

## 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.: 7 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Murphy Palm Avenue

2. Owner's Name: 2090 Palm LLC

Phone: 954-562-2113

Address: 1059 Nautica Drive

City: Weston

State: FL

Zip Code: 33327

Owner's Email Address: edwinflores13@gmail.com

3. Surveyor's Name: Paul S. Katrek

Phone: 407-322-6841 x1174

Address: 600 W. Fulton Street

City: Sanford

State: FL

Zip Code: 32771

Surveyor's Email Address: pkatrek@cphcorp.com

4. Folio No(s): 04-3107-000-0020

/ 04-3107-014-0560

/

5. Legal Description of Parent Tract: SEE ATTACHED SURVEY

6. Street boundaries: West 21 Street, West 20 Street, Palm Avenue

7. Present Zoning: C-3

Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( 2,824 Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other (12 fueling Sq. Ft. & No. of Units \_\_\_\_\_) stations

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.

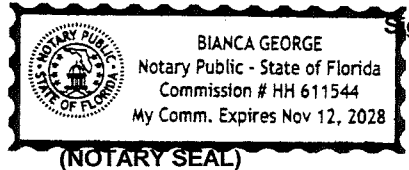
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.



STATE OF FLORIDA) SS: Signature of Owner: \_\_\_\_\_  
COUNTY OF MIAMI-DADE) (Print name & Title here): Jesus Edwin Flores

BEFORE ME, personally appeared Jesus Flores this 2<sup>nd</sup> day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FLP or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2<sup>nd</sup> day of May, 2025 A.D.



Signature of Notary Public: Bianca George  
(Print, Type name here: Bianca George)  
11/12/2028 (Commission Expires) HH 611544 (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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STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

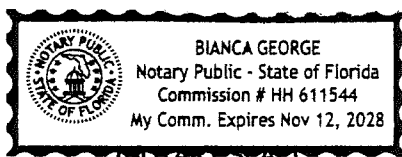
SS:

Signature of Owner: 

(Print name & Title here): Jesus Edwin Flores

BEFORE ME, personally appeared Jesus Flores this 2<sup>nd</sup> day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known TE-PL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2<sup>nd</sup> day of May, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: Bianca George)

11/12/2028  
(Commission Expires)

HH611544  
(Commission Number)

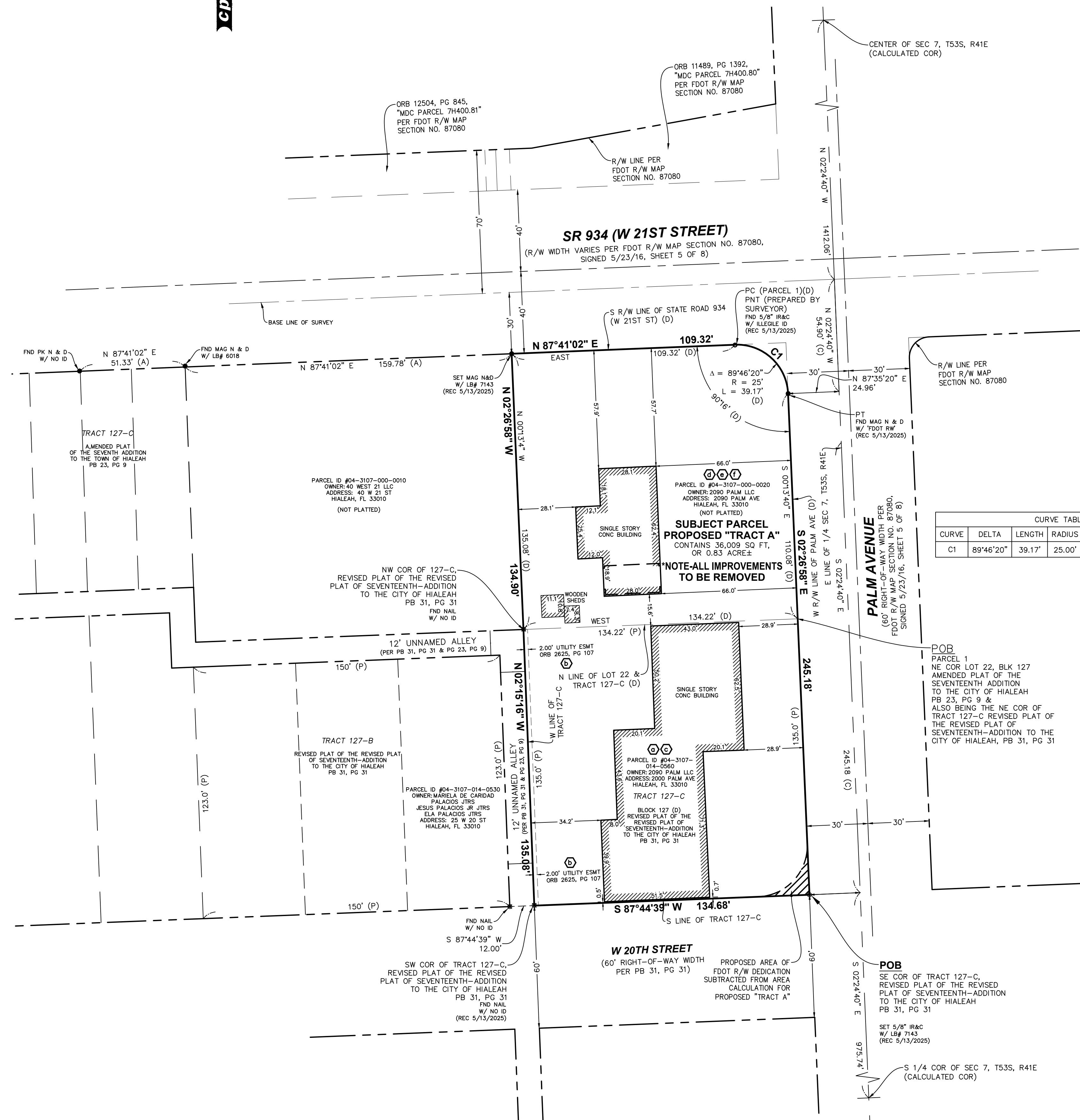
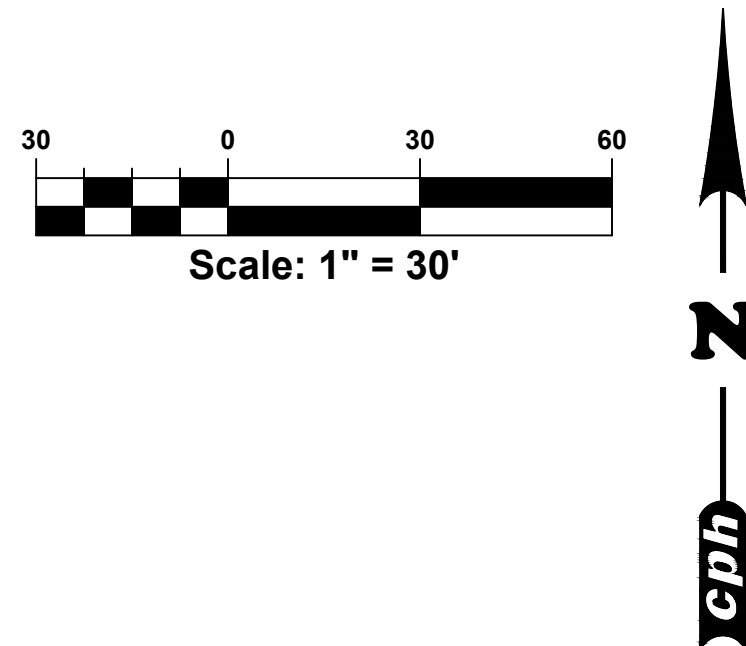
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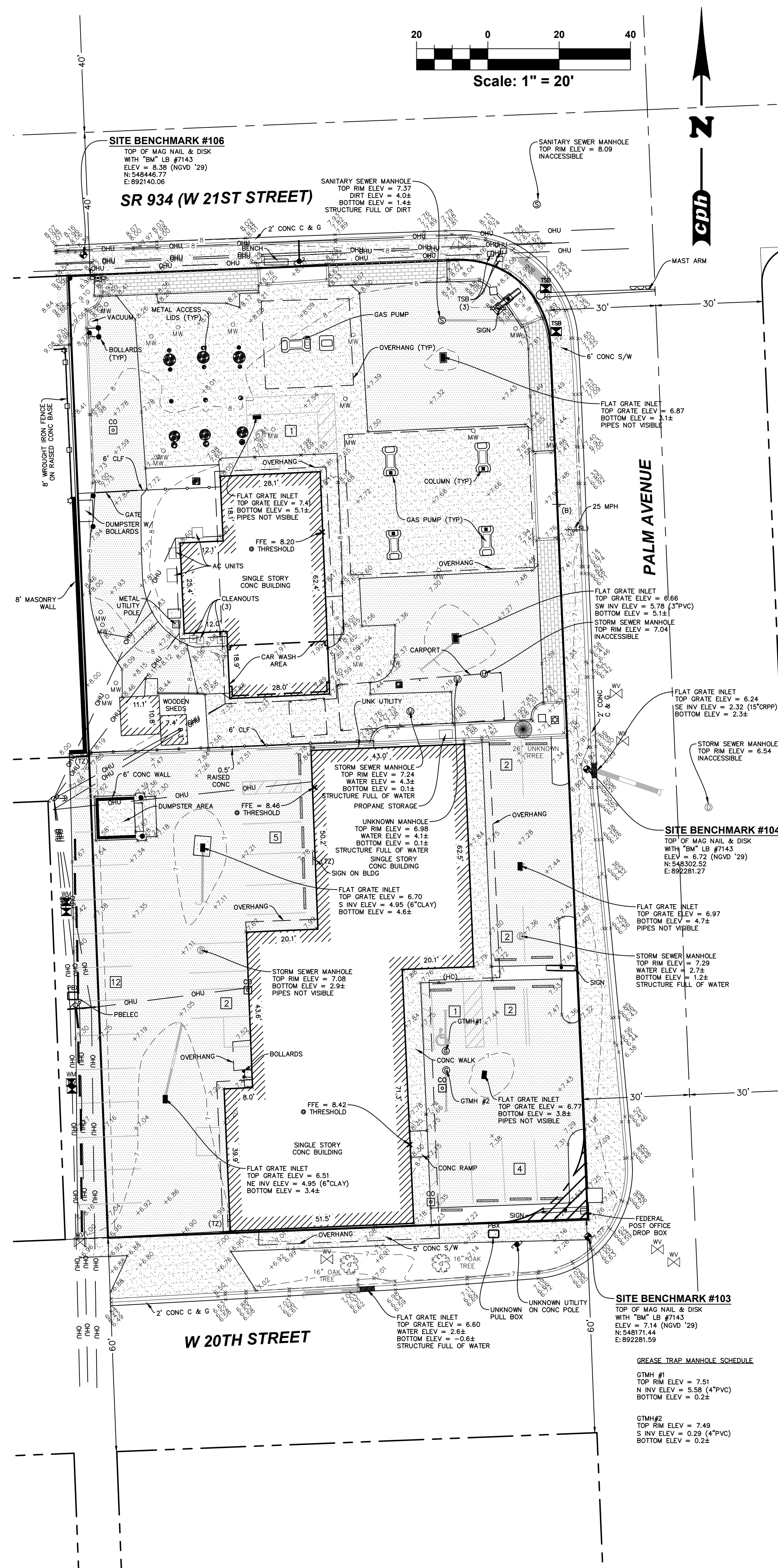




BOUNDARY & TOPOGRAPHIC SURVEY/TENTATIVE PLAT  
MURPHY PALM AVENUE  
A RE-SUBDIVISION OF A PORTION OF LAND  
SECTION 7-TOWNSHIP 53 SOUTH-RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	89°46'20"	39.17'	25.00'	35.28'	N 47°20'08" W



**cph**  
www.cphcorp.com  
Building Better  
Communities Together

500 West Fulton Street  
Sanford, FL 32771  
Ph: 407.322.6841  
Plans Prepared By:  
CPH, LLC  
A Full Service A & E Firm  
State of Florida License:  
Survey No. LB7143

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