraiva this 22 day of October, 2021 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 22 day of October, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: Gabrielle Ortega)

11-11-27
(Commission Expires)

HH 420496
(Commission Number)

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| |
|-------------------------------|
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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: FW 14 III LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers I and Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:

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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.

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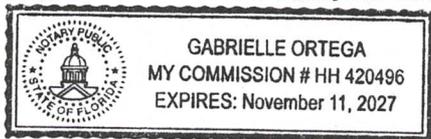
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Armando Guerra
(Print name & Title here): Armando G N Guerra Junior, Manager

BEFORE ME, personally appeared Armando G N Guerra Jr this 22 day of October, 2024 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 22 day of October, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: Gabrielle Ortega
(Print, Type name here: Gabrielle Ortega)
11-11-27 (Commission Expires) HH420496 (Commission Number)

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

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| FOR OFFICIAL USE ONLY: | |
| Agenda Date: | _____ |
| Tentative No.: T- | _____ |
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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- Name of Proposed Subdivision: FLIGHTWAY NORTH
- Owner's Name: FW 14 II LLC Phone: _____
Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146
Owner's Email Address: _____
- Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173
Surveyor's Email Address: CATHY@BONFILL.COM
- Folio No(s): 04-2020-003-0010 / _____ / _____ / _____
- Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)
- Street boundaries: N.W. 107 Avenue and N.W. 138 Street
- Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49
- Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(63,000 Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)
- 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.

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

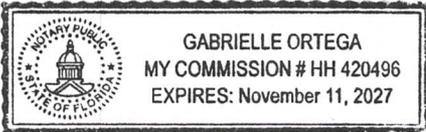
SS:

Signature of Owner: Armando Guerra Junior

(Print name & Title here): Armando G N Guerra Junior, Manager

BEFORE ME, personally appeared Armando G. Guerra Jr this 22 day of October, 2021 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 22 day of October, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: Gabrielle Ortega

(Print, Type name here: Gabrielle Ortega)

11-11-27 (Commission Expires) HH 420496 (Commission Number)

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Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: FW 14 I LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers I and Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH-Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(63,000 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 Pla

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 o acceptance from each entity shall be provided with the plat application.

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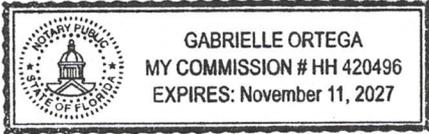
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Armando Guerra*
(Print name & Title here): Armando G N Guerra Junior, Manager

BEFORE ME, personally appeared Armando G N Guerra Jr this 22 day of October, 2024 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 22 day of October, 2024 A.D.



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Signature of Notary Public: *Gabrielle Ortega*
(Print, Type name here: Gabrielle Ortega)

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APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

2. Owner's Name: ARPEGUS, LLC Phone: _____

Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: _____

3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: CATHY@BONFILL.COM

4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract 18 and portions of 19, 20 and 21 Chambers Land Company Subdivision (2-68)

6. Street boundaries: N.W. 107 Avenue and N.W. 138 Street

7. Present Zoning: MH- Industrial Zoning Hearing No.: Hialeah Ordinance 2016-49

8. Proposed use of Property:
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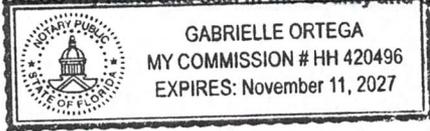
SS:

Signature of Owner: _____

(Print name & Title here): Josue Dimas M Pimenta, Manager

BEFORE ME, personally appeared Josue Dimas M Pimenta this 22 day of October, 2024 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 22 day of October, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Gabrielle Ortega)

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Municipality: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY NORTH

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Address: 890 Dixie Highway City: Coral Gables State: FL Zip Code: 33146

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3. Surveyor's Name: J. BONFILL AND ASSOCIATES, INC Phone: (305)-598-8383

Address: 7100 S.W. 99 AVENUE SUITE 104 City: MIAMI State: FL Zip Code: 33173

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4. Folio No(s): 04-2020-003-0010 / _____ / _____ / _____

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8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(⁶³⁰⁰⁰ _____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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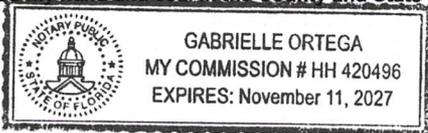
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Henrique*
(Print name & Title here): Henrique Werneck Gutierrez, Manager

BEFORE ME, personally appeared Henrique Werneck Gutierrez this 22 day of October, 2022 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 22 day of October, 2022 A.D.



(NOTARY SEAL)

Signature of Notary Public: *[Signature]*
(Print, Type name here: Gabrielle Ortega)
11-11-27 (Commission Expires) HH 420496 (Commission Number)

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RESET FORM

PRINT FORM

BOUNDARY and TOPOGRAPHIC SURVEY for TENTATIVE PLAT OF "FLIGHTWAY NORTH"

A REPLAT OF ALL OF TRACTS 18 THRU 20, AND A PORTION OF TRACT 21, OF CHAMBERS LAND COMPANY SUBDIVISION,
AS RECORDED IN PLAT BOOK 2, AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN SECTION 20, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

for
FLIGHTWAY FOURTEEN, LLC

SURVEYOR'S NOTES:

1. Field Survey was completed on: December 13rd, 2024.

2. **LEGAL DESCRIPTION:**

PARCEL I
All of Tract 19 and a portion of Tract 21 of "CHAMBERS LAND COMPANY SUBDIVISION" in the SW ¼ of Section 20, Township 52 South, Range 40 East, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commencing at the SW corner of said Section 20, Township 52 South, Range 40 East; thence N 2°34'51"W along the West line of said Section 20-52-40 for a distance of 329.96 feet; thence N 89°41'23" East along the South line of said Tract 19, of CHAMBERS LAND COMPANY SUBDIVISION, for a distance of 10.01 feet to the Point of Beginning; thence continue N89°41'23" E along said line of Tract 19, of CHAMBERS LAND COMPANY SUBDIVISION and its extension, to a point that is 35 feet West and parallel to the East line of said Tract 21, of CHAMBERS LAND COMPANY SUBDIVISION, for a distance of 945.25 feet; thence N2°35'31" W along said line 35 feet West and parallel to the East line of said Tract 21, of CHAMBERS LAND COMPANY SUBDIVISION, for a distance of 330.01 feet; thence S89°41'12" W along the North line of said Tract 19, of CHAMBERS LAND COMPANY SUBDIVISION and its extension East, for a distance of 945.20 feet; thence S2°34'51" E along a line parallel and 10 feet East of the West line of said Section 20-52-40, for a distance of 329.96 feet to the Point of Beginning.

LESS THEREFROM the lands Deeded to the County of Dade, a body corporate and political subdivision of the State of Florida, recorded in Official Records Book 16206, Page 3168, described as follows:

That portion of Tract 19 in the SW ¼ of Section 20, Township 52 South, Range 40 East of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, at Page 68, of the Public Records of Dade County, Florida, that lies within the West 40 Feet of the SW ¼ of said Section 20.

PARCEL II:
All of Tract 20 and a portion of Tract 21 of CHAMBERS LAND COMPANY SUBDIVISION, in the SW ¼ of Section 20, Township 52 South, Range 40 East as recorded in Plat Book 2, at Page 68, of the Public Records of Dade County, Florida; that portion of Tract 21 described as follows.

That portion of Tract 21, bounded on the South by the South line of Tract 21, bounded on the East by the West line of the East 35.00 feet of Tract 21; bounded on the North by the North line of said Tract 20 extended Easterly, and bounded on the West by the West line of said Tract 21, all lying in Dade County, Florida.

PARCEL III:
All of Tract 18 and a portion of Tract 21 of CHAMBERS LAND COMPANY SUBDIVISION, in the SW ¼ of Section 20, Township 52 South, Range 40 East, as recorded in Plat Book 2, at Page 68, of the Public Records of Dade County, Florida; that portion of Tract 21 described as follows.

That portion of Tract 21, bounded on the South by the South line of Tract 18 extended Easterly, bounded on the East by the West line of the East 35.00 feet of Tract 21; bounded on the North by the North line of said Tract 18 extended Easterly, and bounded on the West by the West line of said Tract 21.

LESS the following lands conveyed to Miami-Dade County for Highway and/or canal purposes recorded July 20, 2009, in Official Records Book 26946, Page 469, being more particularly described as follows:

Legal Description—PARCEL 216

That portion of Tract 20, and that portion of Tract 21, in the Southwest one-quarter (SW 1/4) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat book 2, at Page 68, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Southwest corner of the Southwest one-quarter (SW 1/4) of said Section 20; thence North 02°34'51" West along the West line of the Southwest one-quarter (SW 1/4) of said Section 20 for a distance of 139.61 feet; thence North 87°25'09" East for a distance of 55.00 feet; thence South 02°34'51" East along a line 55.00 feet East of and parallel to the West line of the Southwest one-quarter (SW ¼) of said Section 20 for a distance of 81.75 feet; thence North 89°41'34" East along a line 60.00 feet North of and parallel to the South line of the Southwest one-quarter (SW 1/4) of said Section 20 for a distance of 511.14 feet; thence North 85°05'16" East for a distance of 311.39 feet; thence North 89°41'34" East 85.00 feet North of and parallel to the South line of the Southwest one-quarter (SW 1/4) of said Section 20 for a distance of 77.41 feet to a point lying on the West line of the East 35.00 feet of said Tract 21; thence South 02°39'14" East along the West line of the East 35.00 feet of said Tract 21 for a distance of 75.06 feet to a point lying on the South line of the Southwest one-quarter (SW 1/4) of said Section 20; thence South 89°41'34" West along said South line of the Southwest one-quarter (SW 1/4) of said Section 20 for a distance of 955.07 feet to the Point of Beginning.

AND
Excepting therefrom any portions of the above-described lands previously dedicated as per Public Right—of—Way.

Legal description as per O.R.B. 28836, Pages 3250–3252, of the Public Records of Miami-Dade County, Florida.

3. SOURCES OF DATA:

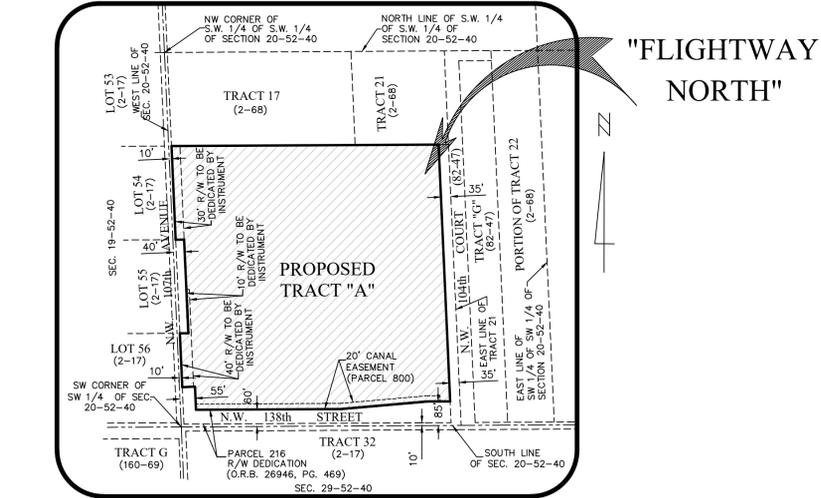
AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N02°34'51"W along the West boundary line of the subject property, based in State Plane Coordinate System of the Florida East Zone. Said line is considered well-established and monumented.

The following coordinate values are based on the North American Datum (NAD) 1983, 1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

Monument Identification: SOTO
Northing: 558414.457 feet
Easting: 873247.407 feet
Brass Disc and is stamped "SOTO"

Monument Identification: WESTLAND
Elevation: 11.440 feet (NGVD29)
Northing: 558864.9259 feet
Easting: 878923.6191 feet
Brass Disc is a brass disk set on bridge deck stamped WESTLAND



PORTION OF SW 1/4 OF THE SW 1/4 OF SEC. 20-52-40
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

LOCATION SKETCH
SCALE 1"=300'



