

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: OPA LOCKA Sec.: 28 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ROCK AND DIRT PROPERTIES

2. Owner's Name: R & D HOLDINGS 2950, LLC Phone: 305-665-9826

Address: 2950 NW 132 Terrace City: OPA LOCKA State: FL Zip Code: 33054

Owner's Email Address: GFERNADEZ@LINKCONSTRUCTIONGROUP.NET

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 08-2128-004-0340 / 08-2128-004-0350 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 29TH AVE & NW 132ND TERR

7. Present Zoning: I-2 Zoning Hearing No.: 22-048

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(5 Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

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

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

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

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

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


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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

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

STATE OF FLORIDA)

SS:

Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here):

Ricardo Lopez - President

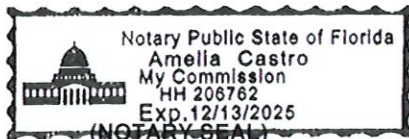
BEFORE ME, personally appeared Ricardo Lopez this 22 day of April, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of April, 2025 A.D.

Signature of Notary Public: 

(Print, Type name here):

Amelia Castro



12/13/2025
(Commission Expires)

44206762
(Commission Number)

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

ROCK & DIRT PROPERTIES

LEGAL DESCRIPTION:

THE WEST 107.675 FEET OF THE SOUTH 1/2 OF LOT 19 AND THE WEST 107.675 FEET OF LOT 20, LESS THE SOUTHERLY 25 FEET, NILE GARDENS SECTION I AND II, OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 31, PAGE(S) 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

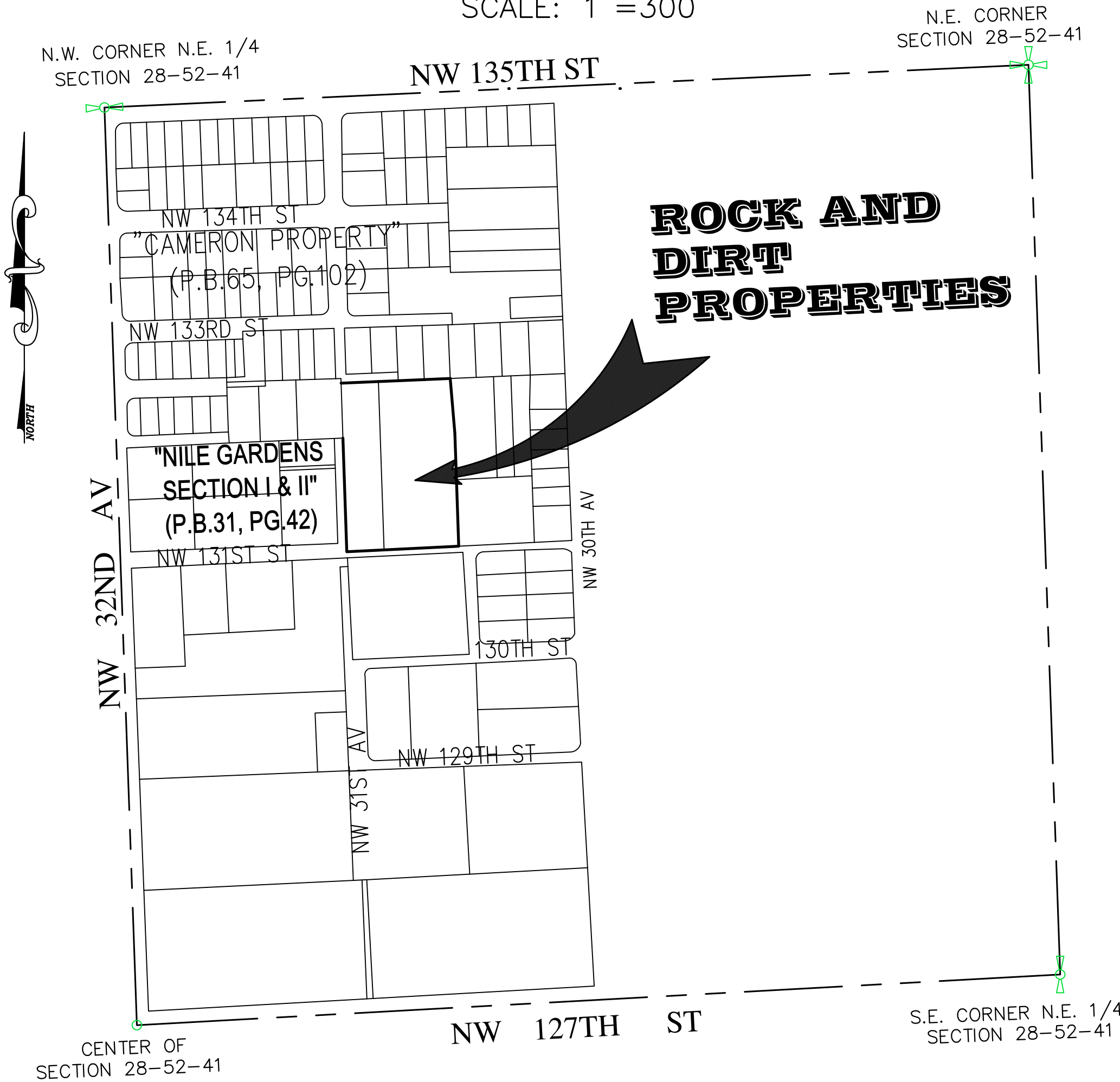
THE WEST 215.35 FEET OF THE EAST 538.375 FEET OF THE SOUTH 1/2 OF LOT 19, AND THE WEST 215.35 FEET OF THE EAST 538.375 FEET OF LOT 20, LESS THE SOUTHERLY 25 FEET OF NILE GARDENS SECTION II, OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY
TENTATIVE PLAT FOR
ROCK AND DIRT PROPERTIES

A PROPOSED SUBDIVISION OF A PORTION OF LOTS 19 AND 20 OF NILE GARDENS SECTION II, OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 31, PAGE 42 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING WITHIN THE CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



NE 1/4 OF THE SECTION 28, TOWNSHIP 52SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

THE PLAT OF NILE GARDENS SECTIONS 1 AND 2, AS RECORDED IN PLAT BOOK 31, PAGE 42, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE PLAT OF EAST VIEW GARDENS LAKE ADDITION, AS RECORDED IN PLAT BOOK 51, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/16 FOOT FOR NATURAL GROUND SURFACES AND 1/32 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

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CONTACT PERSON INFORMATION

NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

PREPARED FOR
ROCK & DIRT CONSTRUCTION EQUIPMENT RENTAL, LLC
PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVENUE, CORAL GABLES, FLORIDA
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No.120657-138L, bearing an effective date of September 11, 2009. Base elevation N/A

Land Area of Subject Property: 3.18 Acres(+/-)

The Property is Zoned: CITY OF OPALOCKA I2 (INDUSTRIAL)

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N00°00'15"W, for the centerline of N.W. 31st AVE. also being the West Line of Lot 19 and 20, in Section 28, Township 52S, Range 41E, Miami-Dade County.

Miami-Dade County Flood Criteria = 8.5 feet, NGVD 1929.

Number of Lots: 1 Tract

Bench Mark used: Miami Dade County BM H-370, Elevation 8.58, located at NW 135th St. and NW 27th Ave.
TBM 1 at the nail and disc located at the intersection of NW 132nd Terrace and NW 31st Avenue, elevation 7.92 feet (NGVD 1929)

Development Information: TRACT A

The applicant intends to install modern access drives, improve paving & drainage, new employee parking area, erect perimeter walls, plant extensive new landscaping and provide appropriate Right-of-Way dedication for NW 31st Avenue and for NW 132 Terrace.

Also the project will consist of the improvement of the current 1,486 sf building through internal demolition and a building addition of 1,615 sf to convert it into a modern office space, for a total of 3,101 sf.

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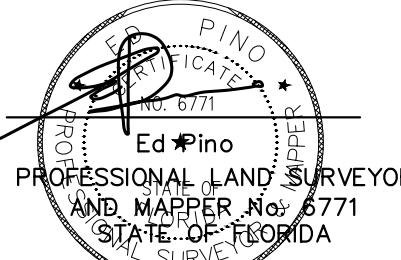
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SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: MARCH 3, 2023

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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers - Planners - Surveyors

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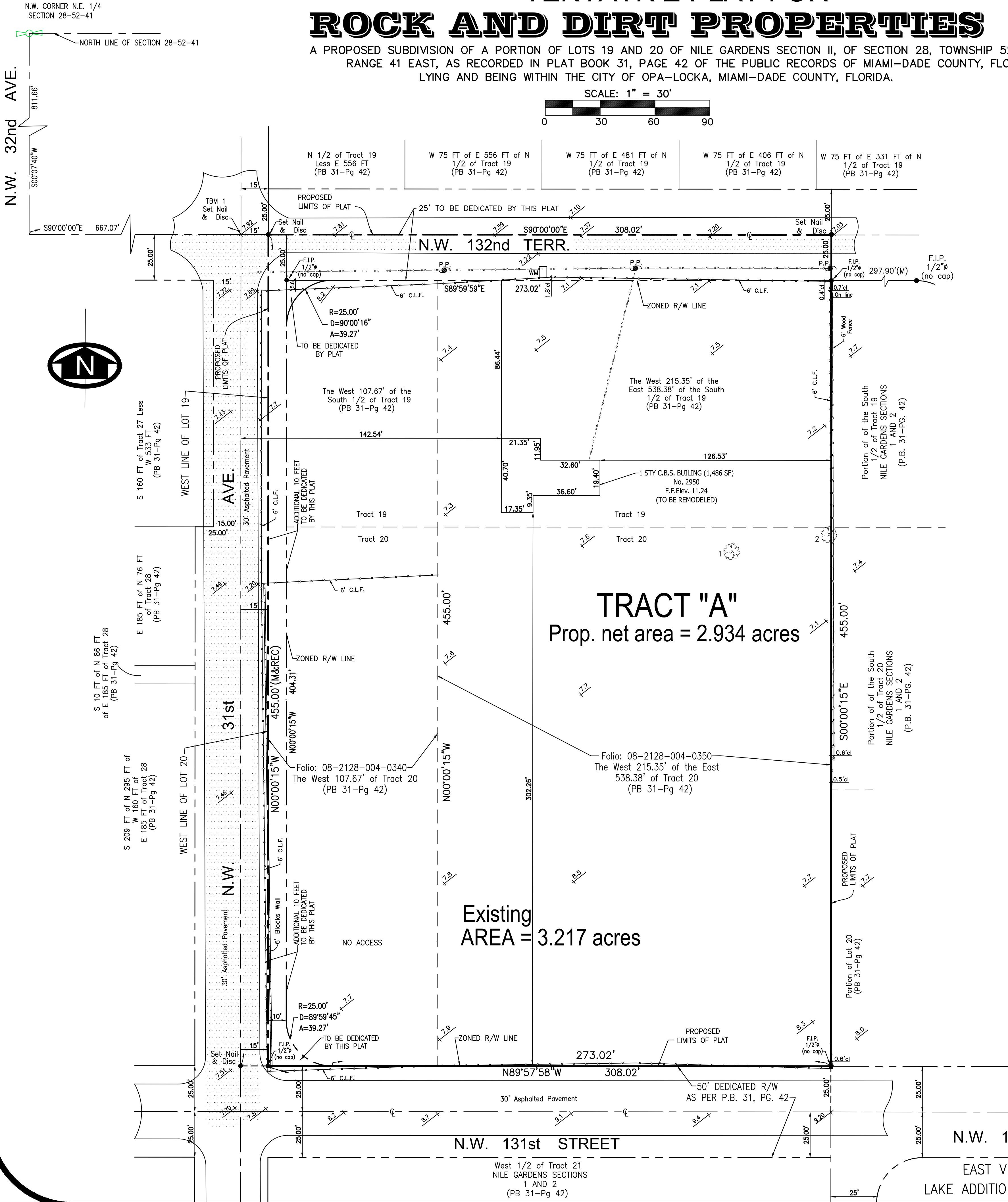
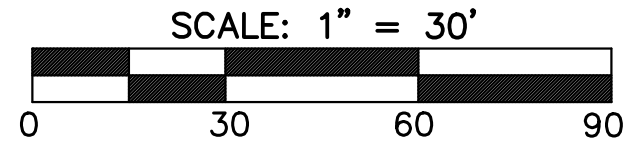
FOR ROCK & DIRT CONSTRUCTION EQUIPMENT RENTAL, LLC
SCALE: 1"=40' DESIGNED BY: E.P. CHECKED BY: E.P.
DRAWN BY: D.A. FIELD BOOK No. PAGE No. 1
DATE: 8/15/21 APPROVED BY: E.P.

ORDER No.
21-303

SHEET 1 OF 2

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY
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No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	UNKNOWN	UNKNOWN	2.0'	40'	20'
2	UNKNOWN	UNKNOWN	1.0'	50'	12'

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

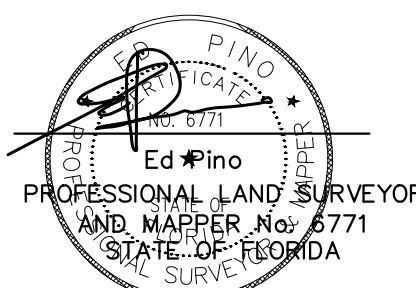
SITE ADDRESS: 2950, 2990 N.W. 132nd TER., OPA-LOCKA, FL, 33054
JOB NUMBER: 21-303
DATE OF SURVEY: AUGUST 14, 2021
FOLIO NUMBER: 08-2128-004-0350 AND -0340

SURVEYOR'S STATEMENT OF CERTIFICATE

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SHEET 2 OF 2