

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: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ 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: [Handwritten Signature]

(Print name & Title here): Albert R. Maury

BEFORE ME, personally appeared Albert Maury this 27 day of June, 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 27 day of June, 2025 A.D.

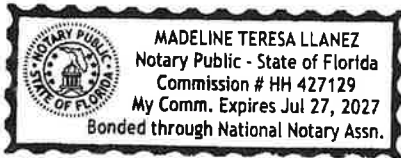
Signature of Notary Public: [Handwritten Signature]

(Print, Type name here: Madeline t. Llanez)

07/27/2027 (Commission Expires) HH 427129 (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 "ASASKA RESIDENCES"

A REPLAT OF A PORTION OF LOTS 39 & 40 OF ESTONIA SUBDIVISION, RECORDED IN PLAT BOOK 45, AT PAGE 64, MIAMI-DADE COUNTY RECORDS, LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Completion of the field work:
 Date Task
 April 15, 2025 Boundary Survey

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

The East 111.00 feet of Lot 40, and the East 111.00 feet of the North 1/2 of Lot 39, "ESTONIA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 45, at Page 64, of the Public Records of Miami-Dade County Florida.

Net Area: 15,940 Square Feet or 0.37 Acres, more or less
 Gross Area: 24,797 Square Feet or 0.57 Acres, more or less

Property Address and Tax Folio Number:

6700 SW 52nd Street, Miami, Florida 33155
 Folio No. 30-4023-006-0360

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice 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"=20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Federal Emergency Management Agency (FEMA) data:

Flood Zone = X
 Community = Miami-Dade Unincorporated Areas
 Community No.= 120635, Suffix = L
 Community No.= 120635
 Map Panel No.= 12087C0456
 Map Revised Date = September 11, 2009

Plat Books (PB) as recorded in the Miami-Dade County Public Records, Florida:

PB	PG	Plat Name
45	64	ESTONIA SUBDIVISION
58	45	BUZ-CARL MANOR
49	82	GRANDVIEW PARK

Official Record Books (ORB) as recorded in the Public Records of Miami-Dade County, Florida:

ORB	Page	Recorded Date	Type
34791	2271	June 6, 2025	Warranty Deed
30349	4465	November 26, 2016	Quit Claim Deed
28133	1458	April 25, 2012	Warranty Deed
29384	3934	November 5, 2014	Warranty Deed
28423	0518	December 1, 2012	Quit Claim Deed

Bearings as shown hereon are based upon the Easterly Boundary Line of the Subject Site with an assumed bearing of S02°18'41"E, said line to be considered a well established and monumented line.

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 P-606, Elevation 7.48 feet.



LOCATION MAP

THE SOUTHEAST 1/4 OF
 SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1"=300'

NOTICE:

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

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that 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 in 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 6) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
 TELEPHONE: AT&T, Inc., Comcast
 TV-CABLE: ATT-Uverse, Comcast
 POTABLE WATER: Miami-Dade Water & Sewer Department (connected)
 SANITARY SEWER: Miami-Dade Water & Sewer Department (no connected, active Septic Tank)

SECTION 7) CLIENT INFORMATION:

6700 RESIDENTIAL LLC
 8600 NW 4st Street, Doral, Florida 33166
 c/o: Alejandro J. Arias, Esq.
 Holland & Knight LLP
 701 Brickell Avenue, Suite 3300, Miami, Florida 33131
 Phone: 305.789.7446
 e-mail: alejandro.arias@hklaw.com

SECTION 8) DEVELOPMENT INFORMATION:

Zoning: RU-1 Single-Family Residential District (One S.U.R.)
 Proposed Number of Block: 1
 Proposed Number of Lots: 2
 Proposed Used: One Single Family Residence on each parcel
 Zoning Verification No. J2025000175

Note:
 All existing improvements inside the property to be demolished.

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Flood Criteria: 9.5 Feet (NAVD 88), 11.0 Feet (NGVD 29)

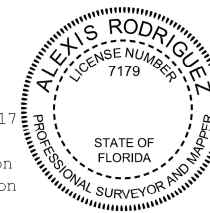
SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
 Attention: Mariela Alvarez
 1985 NW 88th Court, Suite 101
 Doral, Florida 33172
 Phone No. (305) 266-1188
 e-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary & 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 & 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.

Alexis Rodriguez, PSM
 For the Firm
 Registered Surveyor and Mapper LS717
 State of Florida
HADONNE CORP., a Florida Corporation
 Florida Certificate of Authorization
 1985 NW 88th Court, Suite 101
 Doral, Florida 33172
 Phone : 305.266.1188
 Fax: 305.207.6845



Alexis Rodriguez
Rodriguez
2025.06.30
13:42:29 -
04'00'

NOTICE: Not valid without the original digital signature and 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.

LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING

HADONNE
 1985 NW 88th Court, Suite 101 • Doral, FL 33172 • P. +1(305)266-1188 • F. +1(954)207-8845 • W. www.hadonne.com



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 for
6700 RESIDENTIAL LLC
 or
6700 S.W. 52nd Street, Miami, Florida 33155

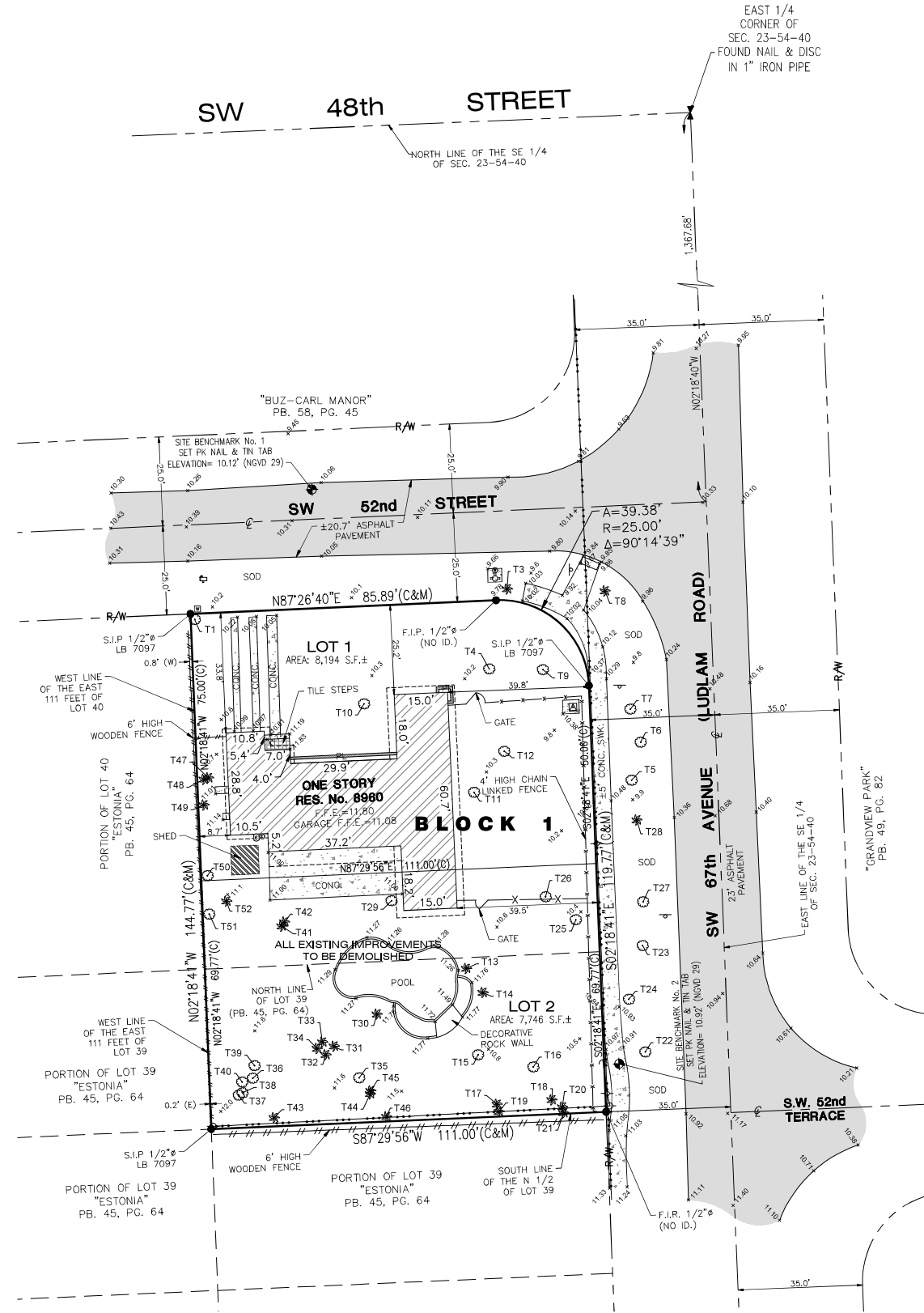
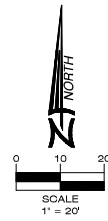
REVISIONS	DATE	DESCRIPTION
1	06/17/2025	1 TO REFLECT ABSTRACT REPORT
2		
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DRAWN BY: JA
TECH BY: RI
CHECK BY: JS
Job No. 25040

TENTATIVE PLAT OF "ASASKA RESIDENCES"

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SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
PL	PLANTER
(C)	CALCULATED
(P)	PLAT
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
F.I.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊗	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
G	GAS METER
E	ELECTRIC METER
E	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
⊕	UTILITY STRUCTURE NUMBER
⊕	CBS WALL
⊕	WOOD FENCE
⊕	IRON FENCE
⊕	IRON ROLLING GATE
⊕	IRON SWING GATE
⊕	CHAIN-LINK FENCE
⊕	CHAIN-LINK ROLLING GATE
⊕	CHAIN-LINK SWING GATE
⊕	FENCE_OTHER
⊕	TREE
⊕	PINE TREE
⊕	PALM TREE
⊕	PROPERTY LINE
⊕	RIGHT-WAY-LINE
⊕	EASEMENT LINE
⊕	X-UTL-DRAIN
⊕	X-UTL-SANT
⊕	OVERHEAD UTILITY LINE
⊕	EXISTING ELEVATION
⊕	GRAVEL
⊕	BRICK
⊕	BUILDING HATCH
⊕	CONCRETE
⊕	TILE
⊕	ASPHALT PAVEMENT
⊕	HANDICAP TACTILE STRIP



TREE TABLE						
TREE No	SCIENTIFIC NAME	COMMON NAME	DBH (DIAMETER AT BREAST HEIGHT) (FEET)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION
T1	QUERCUS VIRGINIANA	OAK	20	35	45	FAIR
T3	COCOS NUCIFERA	COCONUT PALM	10	40	20	FAIR
T4	BURSERA SIMARUBA	GUMBO LIMBO	24	35	30	FAIR
T5	PINUS ELLIOTTI	SLASH PINE	14	40	25	FAIR
T6	PINUS ELLIOTTI	SLASH PINE	14	40	25	FAIR
T7	PINUS ELLIOTTI	SLASH PINE	14	40	25	FAIR
T8	VIETCHA MERRILLIS	CHRISTMAS PALM	4	18	12	FAIR
T9	ARTOCARPUS HETEROPHYLLUS	JACK FRUIT	10	25	15	FAIR
T10	FICUS BENJAMINA	WEeping FIG	18	30	30	FAIR
T11	PIMENTA RACEMOSA	BAY RUM	5	25	15	FAIR
T12	MANGIFERA INDICA	MANGO	30	40	35	FAIR
T13	COCOS NUCIFERA	COCONUT PALM	12	45	20	FAIR
T14	COCOS NUCIFERA	COCONUT PALM	12	45	20	FAIR
T15	MANGIFERA INDICA	MANGO	8	20	15	FAIR
T16	MANGIFERA INDICA	MANGO	24	40	35	FAIR
T17	LMISTONA CHINENSIS	CHINESE FAN PALM	12	15	10	FAIR
T18	LMISTONA CHINENSIS	CHINESE FAN PALM	12	15	10	FAIR
T19	VIETCHA MERRILLIS	CHRISTMAS PALM	4	25	10	FAIR
T20	VIETCHA MERRILLIS	CHRISTMAS PALM	4	25	10	FAIR
T21	VIETCHA MERRILLIS	CHRISTMAS PALM	6	25	10	FAIR
T22	PINUS ELLIOTTI	SLASH PINE	8	20	10	FAIR
T23	PINUS ELLIOTTI	SLASH PINE	8	20	10	FAIR
T24	DELONIX REGIA	ROYAL POINCIANA	17.5	35	25	FAIR
T25	FICUS BENJAMINA	WEeping FIG	8	20	15	FAIR
T26	PERSEA AMERICANA	AVOCADO	18	35	30	FAIR
T27	HANDROANTHUS CHRYSOTRICHUS	GOLDEN TRUMPET	6	15	8	FAIR
T28	LMISTONA CHINENSIS	CHINESE FAN PALM	12	15	12	FAIR
T29	MALPIGHIA EMARGINATA	BARBADOS CHERRY	4	12	12	FAIR
T30	VIETCHA MERRILLIS	CHRISTMAS PALM	8	35	15	FAIR
T31	VIETCHA MERRILLIS	CHRISTMAS PALM	8	30	15	FAIR
T32	VIETCHA MERRILLIS	CHRISTMAS PALM	8	30	15	FAIR
T33	VIETCHA MERRILLIS	CHRISTMAS PALM	8	30	15	FAIR
T34	VIETCHA MERRILLIS	CHRISTMAS PALM	8	35	15	FAIR
T35	MANGIFERA INDICA	MANGO	20	35	25	FAIR
T36	PERSEA AMERICANA	AVOCADO	17	40	25	FAIR
T37	PERSEA AMERICANA	AVOCADO	6	15	10	FAIR
T38	PERSEA AMERICANA	AVOCADO	6	15	10	FAIR
T39	PERSEA AMERICANA	AVOCADO	6	15	10	FAIR
T40	PERSEA AMERICANA	AVOCADO	6	15	10	FAIR
T41	COCOS NUCIFERA	COCONUT PALM	14	35	20	FAIR
T42	COCOS NUCIFERA	COCONUT PALM	14	35	20	FAIR
T43	VIETCHA MERRILLIS	CHRISTMAS PALM	4	20	10	FAIR
T44	VIETCHA MERRILLIS	CHRISTMAS PALM	4	20	10	FAIR
T45	VIETCHA MERRILLIS	CHRISTMAS PALM	4	35	10	FAIR
T46	LMISTONA CHINENSIS	CHINESE FAN PALM	14	12	12	FAIR
T47	VIETCHA MERRILLIS	CHRISTMAS PALM	4	28	8	FAIR
T48	VIETCHA MERRILLIS	CHRISTMAS PALM	4	20	8	FAIR
T49	VIETCHA MERRILLIS	CHRISTMAS PALM	4	20	8	FAIR
T50	TARFILIA	PINK TRUMPET	15	45	35	FAIR
T51	BURSERA SIMARUBA	GUMBO LIMBO	24	60	40	FAIR
T52	COCOS NUCIFERA	COCONUT PALM	12	20	15	FAIR

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This Document is not full and complete without all pages.
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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 for
6700 RESIDENTIAL LLC
 of
6700 S.W. 52nd Street, Miami, Florida 33155

REVISIONS	DATE	BY	DESCRIPTION
1	06/17/2025	JA	1. TO REFLECT AMENDMENT REPORT 06/17/2025
2			
3			
4			
5			

FILE
 DRAWN BY: JA
 TECH BY: RI
 CHECK BY: JS
 Job No.: 25040
 2/2