

## 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.

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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: Jorge A Socarras

COUNTY OF MIAMI-DADE)

(Print name & Title here): Jorge Socarras, Trustee

BEFORE ME, personally appeared Jorge Socarras this 2nd day of July, 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 2nd day of July, 2025 A.D.

Signature of Notary Public: [Signature]

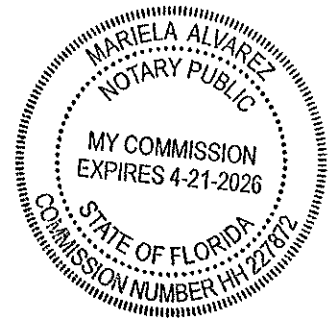
(Print, Type name here: Mariela Alvarez)

04/21/2026  
(Commission Expires)

HH227872  
(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 "E 7TH AVENUE DUPLEXES "

A REPLAT OF LOT 8 OF BLOCK 7 OF "MARJOHN PARK", RECORDED IN PLAT BOOK 47, PAGE 97, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

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

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Tentative Plat Survey was on April 8, 2025.

SECTION 2) LEGAL DESCRIPTION:

Lot 8, in Block 7, "MARJOHN PARK", according to the plat thereof, as recorded in Plat Book 47, at Page 97, of the Public Records of Miami-Dade County Florida.

Containing 8,270 Square Feet or 0.19 Acres, more or less, by calculations.

Property Address and Tax Folio Numbers:

560 E 7 Avenue, Hialeah, FL 33010
Folio No. 04-3117-006-0800

SECTION 3) ACCURACY:

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

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

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

PB	PG	Plat Name
169	28	MAXFLI HOMES NO 1
47	97	MARJOHN PARK

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

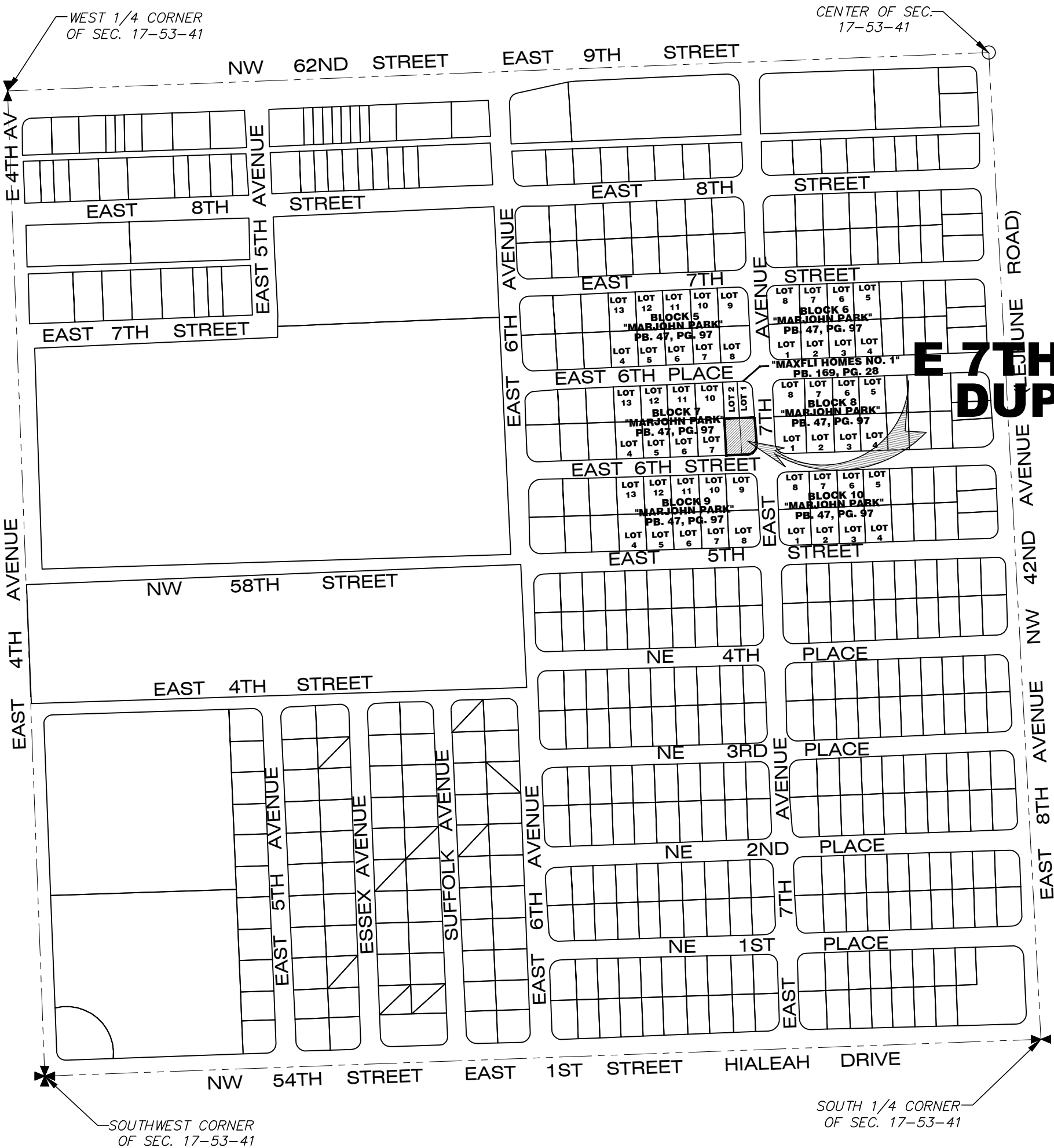
ORB	Page	Recorded Date	Type
30707	132	October 3, 2017	Quit Claim Deed
28132	4569	April 30, 2012	Special Warranty Deed
33643	1377	March 29, 2023	Quit Claim Deed

Bearings as shown hereon are based upon the Easterly Boundary Line of the Subject Site with an assumed bearing of N02°35'21"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AH" (Elevation 9 feet), 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.

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 M-130, Elevation 8.76 feet.



LOCATION MAP

THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 41 EAST MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

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) CLIENT INFORMATION:

Solutions Landscaping Inc.
8515 N.W. 166 Terrace, Miami Lakes, Florida 33016
Contact: Jorge Socarras
Phone: 305-819-8342
Email: solutionjorge@icloud.com

SECTION 7) 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
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
Zoning: R-2 (One-and Two-Family Residential District) Ordinance N°. 2025-037

Existing Land Use: SINGLE FAMILY RESIDENTIAL

Number of Blocks: 1
Number of Lots: 2
Proposed Land Use: 2 Family Duplex Residence on each lot
Total: 2 Duplexes
Proposed Number of Duplex Units: 4

All Existing Improvements to be demolished.

SECTION 9) FLOOD CRITERIA:

Miami-Dade County Flood Criteria 7.0 ft. ± (NAVD 88) / 8.5 ft ± (NGVD 29),
Miami-Dade County Flood Criteria ordinance, Dated October 18, 2022.

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33174
Phone No. (305) 266-1188
email: platting@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.

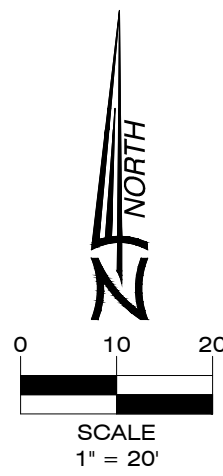
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida corporation
Florida Certificate of Authorization Number LB6099
1985 NW 88th Court, Suite 101
Doral, Florida 33172
305.266.1188
305.207.6845 fax

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.

# TENTATIVE PLAT OF "E 7TH AVENUE DUPLEXES "

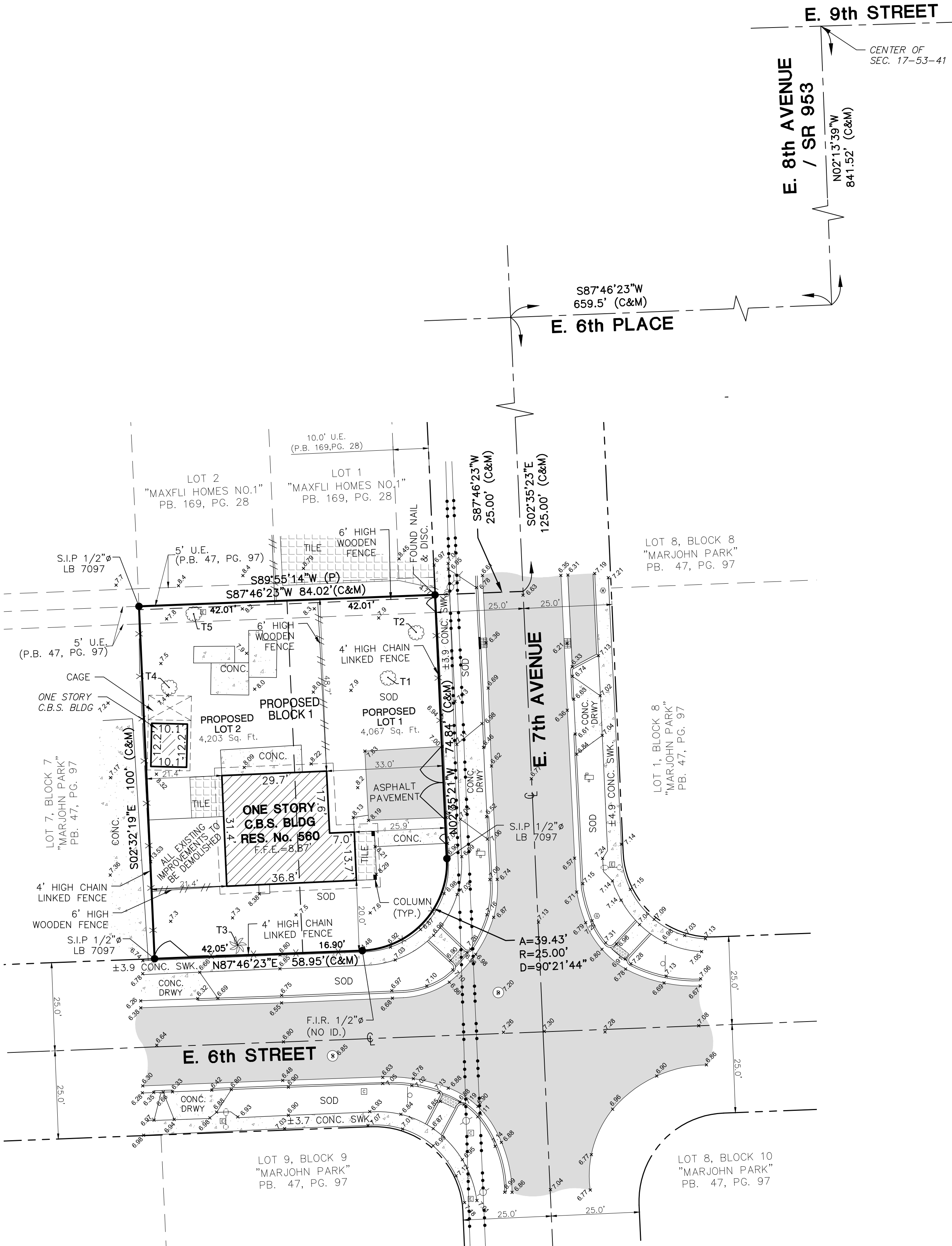
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LYING IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA



## LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
U.E.	UTILITY EASEMENT
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
⊕	CENTER LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
④	NUMBER OF PARKING SPACES
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
⊕	GAS VALVE
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	COMMUNICATION BOX
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
UTL	UTILITY STRUCTURE NUMBER
CBS	CBS WALL
W	WOOD FENCE
I	IRON FENCE
IRG	IRON ROLLING GATE
IRSG	IRON SWING GATE
CLF	CHAIN-LINK FENCE
CLRG	CHAIN-LINK ROLLING GATE
CLSWG	CHAIN-LINK SWING GATE
FO	FENCE_OTHER
T	TREE
PT	PINE TREE
PL	PALM TREE
PL	PROPERTY LINE
RL	RIGHT-WAY-LINE
EL	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
OU	OVERHEAD UTILITY LINE
EX	EXISTING ELEVATION
G	GRAVEL
B	BRICK
BH	BUILDING HATCH
C	CONCRETE
T	TILE
AP	ASPHALT PAVEMENT
HTS	HANDICAP TACTILE STRIP

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T1	TREE	24	35	25
T2	TREE	24	30	25
T3	PALM	10	35	20
T4	TREE	4	15	10
T5	UMBRELLA	4	8	8



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