# THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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FOR OFFICIAL	USE	ONLY	;	
Agenda Date:				
Tentative No.: T-				
Received Date:				

1)

Number of Sites: (

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20 Twp.: 52	S. Rge.: <u>40</u> E. / Sec	.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGHT\	WAY NORTH		
2. Owner's Name: Doral Time Investimento		Phone: _	
Address: 890 Dixie Highway	City: Coral Gable	s State: FL	Zip Code: 33146
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND ASSO	CIATES, INC	Phone:	(305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 10			
Surveyor's Email Address: CATHY@BON	FILL.COM		
4. Folio No(s).: 04-2020-003-0010 /			
5. Legal Description of Parent Tract: <u>Tract 1</u>	8 and portions of 19, 20 and	21 Chambers Land C	Company Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.V	V. 138 Street		
7. Present Zoning: MH- Industral	Zoning Hearing No.: Hiale	ah Ordinance 2016-49	
8. Proposed use of Property:			54)
Single Family Res.( Units), Duplex(	Units), Apartments( Units)	Jnits), Industrial/Wareh	ouse( Square .Ft.),
Business( Sq. Ft. ), Office(_63,000_ Sq.	I. Ft.), Restaurant(Sq.	ri. a. No. Seats	uner ( 54. T. & 116. 6. 6. 111.
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.

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: COUNTY OF MIAMI-DADE)	Signature of Owner:
acknowledged to and before me that (he/she) execut	ed the same for the purposed therein. Personally known v or produce d who did (not) take an oath.
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	(Print, Type name here: Gabriel & Orxega HH 420496
(NOTARY SEAL)	(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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# 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: FLIGHTWA	Y 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 ASSOCIA	ATES, 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@BONFIL	L.COM		
4. Folio No(s).: 04-2020-003-0010 / /	I		/
5. Legal Description of Parent Tract: <u>Tract 18 a</u>	nd portions of 19, 20 and 21	Chambers Land C	ompany Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.W. 13	8 Street		
7. Present Zoning: MH- Industral	Zoning Hearing No.: Hialeah O	rdinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( U Business( Sq. Ft. ), Office( 63,000 Sq. Ft.			
9. Does the property contain contamination? YI	ES: 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) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:
acknowledged to and before me that (he/she) e as identification	A D1 Same Netto this M day of September, 2024 A.D. and (he/she) xecuted the same for the purposed therein. Personally known Nor produce on and who did (not) take an oath.  State last aforesaid this M day of September 1, 2024 A.D.
WITNESS my hand and seal in the County and	State last aforesaid this 11 day of September, 2024 A.D.
CAPPIELE OPIECA	Signature of Notary Public:
GABRIELLE ORTEGA MY COMMISSION # HH 42049 EXPIRES: November 11, 2027	
(NOTARY SEAL)	(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	3
Agenda Date:	
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Received Date:	

1.).

Number of Sites : (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20 Twp.; 52 §	5. Rge.: 40 E./ Sec.	.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGHT	WAY NORTH		
2. Owner's Name: THINK BIG HOLDING LL		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 ASS	OCIATES, INC	Phone:	(305)-598-8383
Address: 7100 S.W. 98 AVENUE SUITE 1			
Surveyor's Email Address: CATHY@80	NFILL.COM		
4. Folio No(s).: 04-2020-003-0010			
5. Legal Description of Parent Tract: <u>Tract</u>	18 and portions of 19, 20 and 2	21 Chambers Land Co	ompany Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.	W. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialean	h Ordinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( Business( Sq. Ft.), Office( 63,000 S	q. Pt.), Restaurant(Sq. Ft	nits), Industrial/Wareho t. & No. Seats), Oti	use(Square .Ft.), her (Sq. Ft. & No. of Units
9. Does the property contain contamination	? YES:() NO:(0)		

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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			- 10M
			MANNIF
STATE OF FLORIDA)	SS:	Signature of Owner:	
COUNTY OF MIAMI-DADE)			charoff Manager
	$\sim$ 0 . 0	(Print name & Title here): Alejandro D Kac	, vicion, ividinagei
BEFORE ME, personally app	eared Uly and	DARCh en this 25 day of September 2	O 24 A.D. and (he/she)
acknowledged to and before r	ne that (he/she) execute	ed the same for the purposed therein. Personal	ly known or produce
			1 1 1 2021
WITNESS my hand and seal i	in the County and State I	last aforesaid this 🔼 day of 💴	,204 A.D.
	5556665	Signature of Notary Public	Torque V
778	GONZAL STATE	A 1	Davider .
WARD IN	Y PUB	(Print, Type name here:	DONIZIEC
A SOLVE	C	70	(Downstonton Munchan)
Notes The sens so side of this sh	MART GEARS	(Commission Expires) ment of additional items you may wish considered.	(Commission Number)
MYCC	ES 4-11-2026	<del></del>	
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The state of the s	A MONID MILLIAN		

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FOR OFFICIAL USE ONL	<u>C</u>
Agenda Date:	
Tentative No.: T-	
Received Date:	
Number of Sites : (	1)

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: _20	Twp.: <u>52</u> S.	Rge.: 40 E. / Sec.	: Twp.:S. Rge.: E.
Name of Proposed Subdivision:				
2. Owner's Name: EGAS INVESTM			Phone:	
Address: 1031 E 8TH AVE 226				
Owner's Email Address:				
3. Surveyor's Name: J. BONFILL A	ND ASSOCIATES, INC		Phone:	305)-598-8383
Address: 7100 S.W. 99 AVENUE	SUITE 104 City:			
Surveyor's Email Address: CAT				
1. Folio No(s).: 04-2020-003-0010				
5. Legal Description of Parent Trac	t: Tract 18 and portions	of 19, 20 and 21	Chambers Land Co	ompany Subdivisioπ (2-68)
5. Street boundaries: N.W. 107 Aven	ue and N.W. 138 Street			
7. Present Zoning: MH-Industral		ing No.: Hialeah (	Ordinance 2016-49	
	63,000 Sq. Ft.), Restaurant	t(Sq. Ft.	ts), Industrial/Wareho & No. Seats), Oti	use( Square .Ft.), ner ( Sq. <u>Ft</u> & No. of Units
O Deep the preparty contain conta	mination? YES:( ) NO:(	•)		

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STATE OF FLORIDA)	Signature of Owner:	
SS: COUNTY OF MIAMI-DADE)		tohan A Guic Sesnic Manager
·	(Print name & Title here):	teban A Guic Sesnic, Manager
BEFORE ME, personally appeared	Metant. Guie une this day of	of Lenland 2027 A.D. and (he/she)
	t (he/she) executed the same for the purposed to identification and who did (not) take an oath.	therein. Personally known or produce
WITNESS my hand and seal in the 0	County and State last aforesaid this 26 day of	Seplem Ger 12024 A.D.
	Signature of Notary Public	The state of the s
WARRITZA GO	(Print, Type name here:	MARIETA COONDICE O
(NOTAR		ission Expires) (Commission Number)
Note: The reverse size of this sheet may	y be used for a statement of additional items you may SION <b>2026</b>	wish considered.
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# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20 Twp.:	52 S. Rge.: 40 E. / See	c.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGHT	WAY NORTH		
		Phone:	
Address: 890 Dixie Highway	City: Coral G	ables State: FL	Zip Code: 33146
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND ASSO	CIATES, INC	Phone:	(305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 1			
Surveyor's Email Address: CATHY@BON	FILL.COM		
i. Folio No(s).: 04-2020-003-0010 /		_ /	
5. Legal Description of Parent Tract: <u>Tract 1</u>	8 and portions of 19, 20	and 21 Chambers Land (	Company Subdivision (2-68)
Street boundaries: N.W. 107 Avenue and N.V	/. 138 Street		
Present Zoning: MH- Industral		Hialeah Ordinance 2016-49	
3. Proposed use of Property:			
Single Family Res.(Units), Duplex( Business( Sq. Ft ), Office(_63,000_Sc	. Ft.), Restaurant(	Units), Industrial/Wareh Sq. Ft. & No. Seats), O	ouse( Square .Ft.), ther ( Sq. Ft. & No. of Units
9. Does the property contain contamination	YES: NO:		

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STATE OF FLORIDA) SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)	(Print name & Title here): Jose Luiz Luongo Sanchez, Manager
acknowledged to and before me that (he/she) execu	this 2 day of OCODER, 2024 A.D. and (he/she ted the same for the purposed therein. Personally known or produce and who did (not) take an oath.
	Signature of Notary Public:
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	(Print, Type name here: Gabrelle Ortega HH 420496
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for a state	(Commission Expires) (Commission Number

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

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Number of Sites : (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20	Twp.: 52 S. R	tge.: 40 E. / Sec.:	Twp.:S. Rge.: E
1. Name of Proposed Subdivision: FLIG	HTWAY NORTH			
2. Owner's Name: Antares international	Investments, LLC		Phone:	
Address: 890 Dixie Highway				
Owner's Email Address:				
3. Surveyor's Name: J. BONFILL AND A	SSOCIATES, INC		Phone: <u>(3</u>	05)-598-8383
Address: 7100 S.W. 99 AVENUE SUIT	E 104 City: 1	IMAIN	State: FL	Zip Code: 33173
Surveyor's Email Address: CATHY@	RONEILL COM			
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. Legal Description of Parent Tract: <u>Tra</u>	ct 18 and portions of	19, 20 and 21 C	hambers Land Cor	nnany Subdivision (2-68)
Street boundaries: N.W. 107 Avenue and	N.W. 138 Street			
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STATE OF FLORIDA) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:  (Print name & Title here): Gilberto Saraiva, Manager
acknowledged to and before me that (he/she) execu	Sqran'a this 21 day of October, 2021 A.D. and (he/she) atted the same for the purposed therein. Personally known or produce and who did (not) take an oath.
WITNESS my hand and seal in the County and State  GABRIELLE ORTEGA	e last aforesaid this 21 day of Colone , 7029 A.D.  Signature of Notary Public:
MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	(Print, Type name here: Gabrielle Ortega)
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for a sta	(Commission Expires) (Commission Number)

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# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: _20 Twp.: _52 S. F	Rge.: 40 E. / Sec	.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGHTWA	Y NORTH		
2. Owner's Name: Wind & Wind Investments, LI	LC	Phone:	
Address: 890 Dixie Highway	City: Coral Gables	State: FL	Zip Code: 33146
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND ASSOCIA	ATES, 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@BONFIL	L.COM		
4. Folio No(s).: 04-2020-003-0010			
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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.

3

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) Signature of Owner: SS: COUNTY OF MIAMI-DADE) (Print name & Title here): Ivan S Reszecki, Manager BEFORE ME, personally appeared Van 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  $\checkmark$  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 \_ Signature of Notary Public: GABRIELLE ORTEGA (Print, Type name here: Galovici le MY COMMISSION # HH 420496 EXPIRES: November 11, 2027

(NOTARY SEAL)

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

(Commission Number)

(Commission Expires)

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FOR OFFICIAL U	JSE ONLY:
Agenda Date:	
Tentative No.: T-	
Received Date:	

1)

Number of Sites: (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20 T	wp.: 52 S. R	ge.: 40 E. / Sec	.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGHT	WAY NORTH			
2. Owner's Name: San Giuliano 14, LLC			Phone: _	
Address: 890 Dixie Highway	City: _Co	ral Gables	State: FL	Zip Code: 33146
Owner's Email Address:				
3. Surveyor's Name: J. BONFILL AND ASSO	CIATES, INC		Phone:	(305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 10	04 City: MI	AMI	State: FL	Zip Code: 33173
Surveyor's Email Address: CATHY@BON	FILL.COM			
4. Folio No(s).: 04-2020-003-0010 /				1
5. Legal Description of Parent Tract: <u>Tract 1</u>	8 and portions of 1	9, 20 and 21 C	hambers Land C	ompany Subdivision (2-68)
5. Street boundaries: N.W. 107 Avenue and N.V	V. 138 Street			
7. Present Zoning: MH-Industral	Zoning Hearing	No.: Hialeah Ord	inance 2016-49	
Proposed use of Property:				
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000 Sc	Units), Apartments . Ft.), Restaurant(	( Units), Sq. Ft. & N	Industrial/Wareho	use( Square .Ft.), ner ( 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.

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STATE OF FLORIDA)	
SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)	(Print name & Title here): Mario E Lorenzetti, Manager
acknowledged to and before me that (he/she) execu	this \(\frac{1}{2}\) day of \(\frac{1}{2}\) day of \(\frac{1}{2}\) or \(\frac{1}{2}\) A.D. and \(\frac{1}{2}\) he same for the purposed therein. Personally known \(\frac{1}{2}\) or \(\frac{1}{2}\) or produce and who did (not) take an oath.
WITNESS my hand and seal in the County and Stat	te last aforesaid this 21 day of October , 2024 A.D.
GABRIELLE ORTEGA	Signature of Notary Public:
MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	(Print, Type name here: Galovelle Oviga)
(NOTADY SEAL)	11-11-77 HT 470496 (Commission Number)
acknowledged to and before me that (he/she) execution as identification at a sidentification	this 2 day of 0000, 2024 A.D. and (he/she uted the same for the purposed therein. Personally known or producted who did (not) take an oath.  The last aforesaid this 2 day of 00000000000000000000000000000000000

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FOR OFFICIAL	JSE	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. F	Rge.: _40_E. / Sec	.: Twp.:S. Rge.:
Name of Proposed Subdivision: FLIGHT	WAY NORTH			
2. Owner's Name: F14 WAREHOUSE 6-7 LL	С		Phone: _	
Address: 890 Dixie Highway	City:	Coral Gables	State: FL	Zip Code: 33146
Owner's Email Address:				
3. Surveyor's Name: J. BONFILL AND ASS	OCIATES, INC		Phone:	(305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 1				
Surveyor's Email Address: CATHY@BOI	NFILL.COM			
4. Folio No(s).: 04-2020-003-0010				1
5. Legal Description of Parent Tract: <u>Tract</u>	18 and portions	of 19, 20 and 21 C	Chambers Land C	ompany Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.	W. 138 Street			
7. Present Zoning: MH- Industral		ing No.: Hialeah Or	dinance 2016-49	
8. Proposed use of Property:				
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000 S	q. Ft.), Restaurant	( Sq. Ft. &	, Industrial/Wareho	buse(Square .Ft.), her (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.

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A

Page 1 of 2

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STATE OF FLORIDA) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:  (Print name & Title here):  Roberto G Nelson de Senna, Manager
acknowledged to and before me that (he/she) execut	this 21 day of October, 7074 A.D. and (he/she) and the same for the purposed therein. Personally known or produce d who did (not) take an oath.
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027 (NOTARY SEAL)  Note: The reverse side of this sheet may be used for a state	(Print, Type name here: 69 6714 Over 11-11-27 Htt 420496 (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. R	ge.: E.
Name of Proposed Subdivision: FLIGH	TWAY 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 ASS	SOCIATES, 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@BC	)NFILL.COM		16.	
Surveyor's Email Address: CATHY@BC 4. Folio No(s).: 04-2020-003-0010	11_	- 1, -	/	
5. Legal Description of Parent Tract: <u>Tract</u>	18 and portions of 19, 20 and 2	1 Chambers Land Co	mpany Subdivision	(2-68)
		a desired and the second		
6. Street boundaries: N.W. 107 Avenue and N.V.	W. 138 Street	Northwest Street	4.00	
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah	Ordinance 2016-49		
8. Proposed use of Property:				
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000 S	Sq. Ft.), Restaurant(Sq. Ft.	its), Industrial/Warehou . & No. Seats), Oth	er (Sq. Ft. & N	.Ft.), lo. of Units _
9. Does the property contain contamination	n? YES: NO:			

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STATE OF FLORIDA) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:
acknowledged to and before me that	(he/she) executed the same for the purposed therein. Personally known v or produce dentification and who did (not) take an oath.
	ounty and State last aforesaid this 21 day of 60 works. , 2024 A.D.
GABRIELLE ORT	Signature of Notary Public:
MY COMMISSION # H	(Print, Type name here: Oabyrthe Ul text
EXPIRES: November	11, 2027 (Commission Expires) (Commission Number)

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Agenda Date:	
Tentative No.: T	
Received Date:	

1)

Number of Sites: (

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: FLIC			
2. Owner's Name: FW 14 IV LLC		Phone:	
Address: 890 Dixie Highway			
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND A	SSOCIATES, INC	Phone: (305)-5	598-8383
Address: 7100 S.W. 99 AVENUE SUIT	E 104 City: MIAMI	State: FL Zip	p Code: 33173
Surveyor's Email Address: CATHY@I			
4. Folio No(s).: 04-2020-003-0010	_		<i>I</i>
5. Legal Description of Parent Tract: <u>Tra</u>			
6. Street boundaries: N.W. 107 Avenue and	I N.W. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah Or	dinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000			
9. Does the property contain contaminat	ion? YES: NO:		

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STATE OF FLORIDA COUNTY OF MIAMI-DADE	SS:	Signature of Owner: (Print name & Title here):	Armando G N Gu	
BEFORE ME, personally a cknowledged to and before	re me that (he/she) execute as identification and	ed the same for the purpor I who did (not) take an oatl	sed therein. Personal	202 A.D. and (he/she)
WITNESS my hand and se	al in the County and State		200	, 2024 A.D.
1000000		Signature of Notary Pu	blic:	
	GABRIELLE ORTEGA IY COMMISSION # HH 420496 EXPIRES: November 11, 2027		nere: Cabrelle	Ortege )
OF PLAN	(NOTARY SEAL)	(Co	mmission Expires)	(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: HIAI FAH	Sec.: 20 Twp.:	: 52 S. Rge.: 40 E. / Se	ec.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGHTWA	AY 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 ASSOC	IATES, 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@BONFI	LL.COM		
4. Folio No(s).: 04-2020-003-0010 / _			
5. Legal Description of Parent Tract: <u>Tract 18.</u>	and portions of 19, 20	and 21 Chambers Land	Company Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.W. 1	38 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.:	Hialeah Ordinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000 Sq. F			
9. Does the property contain contamination? Y	ES: NO:		

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STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	SS:	Signature of Owner:  (Print name & Title here): Ana Lucia/da Silva D	ias, Manager Director
BEFORE ME, personally appacknowledged to and before	me that (he/she) execute	this 22 day of October, 25 day of the same for the purposed therein. Personally who did (not) take an oath.	A.D. and (he/she) known vor produce
LAY PUO	GABRIELLE ORTEGA	ast aforesaid this 22day of corposed Signature of Notary Public:	, <u>2024</u> A.D.
E - co	COMMISSION # HH 420496 PIRES: November 11, 2027	(Print, Type name here: Cabrell	Ortega )
	NOTARY SEAL) heet may be used for a state	(Commission Expires) ment of additional items you may wish considered.	(Commission Number)

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Tentative No.: T	=
Received Date:	

1)

Number of Sites : (

# 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: FLIGHTY	VAY 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 ASSO	CIATES, INC	Phone: (305	6)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 10	4 City: MIAMI	State: FL	Zip Code: <u>33173</u>
Surveyor's Email Address: CATHY@BON	FILL.COM		
4. Folio No(s).: 04-2020-003-0010			. 1
5. Legal Description of Parent Tract: <u>Tract 1</u>	8 and portions of 19, 20 and 21	Chambers Land Comp	nany Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.W.	. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah	Ordinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000 Sq.			
9. Does the property contain contamination?	YES: NO:		

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STATE OF FLORIDA) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:  (Print name & Title here): Shiyu Deng, Manager
acknowledged to and before me that (he/she) exect	this 26 day of September, 2024 A.D. and (he/she) uted the same for the purposed therein. Personally known or produce and who did (not) take an oath.
WITNESS my hand and seal in the County and Stat	te last aforesaid this 26 day of September, 2024 A.D.
MAURA MARTINEZ-SOLIS Notary Public-State of Florida Commission # HH 408870	Signature of Notary Public: MAURA MARTINEZ - SOLIS
My Commission Expires June 11, 2027	(Commission Expires) (Commission Number)

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Agenda Date:	Lh.	
Tentative No.: T-		
Received Date:		
Number of Sites : (	1)	

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	unicipality: 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- Industral Zoning Hearing No.: Hisleah 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.

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.

STATE OF FLORIDA)		
	SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)		(Print name & Title here): Carlo Lugli, Manager
BEFORE ME, personally app acknowledged to and before r	ne that (he/she) execu	this 22day of COOPLY, 2021 A.D. and (he/she) ted the same for the purposed therein. Personally known or produce and who did (not) take an oath.
WITNESS my hand and seal i	in the County and State	e last aforesaid this 22 day of OCTOBER , 2024 A.D.
RY Place		Signature of Notary Public:
	ELLE ORTEGA SSION # HH 420496	(Print, Type name here: Gabrielle Ortog)
11.0.	November 11, 2027	(Print, Type name nere:
OF FLOOR		(Commission Expires) (Commission Number)
	eet may be used for a stat	tement of additional items you may wish considered.

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FOR OFFICIAL USE ONL.  Agenda Date:	
Tentative No.: T-	
Received Date:	_

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20 Twp.: 52 S	. Rge.: 40 E. / Sec	c.: Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLIGH	TWAY NORTH		
2. Owner's Name: Antares International Inv	restments, 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 ASS	OCIATES, INC	Phone:	(305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 1	04 City: MIAMI	State: FL	Zip Code: 33173
Surveyor's Email Address: CATHY@BO	NFILL.COM		
4. Folio No(s).: 04-2020-003-0010			1
5. Legal Description of Parent Tract: Tract	18 and portions of 19, 20 and 2	1 Chambers Land C	Company Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and N.	N. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah	Ordinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000 S	q. Ft.), Restaurant(Sq. Ft	its), Industrial/Wareho	ouse(Square .Ft.), ther (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) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:  (Print name & Title here): Gilberto Saraiva, Manager
acknowledged to and before me that (he/she) execute	this 12 day of OCODES, 2021 A.D. and (he/she) d the same for the purposed therein. Personally known or produce who did (not) take an oath.  ast aforesaid this 22 day of OCODES.
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	Signature of Notary Public: (Print, Type name here: Galvielle Oregen)
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for a staten	(Commission Expires) (Commission Number)

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FOR OFFICIAL USE ON	LY:
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.
Name of Proposed Subdivision: FLIG			
2. Owner's Name: FW 14 III LLC		Phone:	
Address: 890 Dixie Highway	City: Coral Gables	State: FL Z	Zip Code: 33146
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND A	SSOCIATES, INC	Phone: (305)	-598-8383
Address: 7100 S.W. 99 AVENUE SUIT	E 104 City: MIAMI	State: FL Z	Lip Code: 33173
Surveyor's Email Address: CATHY@E			
4. Folio No(s).: 04-2020-003-0010			1
5. Legal Description of Parent Tract: <u>Tra</u>	ct 18 and portions of 19, 20 and 21	Chambers Land Comp	any Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue and	N.W. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah Or	rdinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( Business( Sq. Ft. ), Office( 63,000			
9. Does the property contain contaminati	on? YES: NO:		

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

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STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	SS:	Signature of Owner:
cknowledged to and before m	e that (he/she) execu as identification ar	(Print name & Title here): Armando G N Guerra Junior, Manager on Guerr
MY COM	RIELLE ORTEGA MISSION # HH 420496 S: November 11, 2027	(Print, Type name here: Gabrielle Ofege
	OTARY SEAL) et may be used for a stat	(Commission Expires) (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. F	Rge.: 40 E. / Sec.:	Twp.: S. Rge.: E.
1. Name of Proposed Subdivision: FLIG			
2. Owner's Name: FW 14 II LLC		Phone:	
Address: 890 Dixie Highway			
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND AS	SOCIATES, INC	Phone: (305	5)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE	104 City: MIAMI	State: FL	Zip Code: 33173
Surveyor's Email Address: CATHY@B			
4. Folio No(s).: 04-2020-003-0010	11		_ /
5. Legal Description of Parent Tract: <u>Trac</u>			
6. Street boundaries: N.W. 107 Avenue and I	N.W. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah Ord	dinance 2016-49	
8. Proposed use of Property:			
Single Family Res.( Units), Duplex( _ Business( Sq. Ft. ), Office( _63,000	Units), Apartments( Units). Sq. Ft.), Restaurant( Sq. Ft. &	, Industrial/Warehouse No. Seats), Other	( Square .Ft.), ( Sq. Ft. & No. of Units
9. Does the property contain contamination	n? YES: NO: ( )		

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STATE OF FLORIDA) SS: COUNTY OF MIAMI-DADE)	Signature of Owner:		
(Print name & Title here): Armando G N & uerra Junior, Manager  BEFORE ME, personally appeared (Armando G N & uerra Junior, Manager  this 12 day of 2 hour, 201 A.D. and (he/she)  cknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known v 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 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county and State last aforesaid this 22 day of 0 to be a seal of the county aforesaid this 22 day of 0 to be a seal of the county aforesaid this 22 day of 0 to be a seal of the county aforesaid the county aforesaid this 22 day of 0 to be a seal of the county aforesaid this 22 day of 0 to be a seal of the county aforesaid this 22 day of 0 to be a seal of the county aforesaid this 22 day of 0 to be a seal of the county aforesaid the c			
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	(Print, Type name here: Caballo Original)		
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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. I	Rge.: 40 E. / Sec.:	Twp.:S. Rge.:E.
Name of Proposed Subdivision: FL			
2. Owner's Name: FW 14   LLC		Phone:	
	City: Coral Gables		
Owner's Email Address:			
3. Surveyor's Name: J. BONFILL AND	ASSOCIATES, INC	Phone: (30	5)-598-8383
Address: 7100 S.W. 99 AVENUE SU	ITE 104 City: MIAMI	State: FL	Zip Code: 33173
Surveyor's Email Address: CATHY@	BONFILL.COM		
4. Folio No(s).: 04-2020-003-0010			1
5. Legal Description of Parent Tract:	ract 18 and portions of 19, 20 and 21 (	Chambers Land Com	pany Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenue a	nd N.W. 138 Street		
7. Present Zoning: MH-Industral	Zoning Hearing No.: Hialeah On	dinance 2016-49	
8. Proposed use of Property:			
	x( Units), Apartments( Units) 00		
9. Does the property contain contamina	ation? 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 federa 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 c acceptance from each entity shall be provided with the plat application.

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STATE OF FLORIDA)	
SS: COUNTY OF MIAMI-DADE)	Signature of Owner:
	(Print name & Title here): Armando G N Guerra Junior, Manager
exect	this 22 day of October, 2024 A.D. and (he/she) atted the same for the purposed therein. Personally known v or produce nd who did (not) take an oath.
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	Signature of Notary Public: (Print, Type name here: 64 by the Orteger)
(NOTARY SEAL) Note: The reverse side of this sheet may be used for a sta	(Commission Expires) tement of additional items you may wish considered.

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FOR OFFICIA	L USE ONLY;	
Agenda Dal	e:	
Tentative No.:	T	
Received Da	te:	

1)

Number of Sites: (

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20	_ Twp.: _52_S. F	kge.: 40 E. / Sec.	.; Twp.:S. Rge.: E.
1. Name of Proposed Subdivision: FLIGHT	WAY 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 ASS	OCIATES, INC		Phone:	(305)-598-8383
Address: 7100 S.W. 99 AVENUE SUITE 1	104 City:	MIAMI	State: FL	Zip Code: 33173
Surveyor's Email Address: CATHY@BO	NFILL.COM			
l. Folio No(s).: 04-2020-003-0010	<i></i>			
5. Legal Description of Parent Tract: <u>Tract</u>	18 and portions of	of 19, 20 and 21 C	Chambers Land C	ompany Subdivision (2-68)
ALW 407 Aurora and N	M 429 Street	-		
S. Street boundaries: N.W. 107 Avenue and N.				
Present Zoning: MH-Industral	Zoning Heari	ng No.: Hialeah Ord	dinance 2016-49	
3. Proposed use of Property:				
Single Family Res.( Units), Duplex(	Units), Apartme	ents( Units)	, Industrial/Wareho	ouse(Square .Ft.),
Business( Sq. Ft. ), Office( 63,000 S	iq. Ft.), Restaurant(	Sq. Ft. &	No. Seats), Ot	her ( Sq. Ft. & No. of Units _
9. Does the property contain contamination	17 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) SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)	(Print name & Title here): Josue Dimas M Pimenta, Manager
acknowledged to and before me that (he/she) execu	this 22 day of OCONO., 107 A.D. and (he/she) ted the same for the purposed therein. Personally known or produce and who did (not) take an oath.
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027	Signature of Notary Public:  (Print, Type name here: Cobrell Ov+cyn
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for a stat	(Commission Expires) (Commission Number)

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# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH	Sec.: 20	Twp.: 52 S. R	ge.: 40 E. / Sec.:	Twp.:S. Rge.: E.
Name of Proposed Subdivision: FLI	GHTWAY NORTH	17		
2. Owner's Name: ROHE II, 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 A	SSOCIATES, INC		Phone: (	305)-598-8383
Address: 7100 S.W. 99 AVENUE SUIT	E 104 City: _	MIAMI	State: _FL	_ Zip Code: 33173
Surveyor's Email Address: CATHY@	BONFILL.COM			
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5. Legal Description of Parent Tract: Tr	act 18 and portions of	f 19, 20 and 21 C	hambers Land Co	mpany Subdivision (2-68)
6. Street boundaries: N.W. 107 Avenu	e and N.W. 138 Stre	et		
7. Present Zoning: MH- Industral	Zoning Hearing	g No.: Hialeah Ordi	nance 2016-49	
8. Proposed use of Property:				
Single Family Res.( Units), Duplex Business( Sq. Ft. ), Office( _6300				
9. Does the property contain contamina	tion? YES: NO:			

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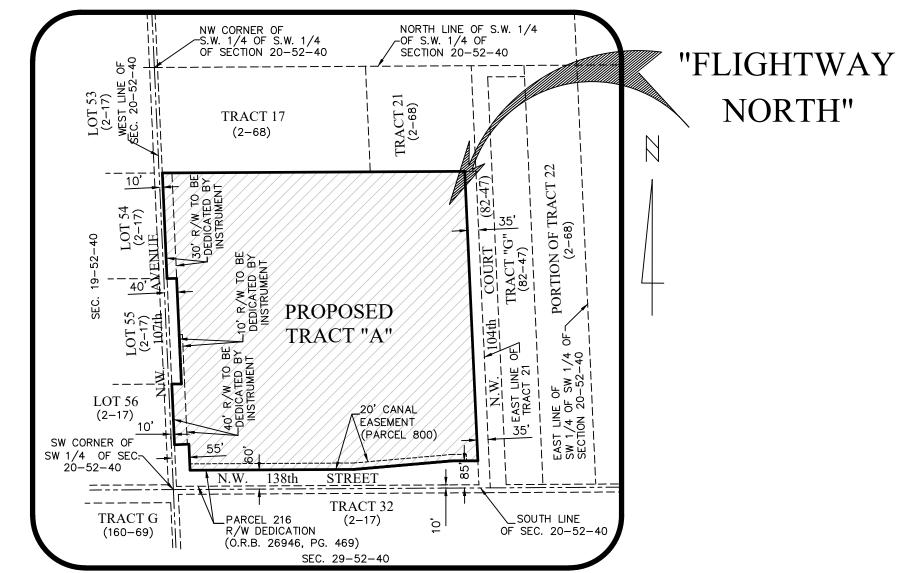
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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: COUNTY OF MIAMI-DADE)	Signature of Owner:  (Print name & Title here): Henrique Werneck Gutierrez, Manager
acknowledged to and before me that (he/she) execut	this 22 day of October, 201 A.D. and (he/she) ted the same for the purposed therein. Personally known or produce d who did (not) take an oath.  [ast aforesaid this 22 day of October , 2011 A.D.
GABRIELLE ORTEGA MY COMMISSION # HH 420496 EXPIRES: November 11, 2027  (NOTARY SEAL)	(Print, Type name here: Gobally Overs)  (Commission Expires)

RESET FORM

PRINT FORM



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'



AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X and AH, Elev.=5 feet, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120643, Map No. 12086C0113, Suffix L, Revised Date: 09-11-2009.

NOT TO SCALE

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929.

Benchmarks used:

Miami-Dade County Benchmark: N-3057 Elevation: 10.63 feet (National Geodetic Vertical Datum) Location: N.W. 92nd Avenue and N.W. 138th Street

Miami-Dade County Benchmark: H-377 Elevation: 5.85 feet (National Geodetic Vertical Datum) Location: N.W. 97th Avenue and N.W. 138th Street.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. 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. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes.

# 6. DEVELOPMENT CRITERIA:

Parcels 1, 2 and 3 Owner: Flightway Fourteen LLC

a) **Zoning**:

Present Zoning: MH-INDUSTRIAL DISTRICT Proposed Zoning: MH-INDUSTRIAL DISTRICT

b) Number of Parcels:

One (1) Tract "A"

c) Development Information:

Building Use, Building Floor Area, and Occupancy: 31,500 Square Feet Mezzanine (Storage): 31,500 Square Feet 113,000 Square Feet Total Building Area: 176,000 Square Feet

Building Use, Building Floor Area, and Occupancy: Mezzanine (Storage): 63,000 Square Feet 226,000 Square Feet Total Building Area: 352,000 Square Feet

Tract "A": 843,289.61 Square Feet of 19.36 acres

d) Area of Property:

Parcel 1: 301,753 Square Feet or 6.93 Acres Parcel 2: 245.486 Square Feet or 5.64 Acres Parcel 3: 311,630 Square Feet or 7.15 Acres

Total Area: 858,869 Square Feet or 19.72 acres, more or less, by calculation.

e) Miami-Dade County Flood Criteria:

Miami-Dade County Flood Criteria Elevation 6.6 feet as per "Amended Plat of Flood Criteria Map", Plat Book 120, at Page 13, sheet 2, as recorded in Miami-Dade County, Florida.

f) Public Water: City of Hialeah Water and Sewer Department. Public Sanitary Sewer: City of Higleah Water and Sewer Department.

7. PURPOSE OF THIS TENTATIVE PLAT:

An expressed purpose of this Tentative Plat is to Replat 3 Parcels and create

8. CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of:

-Flightway Fourteen, LLC

CONTACT PERSON Marilyn Bonfill (305) 598-8383 marilyn@jbonfill.com

# **SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That this "Boundary Survey" and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Boundary 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 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the

J. Bonfill & Associates, Inc.

Florida Certificate of Authorization Number LB 3398

**EUGENE COLLINGS-BONFILL. P.S.M.** Professional Surveyor and Mapper No. 7037 State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps or Reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

LB3398 104 ssociates

and TOPOCENTATIVE BOUND

REVISIONS

16-0307 24-0198 B.S., D.H., G.P. J.S., C.B., M.G.

Date: 12-20-2024 Drawn: Checked: E.C.

Scale: AS SHOWN Field Book: FILE

SHEET 1 OF 2

# for

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

2. LEGAL DESCRIPTION:

**SURVEYOR'S NOTES:** 

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

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 1/4 of said Section 20.

All of Tract 20 and a portion of Tract 21 of CHAMBERS LAND COMPANY SUBDIVISION, in the SW 1/4 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.

All of Tract 18 and a portion of Tract 21 of CHAMBERS LAND COMPANY SUBDIVISION, in the SW 1/4 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 or 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  $\frac{1}{4}$ ) 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.

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 NO2°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

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this

