

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: HIALEAH ☒ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Reisgo Hialeah
2. Owner's Name: Rada 3 LLC Phone: _____
Address: 3 Grove Isle Suite 906 City: Miami State: FL Zip Code: 33133
Owner's Email Address: mri2267412@aol.com
3. Surveyor's Name: Arturo R Toirac Phone: 786-413-5822
Address: 13217 SW 46 Lane City: Miami State: FL Zip Code: 33175
Surveyor's Email Address: rvizcaya.13@gmail.com
4. Folio No(s): 04-3108-001-1010 / 04-3108-001-1020 / _____ / _____
5. Legal Description of Parent Tract: See Attached Exhibit A
6. Street boundaries: East 23 st between East 7 and East 8 Ave
7. Present Zoning: R1 Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res.(3 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.

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)

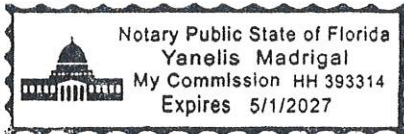
SS:

Signature of Owner: 

(Print name & Title here): Cesar Mestre, Esq. on behalf of Rada 3 LLC

BEFORE ME, personally appeared Cesar Mestre, Esq. this 11 day of June, 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 11 day of June, 2024 A.D.



Signature of Notary Public: 

(Print, Type name here: Yanelis Madrigal)

(NOTARY SEAL)

5-1-2027
(Commission Expires)

HH393314
(Commission Number)

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

EXHIBIT "A"
LEGAL DESCRIPTION

EAST ½ OF LOT 4, ALL OF LOTS 5 AND 6 AND THE WEST ½ OF LOT 7, IN BLOCK 30B OF "AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE NORTH ½ OF THAT PORTION OF THE 12-FOOT ALLEY LYING SOUTH AND ADJACENT THERETO, CLOSED PER ORDINANCE NO. 94-07

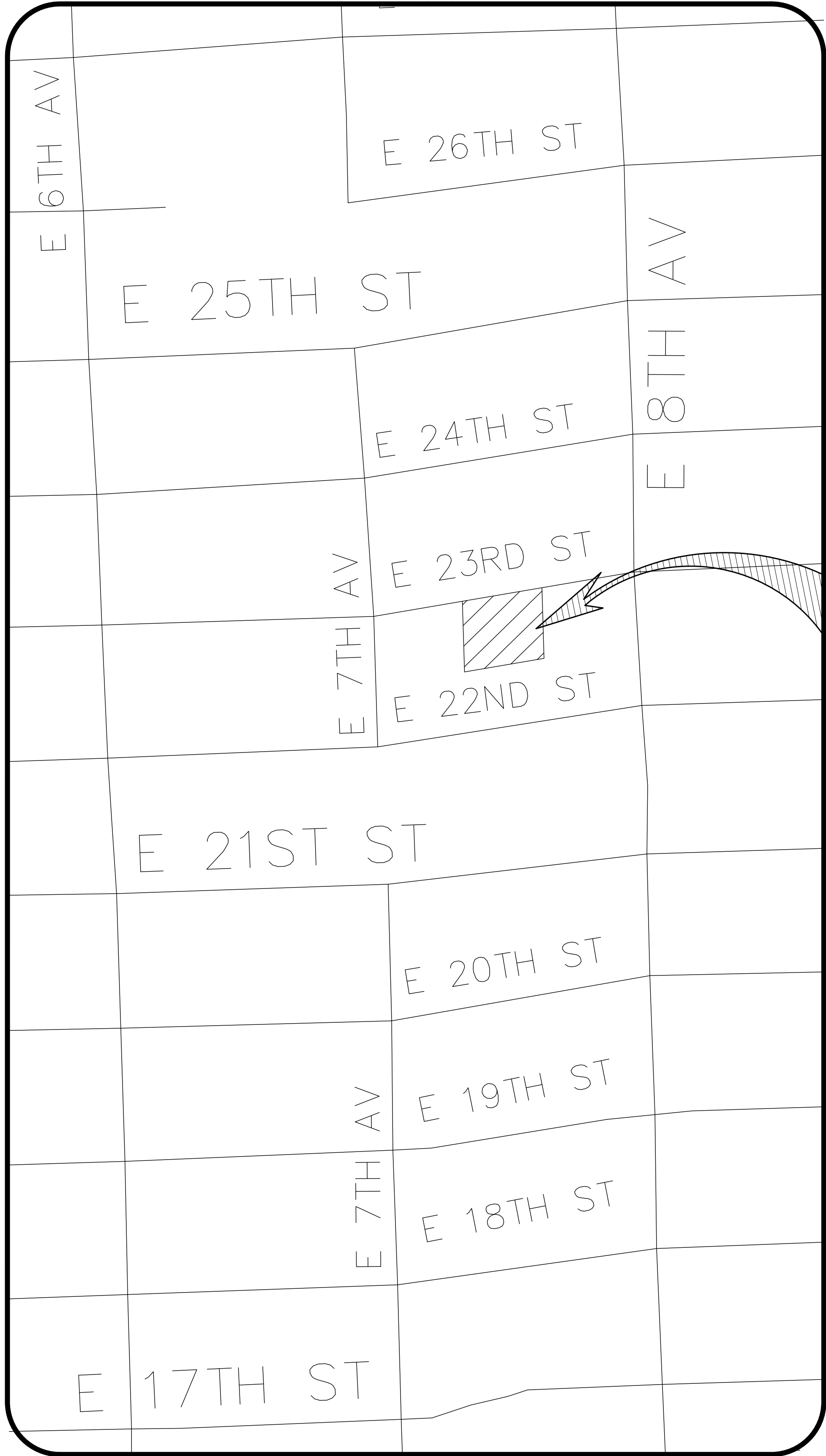
FOLIO #: 04-3108-001-1010 AND -1020

PROPERTY ADDRESS: 728 AND 736 E. 23RD STREET, HIALEAH, FL 33013

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

RIESGO HIALEAH

A REPLAT OF A PORTION OF "AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 41 EAST., MIAMI DADE COUNTY , FLORIDA, LYING AND BEING IN THE CITY OF HIALEAH, MIAMI DADE COUNTY , FLORIDA



LOCATION MAP

SECTION 8, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
SCALE: 1"=70'

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on May 4, 2023.

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

HIALEAH 13TH ADDN AMD PL REV PB 34-26 LOT 6 & W1/2 LOT 7 BLK 30-B & 6FT ALLEY LYG S & ADJ CLOSED PER R-94-07 LOT SIZE 60.900 X 137

&

HIALEAH 13TH ADDN AMD PL REV PB 34-26 LOT 5 & E1/2 LOT 4 BLK 30-B & 6FT ALLEY LYG S & ADJ CLOSED PER R-94-07 LOT SIZE 60.900 X 137

SECTION 3) PROPERTY INFORMATION:

Property Address: 736 East 23rd Street Hialeah, Florida 33013

Folio No.: 04-3108-001-1010 & 04-3108-001-1020

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of E 23rd Street with an assumed bearing of N78°51'18"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" Base Flood Elev. N/A, as per Federal Emergency Management Agency (FEMA) Community Number 120643 (City of Hialeah), Map Panel No. 12086C0284, Suffix L, Map Revised Date: September 11, 2009.

Water Control

Project Area: 16,437 Sq Ft ≈ 0.38 Ac

Miami-Dade County Flood Elevation: 7ft N.G.V.D.

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 N-537, Elevation 10.30 feet.

Location:

NW 79 ST --- 6.1' SOUTH OF C/L

NW 42 AVE --- 15.5' E OF E EDGE OF PAVEMENT PROJECTED FROM THE SOUTH

5' SE OF SE CORNER OF TRAFFIC SIGNAL CABLE PULL BOX.

PK NAIL AND BRASS WASHER IN CONC CURB.

Township Map for Section 24, Township 57 South, Range 38 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number M-134, Elevation 7.93 feet.

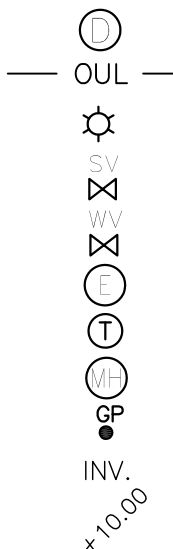
Location:

EAST 21 ST --- 91' NORTH OF C/L

EAST 4 AVE --- 46' EAST OF C/L

PK NAIL AND ALUMINUM WASHER SET ON CONC PAD OF TRAFFIC CONTROL BOX.

LEGEND



Drainage Manhole
Overhead Utility Lines
Light Pole
Sewer Valve
Water Valve
Electric Manhole
Telephone Manhole
Unknown Manhole
Guard Pole
Inverts
Spot Elevation
Metal Light Pole
Guy Wire
Utility Power Pole
Fire Hydrant
Water Meter
Electric Box
Telephone Box
Sewer Manhole
Traffic Sign
Catch Basin

ABBREVIATIONS

R/W Right-of-Way Line
P/L Property Line
I.D. Identification
C.S. Concrete Slab
L Center Line
L Monument Line
F.F.E. Finish Floor Elevation
P.B. Plat Book
PG. Page
ASPH. Asphalt
CONC. Concrete

SECTION 6) 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 the 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.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the 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 7) DEVELOPMENT INFORMATION:

Total area of Parent Tract being platted: +/- 16,437 Sq Ft ≈ 0.38 Ac

Current Zoning District:

Current Land Use: 0081 Vacant Residential: Vacant Land
Current Number of Parcel: One (1) - Existing Improvements, if any, will be removed.

Proposed Use: Residential

Proposed subdivision:
Proposed Number of Blocks: 0
Proposed Number of Lots: Three (3)

SECTION 8) CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of and certified to:

Alphaville XI LLC, a Florida limited liability company

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: Alphaville XI LLC, a Florida limited liability company

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Florida City
SANITARY SEWER: Florida City

SECTION 11) CONTACT INFORMATION:

VIZCAYA SURVEYING AND MAPPING, INC.,
Attention: Camilo Losada
13217 S.W. 46th Lane
Miami, Florida 33175
Phone No. (786) 413-8246
E-mail: vizcayasurveying@gmail.com

SECTION 13) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Tentative Plat" 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 "Tentative Plat" 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, through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

VIZCAYA SURVEYING & MAPPING, INC., a Florida Corporation
Florida Certificate of Authorization Number LB8000

By: _____
Arturo R. Tolrac, P.S.M.
Registered Surveyor and Mapper LS3102
State of Florida



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.

VIZCAYA SURVEYING
AND MAPPING, INC.

LB#8000

13217 S.W. 46th LANE, MIAMI, FLORIDA 33175

PH: (786) 413-5822

No.	DATE	DESCRIPTION	RECORD OF REVISION		BY	APP

Folio: 04-3108-001-1010 & 0120

RIESGO HIALEAH

TENTATIVE PLAT

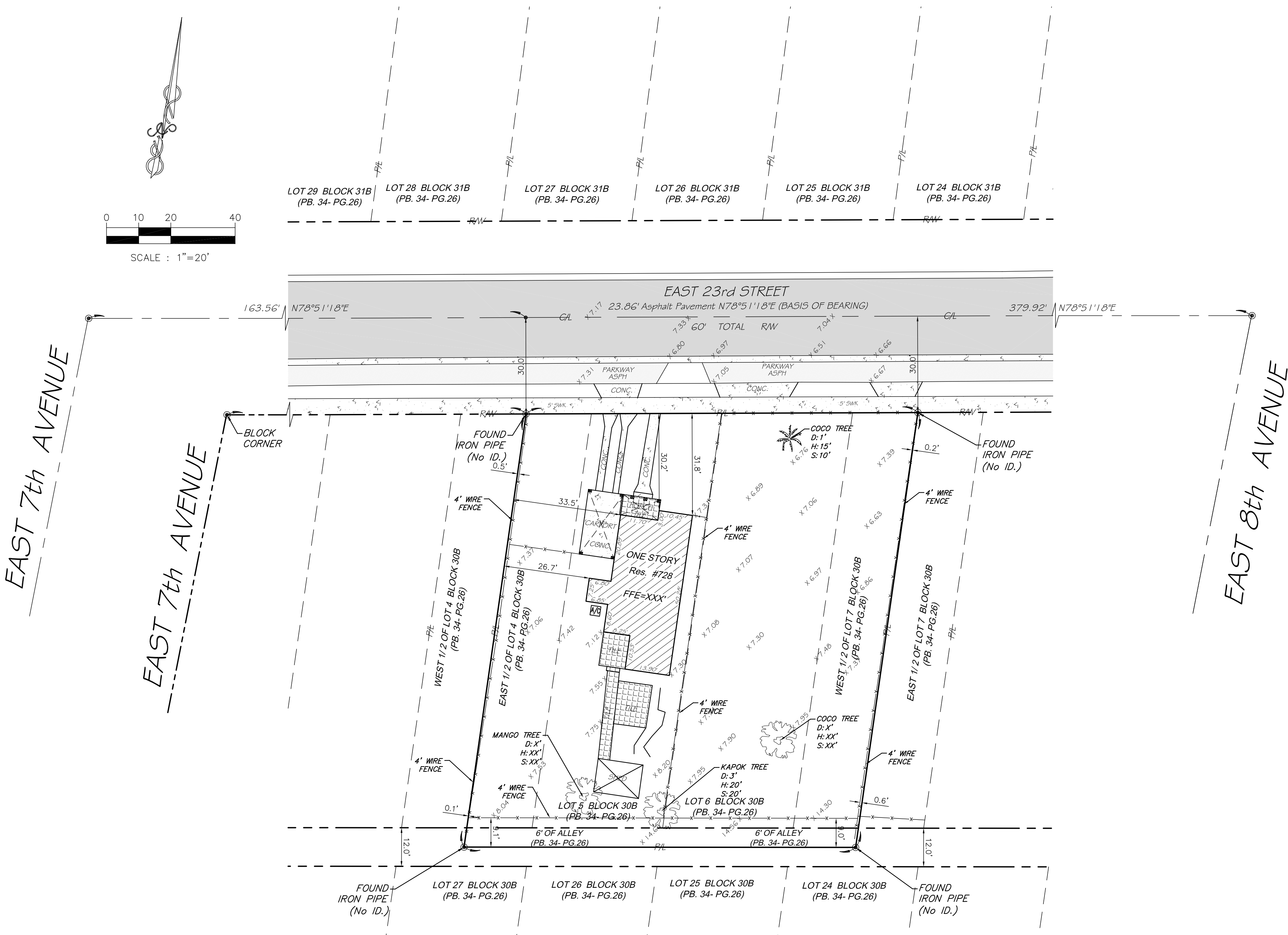
736 E 23rd STREET HIALEAH, FLORIDA 33013

PROJECT NAME	SCALE: AS-SHOWN
PROJECT No:	FILE
SHEET:	1 OF 3

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

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No.	DATE	RECORD OF REVISION	
		DESCRIPTION	BY / APP

Folio: 04-3108-001-1010 &0120

RIESGO HIALEAH

TENTATIVE PLAT

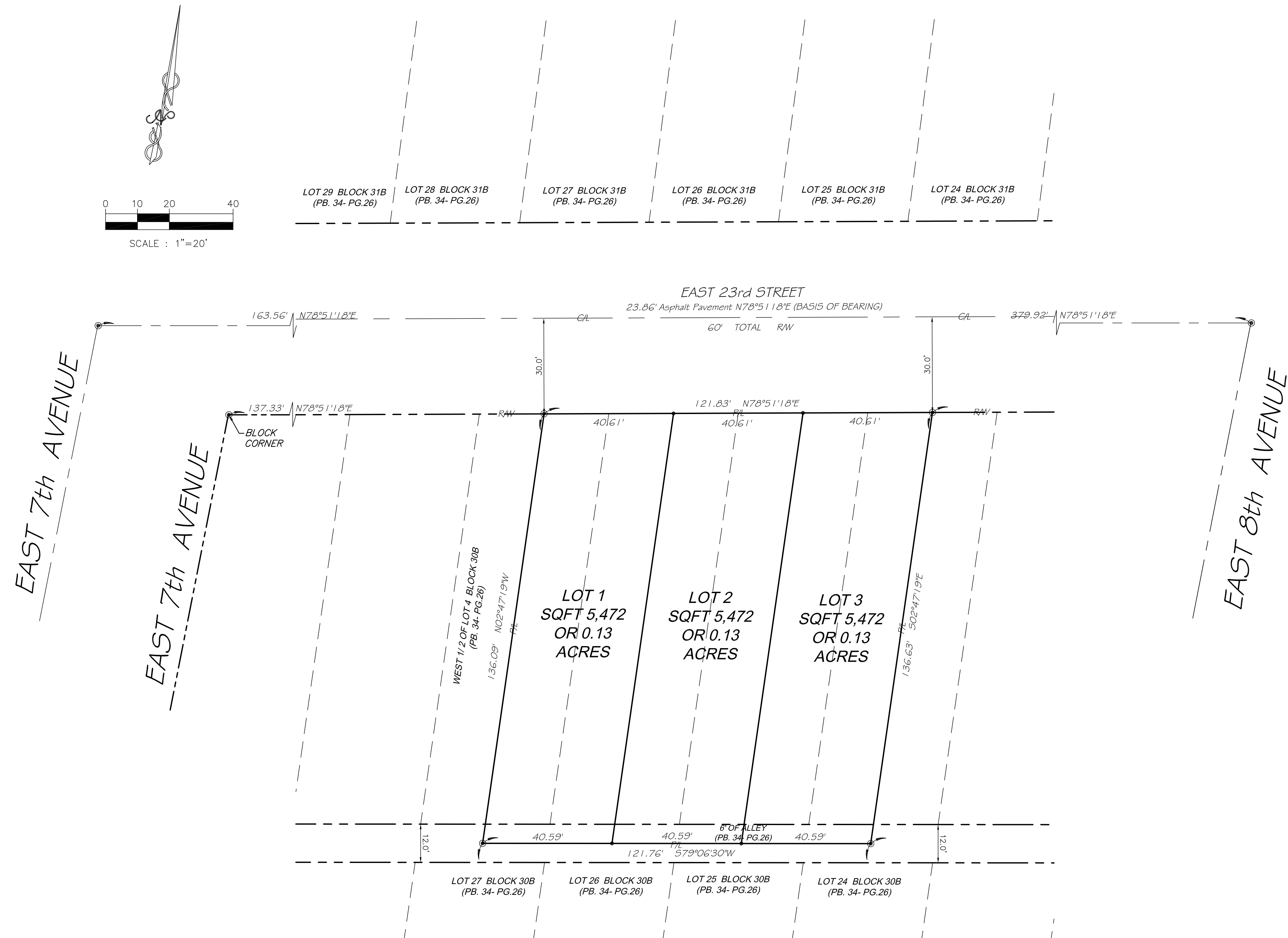
736 E 23rd STREET HIALEAH, FLORIDA 33013

SCALE: AS-SHOWN
DRAWN BY: J.L.
CHECKED BY: A.T.
SET # TENTATIVE OF PLAT
DATE: 05-09-2023
PROJECT No: FILE

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

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PROJECT NAME: Folio: 04-3108-001-1010 & 0120
RIESGO HIALEAH
TENTATIVE PLAT
736 E 23rd STREET HIALEAH, FLORIDA 33013

SCALE: AS-SHOWN
DRAWN BY: J.L.
CHECKED BY: A.T.
SET # TENTATIVE OF PLAT
DATE: 05-09-2023
PROJECT No: FILE
SHEET: 3
3 OF 3

No.	DATE	RECORD OF REVISION	
		DESCRIPTION	BY / APP.

VIZCAYA SURVEYING
AND MAPPING, INC.
LB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
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