

**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.**

<b><u>FOR OFFICIAL USE ONLY:</u></b>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : ( 14 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 2 Twp.: 56 S. Rge.: 39 E. / Sec.:     Twp.:     S. Rge.:     E.

1. Name of Proposed Subdivision: Tregor Estates

2. Owner's Name: MILLROSE PROPERTIES FLORIDA, LLC : c/o LENNAR HOMES Phone: (305) 559-1951

Address: 5505 Waterford District Drive, 5th Floor City: Miami State: FL Zip Code: 33126

Owner's Email Address: Pedro.Portela@Lennar.com

3. Surveyor's Name: Hadonne Corp. Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 30-6902-001-0341 / 30-6902-001-032 / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: SW 189 Street & SW 132 Ave

7. Present Zoning: EU-M Zoning Hearing No.: R2024000018 and R2022000028

8. Proposed use of Property:  
Single Family Res.( 14 Units), Duplex(     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.

MILLROSE PROPERTIES FLORIDA, LLC

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Signature]

(Print name & Title here): Phil Serrate, Vice President

BEFORE ME, personally appeared Phil Serrate this 6 day of January, 2025 A.D. and (he/she) acknowledged to and before me that (he/s/He) executed the same for the purposed therein. Personally known  or produce [Signature] as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ A.D.

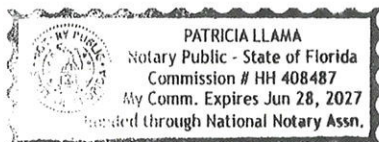
Signature of Notary Public: [Signature]

(Print, Type name here: Patricia Llana)

June 28, 2027 (Commission Expires) HH 408487 (Commission Number)

(NOTARY SEAL)

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



# TENTATIVE PLAT OF "TREGOR ESTATES"

A REPLAT OF A PORTION OF TRACT 14 OF "TROPICO", RECORDED IN PLAT BOOK 2, AT PAGE 57, MIAMI-DADE COUNTY RECORDS, LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

1. The date of completion of the field work of the Boundary & Topographic Survey was on November 11, 2020.
2. An updated field Survey was performed on January 19, 2023.
3. An updated field Survey was performed on January 26, 2024.
4. An updated field Survey was performed on January 20, 2025.

**SECTION 2) LEGAL DESCRIPTION:**

The North 1/2 of the East 1/2 of Tract 14 of "TROPICO", in the Northwest 1/4 of Section 2, Township 56 South, Range 39 East, according to the Plat thereof as recorded in Plat Book 2, at Page 57, of the Public Records of Miami-Dade County, Florida. Less the East 20 feet thereof.

AND

The South 1/2 of the East 1/2 of Tract 14, in the Northwest 1/4 of Section 2, Township 56 South, Range 39 East, of "TROPICO", according to the Plat thereof, as recorded in Plat Book 2, Page 57, of the Public Records of Miami-Dade County, Florida.

Containing 219,025 Square Feet or 5.03 Acres, more or less, by calculations.

**Property Address and Tax Folio Numbers:**

- 18920 SW 132nd Avenue, Miami, Florida 33177  
Folio No. 30-6902-001-0341
- 189xx SW 132nd Avenue, Miami, Florida 33177  
Folio No. 30-6902-001-0342

**SECTION 3) ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=30' or smaller.

**SECTION 4) SOURCES OF DATA:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of SW 132nd Avenue, with an assumed bearing of S00°05'54"E, said line to be considered a well established and monumented line.

Warranty Deed, dated December 2, 2020, recorded in Official Records Book 32238, Page 2984, Miami-Dade County Records.

Warranty Deed, dated December 2, 2020, recorded in Official Records Book 32238, Page 2986, Miami-Dade County Records.

Plat of "TROPICO", recorded in Plat Book 2, at Page 57, Miami-Dade County Records.

Plat of "CAPLE FARMS SOUTH", recorded in Plat Book 175, at Page 93, Miami-Dade County Records.

Plat of "VALENCIA ACRES", recorded in Plat Book 162, at Page 69, Miami-Dade County Records.

This property is to be located in Flood Zones "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami Dade County, Unincorporated Areas), Map Panel No. 12086C0583, Suffix L, Map Revised Date: September 11, 2009.

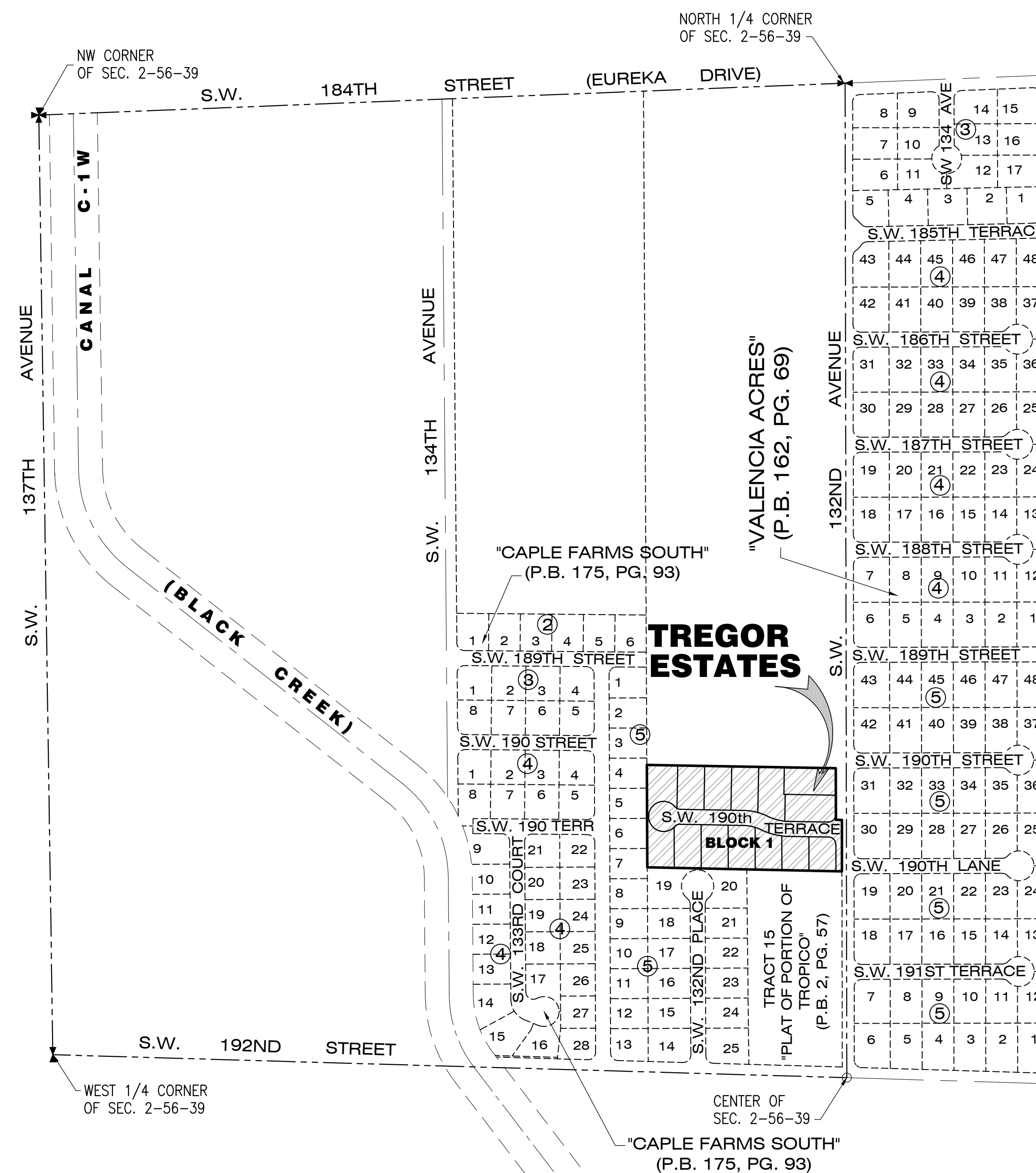
Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BC-62, Elevation 10.56 feet.

**SECTION 5) LIMITATIONS:**

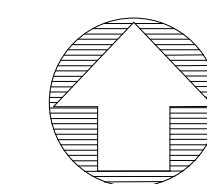
As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.



**LOCATION MAP**  
THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 56 SOUTH, RANGE 39 EAST  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

**NOTICE:**  
*This Document is not full and complete without all pages. (Total of Two (2) pages)*



The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION 6) CLIENT INFORMATION:**

**Rogert Deleon R.E., LLC,**  
12955 sw 42ND Street, Suite 2  
Miami, Florida 33175  
Contact: Rogert Deleon  
email: rogert.deleon@century21.com  
Phone: 305.221.7221

**MILROSE PROPERTIES FLORIDA, LLC c/o LENNAR HOMES**  
5505 Waterford District Drive, 5th Floor  
Miami, Florida 33126  
Contact: Pedro Portela  
email: Pedro.Portela@Lennar.com  
Phone: 305.559.1951

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

- ELECTRIC: Florida Power & Light Company
- TV-CABLE: ATT-Uverse, Comcast
- POTABLE WATER: Miami-Dade Water & Sewer Department
- SANITARY SEWER: Miami-Dade Water & Sewer Department

**SECTION 8) DEVELOPMENT INFORMATION:**

Zoning: EU-M, Estate Use, Modified District  
Proposed Land Use: 1 Single Family House to remain  
Number of Blocks: 1  
Number of Lots: 14  
Proposed Use: One (1) Single Family House on each lot  
Pre-Permit Review Application No. R2022000028 and  
Pre-Permit Review Application No. R2024000018  
(Workforce Housing Development Program)

**SECTION 9) FLOOD CRITERIA:**

Miami-Dade County Flood Criteria: 10.0 Feet ± (NGVD 29)

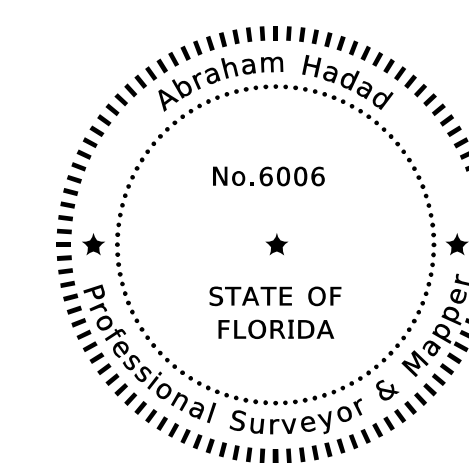
**SECTION 10) CONTACT INFORMATION:**

**HADONNE CORP.**  
Attention: Mariela Alvarez  
1985 NW 88th Court, Suite 101  
Doral, Florida 33172  
Phone No. 305.266.1188  
E-mail: plattin@hadonne.com

**SECTION 11) SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**Abraham Hadad, PSM**  
For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida  
**HADONNE CORP.**, a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
1985 NW 88th Court, Suite 101  
Doral, Florida 33175  
Office: 305.266.1188  
Fax: 305.207.6845  
Date: January 27, 2025



Digitally signed  
by Abraham  
Hadad  
Date:  
2025.01.27  
11:41:00 -05'00'

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

**HADONNE**  
 LAND SURVEYOR AND MAPPERS  
 LAND DEVELOPMENT CONSULTANTS  
 SUBSURFACE UTILITY ENGINEERING  
 1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305)266-1188 - F: (305)207-6845 - W: www.hadonne.com

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
 for  
**RUBAL 6615 LLC**  
 of  
**18920 SW 132nd Avenue, Miami, Florida 33177**

REVISIONS	1	2	3	4	5
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 01-29-2025					
2. ADDRESSING PLAT COMMITTEE COMMENTS ON 01-27-2025					
3.					
4.					
5.					

Field Book: FILE

DRAWN BY: MG

TECH BY: RI

QA/QC BY: JS

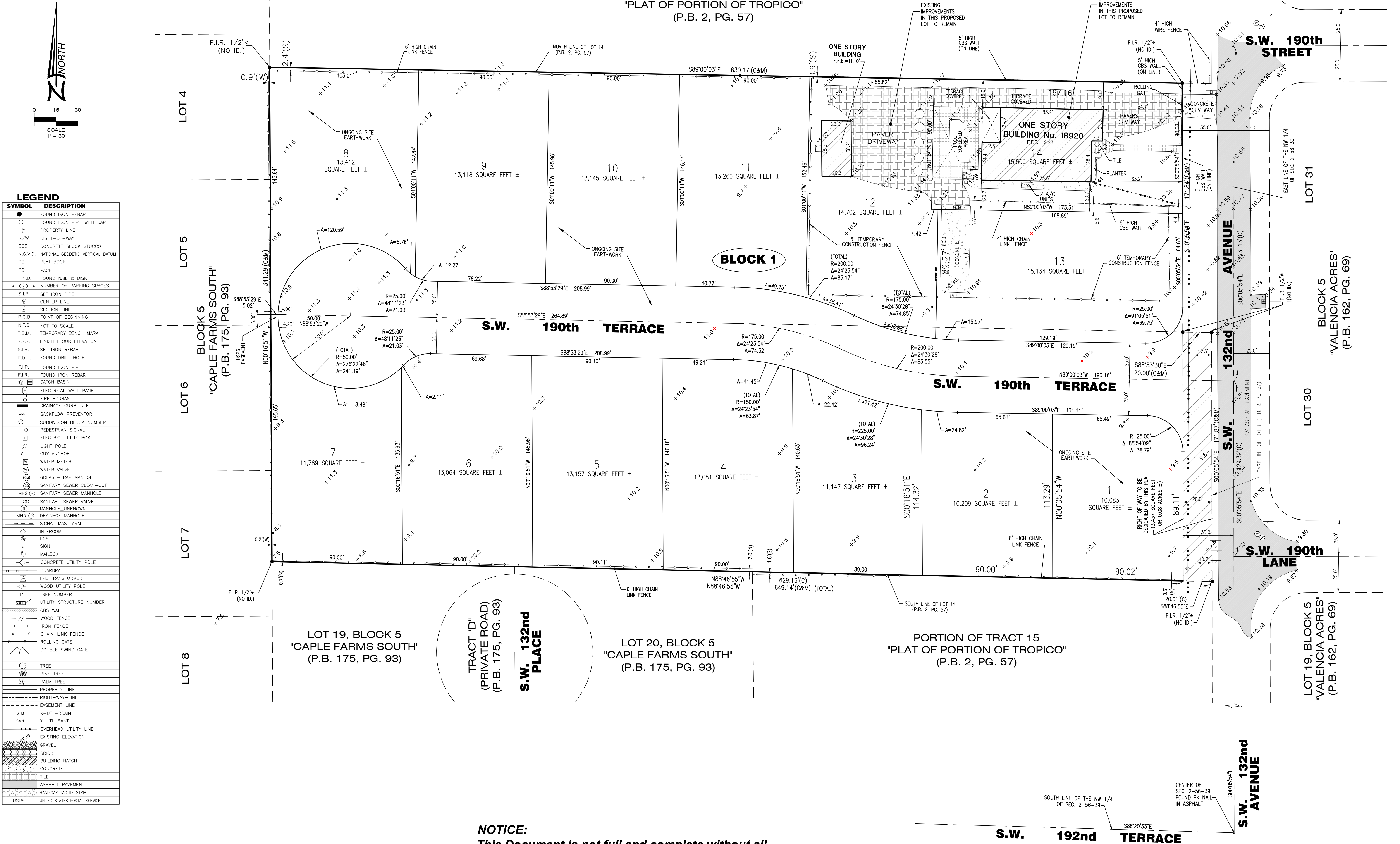
Job No.: 20080

1/2

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PORTION OF TRACT 13  
"PLAT OF PORTION OF TROPICO"  
(P.B. 2, PG. 57)



**NOTICE:**  
This Document is not full and complete without all pages. (Total of Two (2) pages)

**HADONNE**  
LAND SURVEYOR AND MAPPERS  
LAND DEVELOPMENT CONSULTANTS  
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**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
for  
**RUBAL 6615 LLC**  
of  
**18920 SW 132nd Avenue, Miami, Florida 33177**

REVISIONS	FILE
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 01-29-2024	FILE
2. ADDRESSING PLAT COMMITTEE COMMENTS ON 01-27-2025	MG
3.	RI
4.	JS
5.	

Field Book: FILE  
DRAWN BY: MG  
TECH BY: RI  
QA/QC BY: JS  
Job No.: 20080  
2/2