

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 : (10)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 14 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Mangos Estates

2. Owner's Name: Torrent Builders Corp Phone: 305-525-1856

Address: 13751 SW 143rd Ct. City: Miami State: FL Zip Code: 33186

Owner's Email Address: damian@det-sc.com

3. Surveyor's Name: M. Prats & Associates, LLC Phone: 305-551-6000

Address: 52 SW 81st Ave. City: Miami State: FL Zip Code: 33144

Surveyor's Email Address: docs@pratssurvey.com

4. Folio No(s): 30-6914-000-0030 / 30-6914-000-0033 / _____ / _____

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: SW 222nd St. & SW 127th Ave.

7. Present Zoning: EU-M Zoning Hearing No.: R2021000026

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(10 Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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

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

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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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: _____

(Print name & Title here): Jose Alvarez, Secretary

BEFORE ME, personally appeared Jose Alvarez this ____ day of _____, ____ 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.

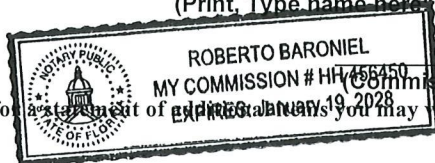
WITNESS my hand and seal in the County and State last aforesaid this 15 day of October 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here)

Roberto Baroniel

(NOTARY SEAL)



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

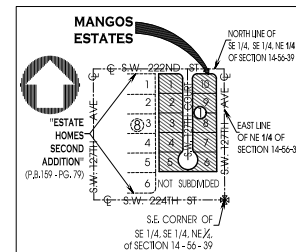
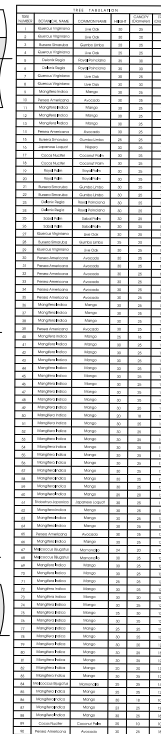
(Commission Number)

EXHIBIT "A"

THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA LESS THE SOUTH 401.67 FEET AND LESS THE EAST 35 FEET THEREOF FOR RIGHT OF WAY.

AND

THE NORTH 256.67 FEET OF THE SOUTH 401.67 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 35 FEET THEREOF FOR ROAD.



LOCATION M

LEGAL DESCRIPTIONS

THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14,
TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 401.67 FEET AND
LESS THE EAST 35 FEET FOR RIGHT OF WAY, LYING AND BEING IN
MIAMI-DADE COUNTY, FLORIDA,
AND
THE NORTH 256.67 FEET OF THE SOUTH 401.67 FEET OF THE E 1/2 OF THE
SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 56
SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY,
FLORIDA, LESS THE EAST 35 FEET FOR ROAD.

Properties Address: 22390 BURR RD, MIAMI, FL 33170-2725
Folio No.: 30-6914-000-0030

SURVEYOR'S NOTES

1. The above captioned Property was surveyed and described based on the above Legal Description furnished by Client.
2. This Certificate is only for the Lands as described. It is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3. There are no additional Restrictions not shown on this Survey that may be found in the Public Records of this County. Examination of ABSTRACT of Title will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION of Title.
5. Type of Survey: BOUNDARY AND TOPOGRAPHIC SURVEY.
6. Reasonable efforts were made to the existence and location of the above mentioned Utilities. This firm does not accept responsibility for any Underground Information. Before excavation or construction contact the appropriate Utility companies for verification.
7. The subject property is located within a Flood Hazard Area as defined by the Federal Insurance Administration. Community Plan No: 126035-0292. South U. Flood Zone "X"; Base Elevation: N/A. Map Date: September 3, 2009 (Revised).
8. This Plan of SURVEY, has been prepared for the exclusive use of the entitled named hereon. The Certificate does not extend to any unnamed property.
9. 0.00 Indicates Existing Easements.
10. Elevations are referred to National Geodetic Vertical Datum, 1929. (NGVD 1929).
11. Bench Mark (Used): B.M. BC-18-16 Elevation: 10.04 Feet NGVD.
12. Zoning shown hereon are based on: Centerline of S.W. 27th Avenue being 5:00 1:30 P.M.
13. Zoning: Zoned Street lines, Set-backs, Undergrounds, Easements (not in Right and Right-of-Ways, etc.) to be verified and/or obtained by owner. Actual Survey of Easement obtained by measurement and construction.
14. The expected use of the land, as classified in the Minimum Technical Standards (0.017 to 0.6 AC), is "Suburban Class City". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 2500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
15. Ownership of Easements is not determined.
16. In addition to the above, the surveyor has been encouraged to more clearly illustrate relationships between physical improvements and/or lot lines, in all cases, dimensions shown shall control the location of the improvements over locations.

FOR THE BENEFIT OF:
1. Mango Estates, LLC

SITE INFORMATION

PROPOSED DEVELOPMENT INFORMATION:
 NUMBER OF BLOCK: 1
 NUMBER OF LOTS: 10
 LOTS AREA:
 LOT 1: 12106.42 SQ. FT. (0.28 +/- Acres)
 LOT 2: 12217.89 SQ. FT. (0.28 +/- Acres)
 LOT 3: 12217.74 SQ. FT. (0.28 +/- Acres)
 LOT 4: 12189.58 SQ. FT. (0.28 +/- Acres)
 LOT 5: 10992.06 SQ. FT. (0.28 +/- Acres)
 LOT 6: 10992.27 SQ. FT. (0.28 +/- Acres)

LOT 7: 12188.10 SQ. FT. (0.28 +/- Acres)
 LOT 8: 12217.70 SQ. FT. (0.28 +/- Acres)
 LOT 9: 12217.85 SQ. FT. (0.28 +/- Acres)
 LOT 10: 11970.62 SQ. FT. (0.28 +/- Acres)
TOTAL AREA:
 119314.26 SQ. FT. (2.74 +/- Acres)

RIGHT-OF-WAY DEDICATION: 38026 SQ. FT.
 (0.87 ACRES)

PURPOSE OF THIS TENTATIVE PLAT:
THE EXPRESS PURPOSE OF THIS PLAT IS TO
SUBDIVIDE
AND CREATE 10 DUPLEX BUILDINGS EACH
CONTAIN 2 UNITS, 20 TOTAL UNITS.
MIAMI-DADE COUNTY ZONING NOTE:
THE ZONING ON THE TENTATIVE OF PLAT I
ACCORDANCE WITH THE MIAMI-DADE
COUNTY, FLORIDA, CODE OF ORDINANCE
SINGLE-FAMILY DWELLING RESIDENTIAL
DISTRICT (FSM)

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA 2022
9 Ft. N.A.V.D. 88
PROPOSED DUPLEX AREA:
A 2.322 (+/-) SQ. FT. DUPLEX IS PROPOSED
FOR ALL LOTS.
WORKFORCE HOUSING R2021000026

INFRASTRUCTURE INFORMATION
(ABOVE GROUND)

- 1 **CATCH BASIN**
 • Min Elevation = 5.00'
 • Invert Elevations = (W) 1.73'
 • Pipe, Ø = 18"
 • Invert Elevations = (W) 1.73'
 • Pipe, Ø = 18"
 - 2 **CATCH BASIN**
 • Min Elevation = 5.10'
 • Invert Elevations = (S) 1.62'
 • Pipe, Ø = 18"
 • Invert Elevations = (E) 1.52'
 • Pipe, Ø = 18"
 - 3 **CATCH BASIN**
 • Min Elevation = 4.50'
 • Invert Elevations = (W) 1.62'
 • Pipe, Ø = 18"
 • Invert Elevations = (W) 1.62'
 • Pipe, Ø = 18"
 - 4 **CATCH BASIN**
 • Min Elevation = 5.00'
 • Invert Elevations = (W) 1.73'
 • Pipe, Ø = 18"
 • Invert Elevations = (W) 1.73'
 • Pipe, Ø = 18"
 - 5 **CATCH BASIN**
 • Min Elevation = 5.10'
 • Invert Elevations = (S) 1.62'
 • Pipe, Ø = 18"
 • Invert Elevations = (E) 1.52'
 • Pipe, Ø = 18"
 - 6 **CATCH BASIN**
 • Min Elevation = 4.50'
 • Invert Elevations = (W) 1.62'
 • Pipe, Ø = 18"
 • Invert Elevations = (W) 1.62'
 • Pipe, Ø = 18"

[illegible]

MANGOS ESTATES
TENTATIVE PLAT

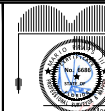
BOUNDARY AND TOPOGRAPHIC SURVEY FOR

SE 1/4, NE 1/4, LYING IN SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA

The above "Boundary and Topographic Survey" represents the herein described property and it was completed under my supervision and/or direction, to the best of my knowledge and belief and it also meets the Standards of Practice, set forth by the Florida Board of Land Surveyors and Mappers, pursuant to Section 54-17.051, Florida Statutes and implementing Rules, Florida Administrative Code.

NOTE

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



M. PRATS & ASSOCIATES, LLC
SURVEYORS - MAPPERS - PLANNERS
52 SW 81st Avenue - Miami, Florida 33144
(305) 551-6000

Mario Prats III,
Professional Surveyor & Mapper No. 6886
State of Florida

Certificate of Authorization No. 8632

IOR NUMBER

JOB NUMBER _____

34978-1327

1 OF 1 SHEETS