

## IMPORTANT NOTICE TO APPLICANT:

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

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

### FOR OFFICIAL USE ONLY:

Agenda Date: \_\_\_\_\_

Tentative No.: T- \_\_\_\_\_

Received Date: \_\_\_\_\_

Number of Sites : ( 1 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 19 Twp.: 52 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: LOS COCOS SUBDIVISION

2. Owner's Name: ROLANDO C. MAYTIN Phone: \_\_\_\_\_

Address: 13900 NW 112 AVE. City: HIALEAH GARDEN State: FL Zip Code: 33018

Owner's Email Address: maytin@maytin.com

3. Surveyor's Name: RAUL TIZA Phone: 786 975 8588

Address: 815 N. HOMESTEAD BLVD #445 City: HOMESTEAD State: FL Zip Code: 33030

Surveyor's Email Address: raul@rtgeosolutions.com

4. Folio No(s): 27-2019-001-0410 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: PORTION OF THE NORTH 1/2 OF TRACT 40 OF FLORIDA FRUIT LANDS COMPANY'S  
SUB. No.1, SECT W 495. 84 FT; N 164 FT; E 494.89 FT; TO S 165 FT; SEC.19-52-40

6. Street boundaries: NW 112th AVE.; SR. 25(OKEECHOBEE RD) AND SR 821 (HOMESTEAD FLORIDA TURPIKE).

7. Present Zoning: IN-1/ INDUSTRIAL Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 75,099 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:

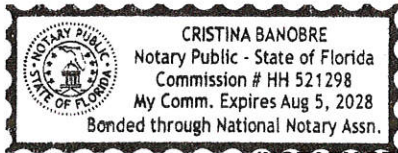
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): \_\_\_\_\_

BEFORE ME, personally appeared Rolando J. Maytin this 30 day of October, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30<sup>th</sup> day of October, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

Aug 5, 2028

(Commission Expires)

HH 521298

(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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1. Name of Proposed Subdivision: LOS COCOS SUBDIVISION

2. Owner's Name: LOS COCOS LAND CORPORATION Phone: \_\_\_\_\_

Address: 13900 NW 112 AVE. City: HIALEAH GARDEN State: FL Zip Code: 33018

Owner's Email Address: maytin@maytin.com

3. Surveyor's Name: RAUL TIZA Phone: 786 975 8588

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4. Folio No(s): 27-2019-001-0410 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: THE EAST 3.74 ACRES OF TRACT 39 OF FLORIDA FRUIT LANDS COMPANY'S SUB. No.1  
SECT 19-52-40

6. Street boundaries: NW 112th AVE.; SR. 25(OKEECHOBEE RD) AND SR 821 (HOMESTEAD FLORIDA TURPIKE).

7. Present Zoning: IN-1/INDUSTRIAL Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 150,112 Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

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STATE OF FLORIDA)

SS:

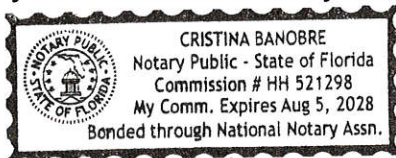
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): ROLANDO MARTIN / PRESIDENT

BEFORE ME, personally appeared Rolando J. Martin this 30 day of October, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of October, 2024 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Cristina Banobre)

Aug 5, 2028

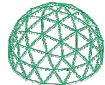
(Commission Expires)

HH 521298

(Commission Number)

(NOTARY SEAL)

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



RT Geosolutions Inc.  
Land Surveying

PREPARED BY RT GEOSOLUTIONS, INC.

### CONTACT INFORMATION:

OWNER (S): ROLANDO C. MAYTIN  
LOS COCOS LAND CORPORATION

CONTACT: ROLANDO MAYTIN  
CELL: (305) 970-8208

13900 NW 112 Ave.  
HIALEAH GARDENS, FL 33018

NUMBER OF PARCELS: 2

FOLIO NUMBERS: 27-2019-001-0410; 27-2019-001-0410

AREA OF TRACT "A": 224,924.20 Sq. Ft. (5.16 Ac ±), AFTER EAST 40'  
DEDICATION (NW 112th Ave.).

UTILITY SERVICE: HIALEAH GARDENS WATER AND SEWER DEPARTMENT

CURRENT ZONED: IN-1

USE CODE: INDUSTRIAL.

PROPOSED USE: TRUCK PARKING & OFFICES/ WAREHOUSE.  
3,086 Sq.Ft. OF OFFICE AND WAREHOUSE

MIAMI DADE COUNTY FLOOD CRITERIA ELEVATION:

7.5' N.G.V.D. 1929, MINIMUM 6.0 N.A.V.D. 88 AS PER MIAMI DADE COUNTY  
FLOOD CRITERIA MAP 2021.

ALL TEMPORARY STRUCTURES SHOWN TO BE DEMOLISHED

### SURVEYOR'S NOTES:

- BEARING BASED ON AN ASSUMED BEARING ALONG THE EAST LINE OF THE OF THE SW 1/4 SECTION 190 TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS BEING N 02°33'09" E.
- PROPERTY ZONED IN-1 AS PER HIALEAH GARDENS ZONING DEPARTMENT.
- ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
- REFERENCE BENCH MARK:

DADE COUNTY B.M. NO. N-323-R  
ELEVATION = 9.63' N.G.V.D. 1929  
NW 138 ST --- 23' NORTH OF C/L  
US HWY#27 --- 80' WEST OF C/L  
PK NAIL AND ALUMINUM WASHER AT NE CORNER OF  
BRIDGE OVER MIAMI RIVER.

### FLOOD ZONE INFORMATION:

COMMUNITY 120644 (CITY OF HIALEAH GARDENS)  
PANEL 12086C0095L  
SUFFIX L  
REVISED 09-11-2009  
FLOOD ZONE X; AH  
BASE FLOOD N/A; 5.00'

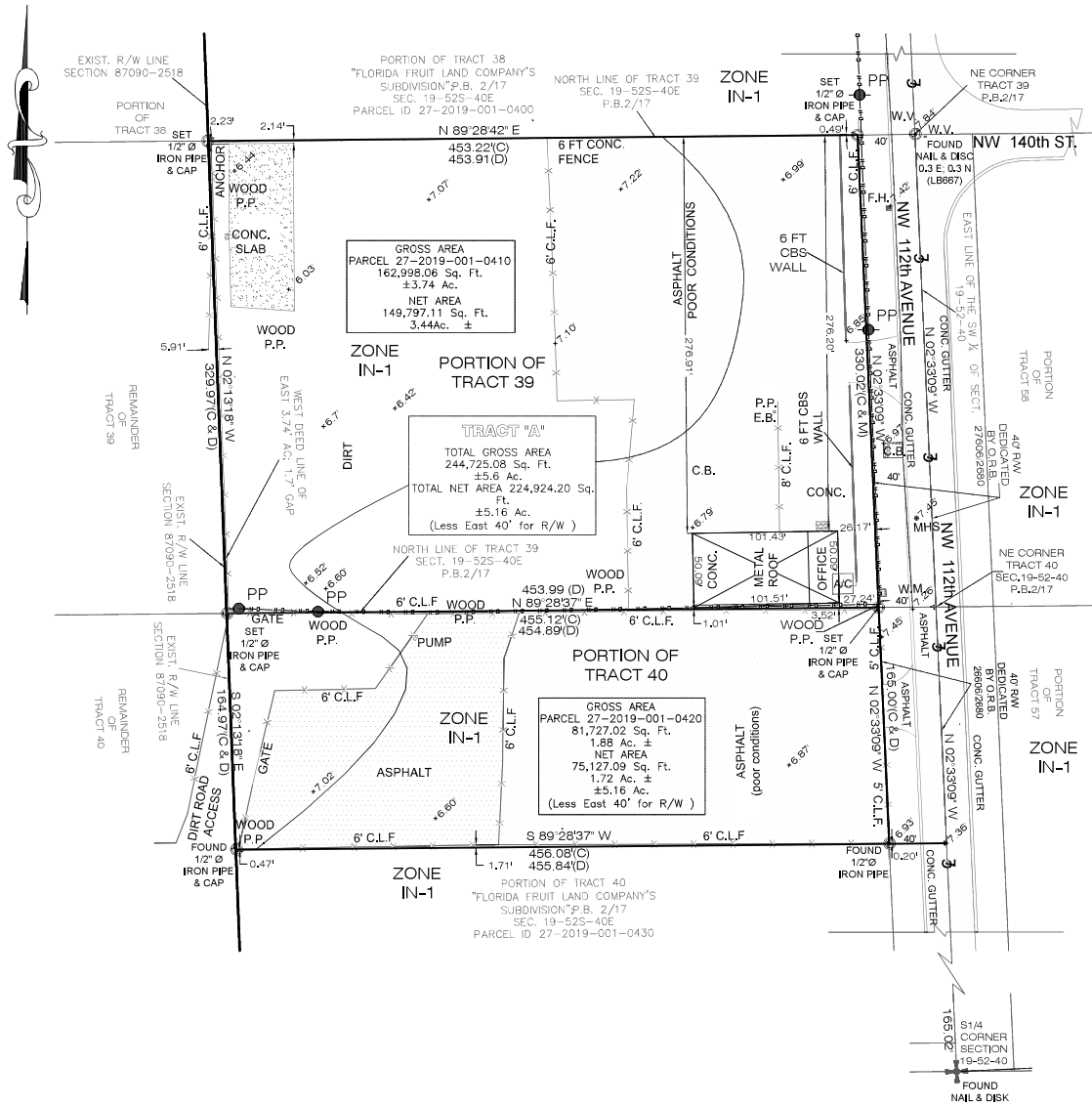
- LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY OR EASEMENTS OF RECORDS.
- UNDERGROUND IMPROVEMENTS, (IF ANY), NOT LOCATED OR SHOWN.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE EXPRESS PURPOSE OF THIS PLAT IS FOR FUTURE DEVELOPMENT OF THE SUBJECT TRACT, AS PART OF THE SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

# TENTATIVE PLAT

## BOUNDARY AND TOPOGRAPHIC SURVEY

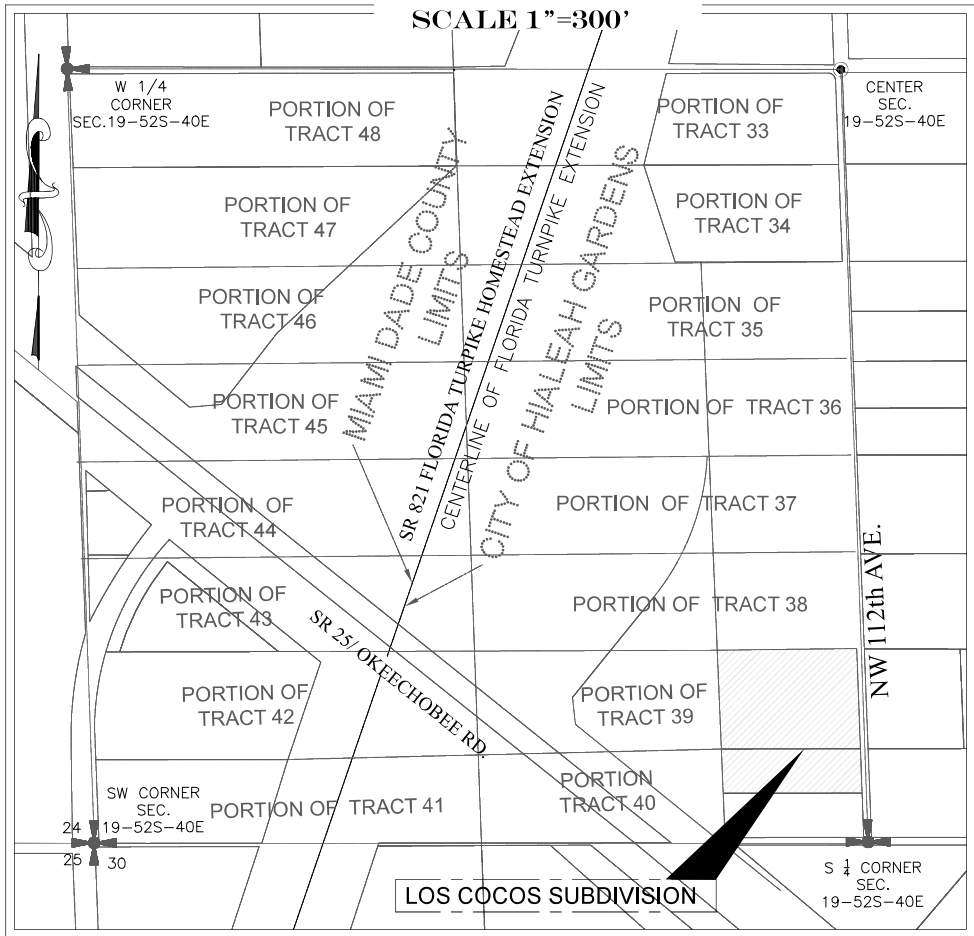
### LOS COCOS SUBDIVISION

A REPLAT OF A PORTION OF TRACTS 39 AND 40 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1, IN THE SE 1/4 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. LYING IN THE CITY OF HIALEAH GARDENS; MIAMI DADE COUNTY, FLORIDA.



### LOCATION SKETCH

SCALE 1"=300'



### LEGAL DESCRIPTION:

PARCEL FOLIO 27-2019-001-0420

A PORTION OF THE NORTH 1/2 OF TRACT 40 IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 40; THENCE SOUTH 89 DEGREES 29' 04" WEST ALONG THE NORTH LINE OF SAID TRACT 40 FOR 494.89 FEET; THENCE SOUTH 02 DEGREES 14' 13" EAST FOR 164.97 FEET; THENCE NORTH 89 DEGREES 29' 02" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID TRACT 40 FOR 495.84 FEET; THENCE NORTH 02 DEGREES 33' 57" WEST ALONG THE EAST LINE OF SAID TRACT 40 FOR 165.00 FEET TO THE POINT OF BEGINNING, SAID LAND LYING, BEING AND SITUATE IN MIAMI DADE COUNTY, FLORIDA.  
PARCEL FOLIO 27-2019-001-0410

THE EAST 3.74 ACRES OF TRACT 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE CITY OF HIALEAH GARDENS BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 27606, PAGE 2680, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS TENTATIVE PLAT AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID TENTATIVE PLAT MEETS THE INTENT 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 RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

RT GEOSOLUTIONS INC.  
815 N. HOMESTEAD BLVD. #445, HOMESTEAD, FL 33060

BY: \_\_\_\_\_

RAUL TIZA, PLS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6342  
STATE OF FLORIDA  
DATE OF COMPLETION OF FIELD SURVEY: SEPT. 18, 2025/UPDATE JULY. 19th 2023  
DATE OF CERTIFICATION: OCT. 14th, 2025

Digitally signed by Raul Tiza  
Date: 2025.10.29 13:05:29 -04'00'

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEYOR'S REPORT, CERTIFICATE AND SURVEY MAPS CONSISTS OF ONE PAGE. THIS NOTICE IS REQUIRED BY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

LEGEND AND ABBREVIATIONS  
A = Ac. = Acre; Arc Length; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CH = Chord Length; CL = Clear & Center Line; Conc = Concrete; D=Deed; E = East; Elev = Elevation; Enor = Encroached; FIR = Found Iron Rod; FIP = Found Iron Pipe; FN = Found Nail; (M) = Measured Dimension; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; ORB = Official Record Book(Miami Dade County); PC = Point of Curvature; Pg = Page; PL = Property Line; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; R.O.W. Right Of Way; R = Radius; Sec = Section; S = South; W = West; ° = Degrees; Δ = Central Angle; Ø = Diameter; x0.00 = Existing Elevation; ' = Minutes; " = Seconds; Chain Link Fence; Unless otherwise noted found markers had no identification; NAC=Not accessible corner. Sq. Ft.=square feet

YIOSET DE LA CRUZ  
MAYOR

MIRTHA GONZALEZ  
CHIEF ZONING OFFICIAL

CITY OF HIALEAH GARDENS  
(Tentative Plats approval)