

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.: 31 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MARK ESTATES

2. Owner's Name: The Mark LLC Phone: 305 970 9378

Address: 10008 West Flagler Street, Suite 247 City: Miami State: FL Zip Code: 33174

Owner's Email Address: rcorujo@alliedcompanies.com

3. Surveyor's Name: Silvia Nuin Phone: 305 221 6210

Address: 13960 SW 47 Street City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s): 30-5031-000-0270 / _____ / _____ / _____

5. Legal Description of Parent Tract: THE NORTH 325.6 FT LESS THE SOUTH 162.8 FT OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE EAST 25 FT THEREOF, IN SECTION 31-55-40

6. Street boundaries: SW 110 Avenue on the East side and North of SW 184 Street

7. Present Zoning: MCD & RMD Zoning Hearing No.: Z2022000070

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(71 Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (721.5 Sq. Ft. & No. of Units 1)

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

GYM

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: [Signature]

(Print name & Title here): Rodolfo Corujo, Manager

BEFORE ME, personally appeared Rodolfo Corujo this 10 day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known x or produce 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): Laura Estevez

09/03/2026
(Commission Expires)

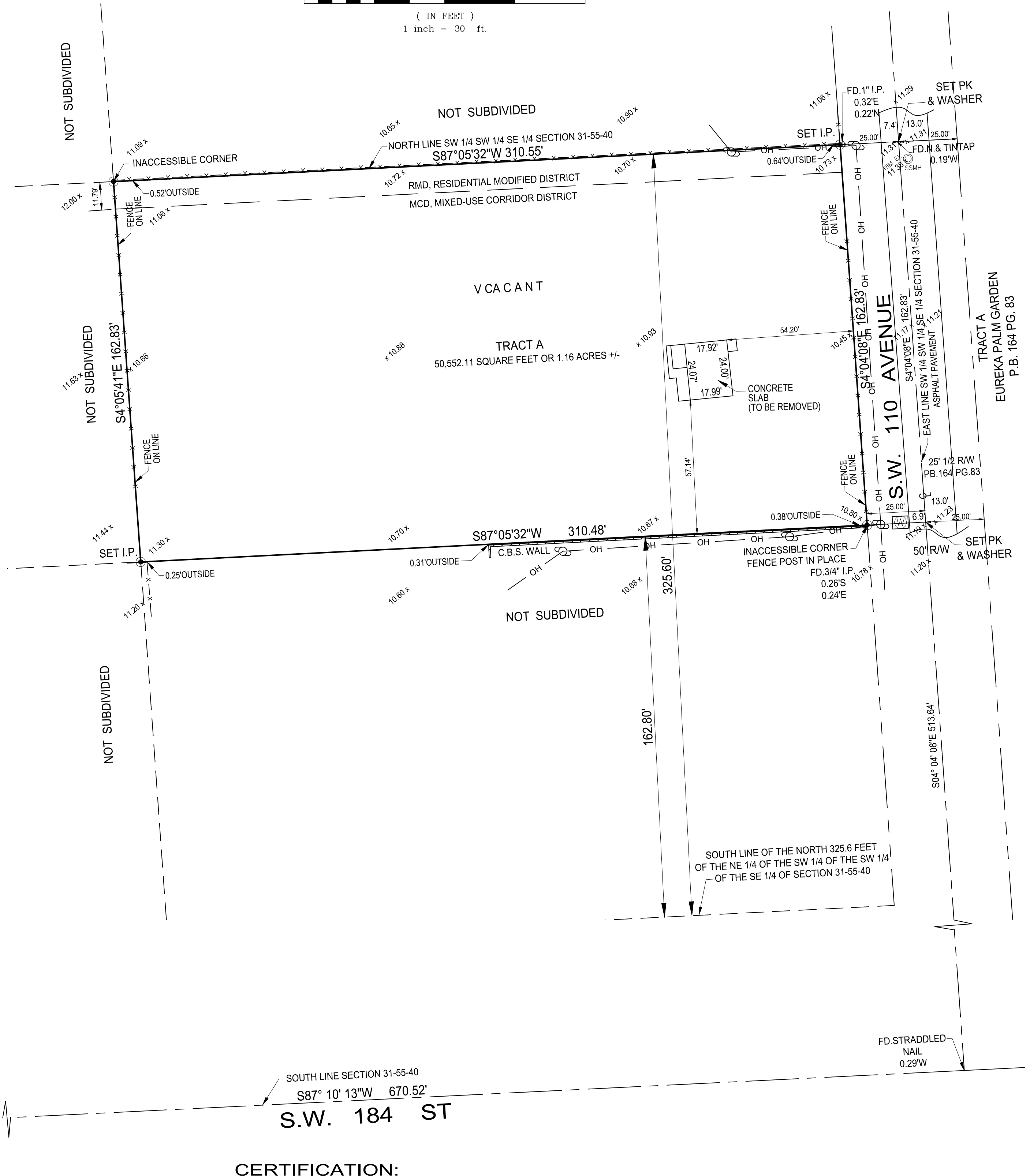
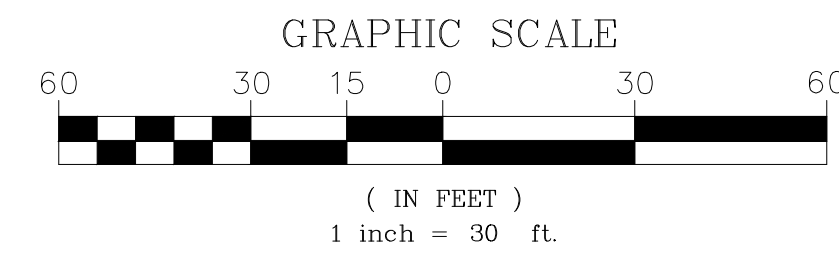
HH298236
(Commission Number)

(NOTARY SEAL)

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

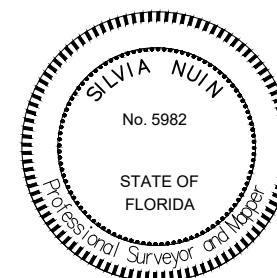
TENTATIVE PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY FOR: MARK ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA.



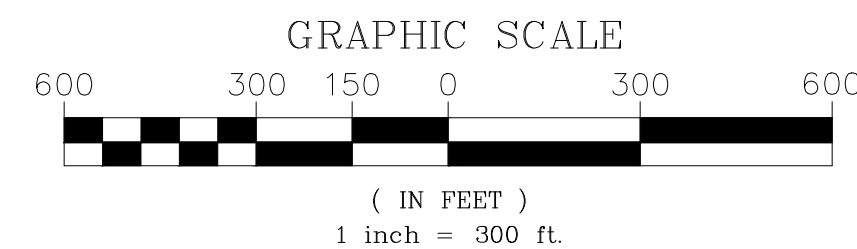
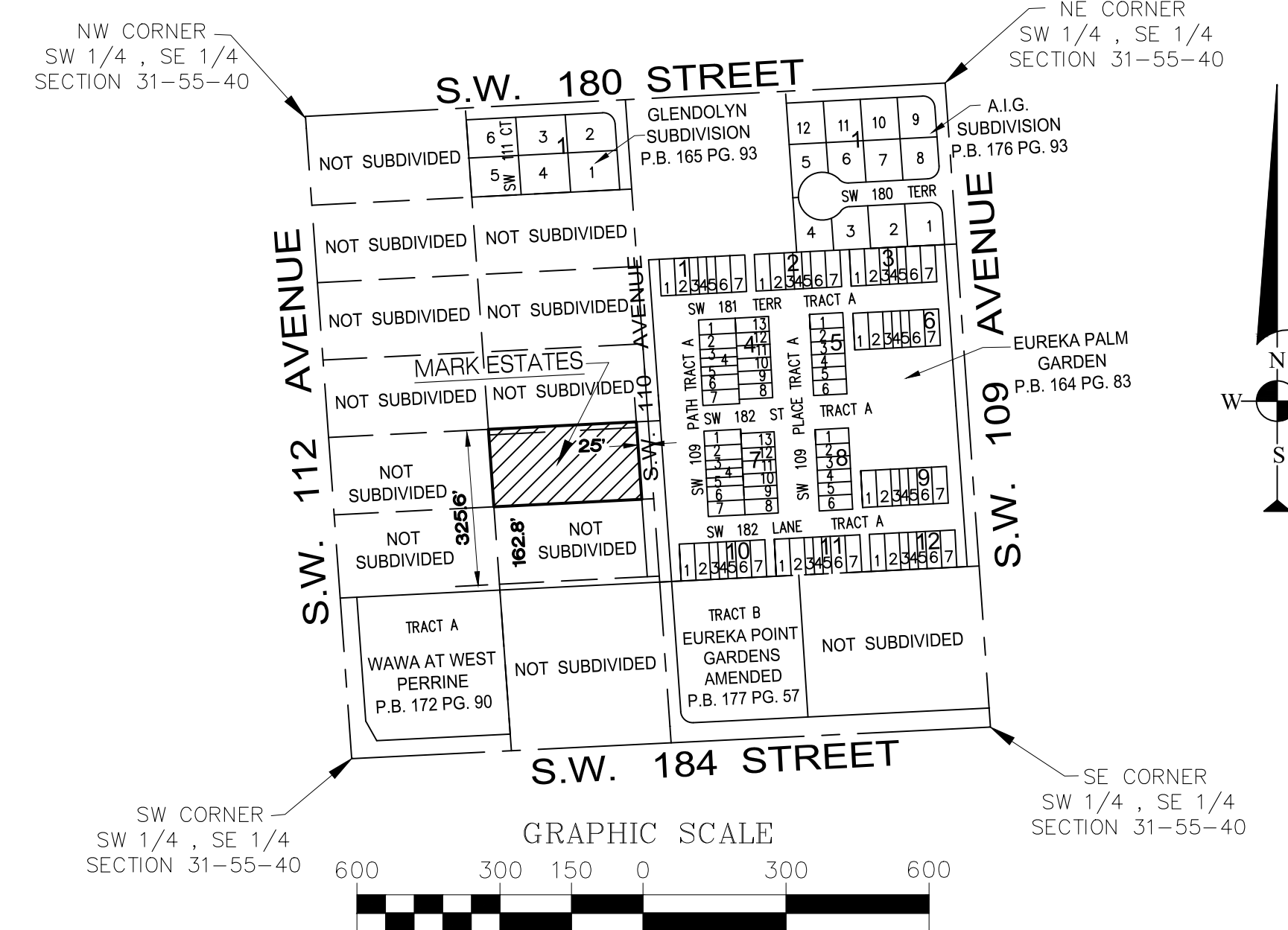
CERTIFICATION:

I HEREBY CERTIFY THAT THIS TENTATIVE PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THAT THIS TENTATIVE PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.



SILVIA NUIN
Professional Surveyor and Mapper No. 5982
STATE OF FLORIDA
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER.

LOCATION SKETCH: S.W. 1/4, S.E. 1/4 SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST SCALE 1"=300'



DEVELOPMENT INFORMATION:

PROPERTY UNDER FOLIO No.: 30-5031-000-0270
ADDRESS: 18230 SW 110 AVENUE, MIAMI FL
PROPERTY OWNER: THE MARK LLC
WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 32880 AT PAGE 4001
PROPERTY ZONING: MCD, MIXED-USE CORRIDOR DISTRICT AND RMD, RESIDENTIAL MODIFIED DISTRICT
PUBLIC HEARING No.: Z2022000070
LATEST RESOLUTION: Z-39-24
TOTAL OF RESIDENTIAL UNITS = 71 (APARTMENTS)
TOTAL OF AFFORDABLE HOUSING UNITS = 29 (APARTMENTS)
CLUBHOUSE = 1,056.00 SQUARE FEET
RETAIL / GYM = 721.5 SQUARE FEET
TOTAL NUMBER OF PARKING = 94 PARKING SPACES

ABBREVIATIONS:

- CL.F. = DENOTES CHAIN LINK FENCE
- SQ.FT. = DENOTES SQUARE FEET
- PB = DENOTES PLAT BOOK
- F.B. = DENOTES FIELD BOOK
- PG. = DENOTES PAGE
- F.F.E. = DENOTES FINISH FLOOR ELEVATION
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- T.B.M. = DENOTES TEMPORARY BENCH MARK
- CONC. = DENOTES CONCRETE
- FND. = DENOTES FOUND
- P.O.B. = DENOTES POINT OF BEGINNING
- P.O.C. = DENOTES POINT OF COMMENCEMENT
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORDS
- = DENOTES CENTER LINE
- R/W = DENOTES RIGHT OF WAY
- W.V. = DENOTES WATER VALVE
- N.&D. = DENOTES NAIL AND DISC
- I.P. = DENOTES IRON PIPE
- SSMH = DENOTES SANITARY SEWER MAN HOLE

LINES TYPE:

- OH — OH — OH — OVERHEAD ELECTRIC LINE
- X — CHAIN LINK FENCE
- — — CENTER LINE
- // — WOOD FENCE
- — — METAL FENCE

LEGEND:

- STORM MANHOLE
- WOOD POLE
- WATER METER
- CENTER LINE
- CATCH BASIN
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- EXISTING ELEVATION

LEGAL DESCRIPTION

THE NORTH 325.6 FEET LESS THE SOUTH 162.8 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE EAST 25 FEET THEREOF, IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 50,552.11 SQUARE FEET OR 1.16 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
LEGAL DESCRIPTION TAKEN FROM SPECIAL WARRANTY DEED RECORDED IN O.R.B. 32880 AT PAGE 4001.
THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X, ELEVATION N/A, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER PANEL NUMBER 12086C601L, DATE OF FIRM INDEX: SEPTEMBER 11, 2009, COMMUNITY NAME: MIAMI-DADE COUNTY COMMUNITY NUMBER 120635.

MIAMI-DADE COUNTY FLOOD CRITERIA = + 11.58 FT. N.G.V.D.
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK FURNISHED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCH MARK= BC-68 ELEV. 9.96 (F.B. 1222 PG 54)

BEARINGS RELATIVE TO AN ASSUMED MERIDIAN ALONG THE EAST LINE S.W. 1/4, S.W. 1/4, S.E. 1/4, SECTION 31-55-40 WHICH BEARS S04°04'08"E.
THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT. EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS. SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE 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 OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED. AS THE CASE MAY BE, THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. 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.

DEVELOPMENT INFORMATION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

EXISTING IMPROVEMENTS WITHIN THE SUBJECT PROPERTY TO BE REMOVED.

THE DEDICATION OF THE EAST 25 FEET FOR SW 110 AVENUE IS CURRENTLY IN PROCESS.

DATE OF SURVEY: 10/08/2024

MANUEL G. VERA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • MAPPERS 13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210 P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295 www.mgvera.com • e-mail: snuin@mgvera.com	DATE: 12-20-2024	REVISIONS: REVISE FLOOD CRITERIA	JOB No. 24-687		
	DATE: 10/14/2024	DRAWN BY: S.N.	SCALE: 1"=30'	F.B. - PG. 1222- PG 50	

LB 2439