

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: Lots 13 and 14, Block 83 South, MAP OF MIAMI DADE CO. FLA, according to the plat thereof as recorded in Plat Book B, Page 41, Public of Miami-Dade County, Florida, Less the East 35 feet of Lot 14

6. Street boundaries: _____

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

8. Proposed use of Property: Existing 12,936 Sq. Ft. Religious Facility to remain
The express purpose of this re-plat is to vacate a portion of SW 12th Street
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: [Signature]

(Print name & Title here): Carlos Ramiro Fernandez, Manager

BEFORE ME, personally appeared Carlos Ramiro Fernandez this 3rd day of September, 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 Carlos Ramiro Fernandez as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3rd day of September, 2025 A.D.

Signature of Notary Public: [Signature]

(Print, Type name here: Isabel Rivas)

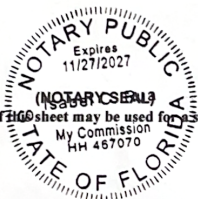
11/27/2027

(Commission Expires)

467070

(Commission Number)

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



DATE: Dec 12, 2025 - 11:46am EST FILE: F:\BISCAYNE\PROJECTS - AMWELL\2025\25003488 RABIO - HOLLEMAN UPDATE\DWG\SURVEY\25003488 - T-Plat (Update).dwg

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF

HOLLEMAN PROJECT

A RE-PLAT OF LOTS 13 AND 14, LESS THE EAST 35 FEET OF LOT 14, BLOCK 83 SOUTH, OF MAP OF MIAMI DADE CO. FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 38 (MRS. HAGAN DONATION), TOWNSHIP 54 SOUTH, RANGE 41 EAST , CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

COVER SHEET / NOTES

TENTATIVE PLAT NOTES:

- FOLIO NUMBER: 01-0208-030-1120
- OWNER: MF2 LLC, A FLORIDA LIMITED LIABILITY COMPANY.
- OWNER ADDRESS: 4209 N FEDERAL HWY POMPANO BEACH, FL 33064
- 349 SW 12TH STREET Miami, FL 33130
- Development Contact Info: ALBERTO RABIONET, PSM 7218, Biscayne Engineering Co., 529 West Flagler Street, Miami, Florida, 33130. Phone: 305-324-7671. ARABIONET@ATWELL.COM
- Site Zoned: "T5-L" Urban Center Zone-Limited (PER CITY OF MIAMI GIS WEBSITE).
- Lands shown hereon are located in Federal Flood Zone "X", Base Flood Elevation = N/A, per FIRM Map Number: 12086C0314, Suffix L, Community Name: City of Miami, Community Number: 120650, Revised: September 11, 2009.
- Proposed number of Lots or Tracts: 1
Proposed Area of Tract "A" = ± 11,259 S.F. (0.258 ACRES)
- Area of Right-of-Way to be closed and vacated by this Plat: ± 1,511 SQ. FT. (± 0.035 Acres) more or less.
- Total Gross area of Plat: ± 11,259 S.F. (± 0.258 Acres)
- Development Information / Proposed Use: Existing 12,936 S.F. Religious Facility to remain.
- The Miami-Dade County Flood Criteria appears to be +6.0 feet N.A.V.D. in accordance with the Miami-Dade County Flood Criteria ordinance dated October 18, 2022.
- The Existing use of the Religious Facility will remain, therefore no proposed use is being provided.
- The Express Purpose of this Plat is to close, vacate and abandon the portion of SW 12th Street lying within the limits of this Plat and unify a portion of Lot 14 to the Right-of-Way.

ABBREVIATIONS:

AC. = ACRES
A/C = AIR CONDITIONER
B.B.L. = BASE BUILDING LINE
BEC = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
BM = BENCHMARK
(C) = CALCULATED FROM FIELD MEASUREMENTS
CB = CATCH BASIN
CMD = CITY OF MIAMI DATUM
CONC. = CONCRETE
D.C. = DEPRESSED CURB
DIAM = DIAMETER
D.H. = DRILL HOLE
EL. = ELEVATION
E/P = EDGE OF PAVEMENT
FND = FOUND
HDPE = THERMOPLASTIC HIGH-DENSITY POLYETHYLENE
ID. = IDENTIFICATION
I.P. = IRON PIPE
LB = LICENSED BUSINESS
L = LENGTH (WHEN USED IN CURVE DATA)
(L) = PER LEGAL DESCRIPTION
L.A. = LIMITED ACCESS
(M) = MEASURED
(M.A.S.) = PER MUNICIPAL ATLAS SHEET
MHD = DRAINAGE MANHOLE
MHS = SANITARY MANHOLE
NE = NORTHEAST
N&W = NAIL AND WASHER
NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
N.T.S. = NOT TO SCALE
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
ORD. = ORDINANCE
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
(P) = PER PLAT
PC = POINT OF CURVATURE
PL = PLANTER
PG. = PAGE
R = RADIUS
R&C = 5/8" REBAR AND CAP
R/W = RIGHT-OF-WAY
RNG = RANGE
SEC. = SECTION
S.F. = SQUARE FEET
ST. = STREET
TEMP = TEMPORARY
(T) = TOTAL
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
UNDG = UNDERGROUND
Ø = DIAMETER
± = MORE AND LESS (PLUS OR MINUS)

+ 7.4 = GROUND ELEVATION (TYPICAL)
x 5.45 = HARD SURFACE ELEVATION (TYPICAL)
ø 8.88 = FLOOR ELEVATION (TYPICAL)

UNDERGROUND UTILITY LINE TYPES:

COMMUNICATION UND.G LINE — C — C — C — C —
ELECTRIC UND.G LINE — E — E — E — E —
UNKNOWN UND.G LINE — U — U — U — U —
STORM SEWER UND.G LINE — S — S — S — S —
SANITARY SEWER UND.G LINE — SW — SW — SW — SW —
WATER UND.G LINE — W — W — W — W —
GAS UND.G LINE — G — G — G — G —

LEGEND:

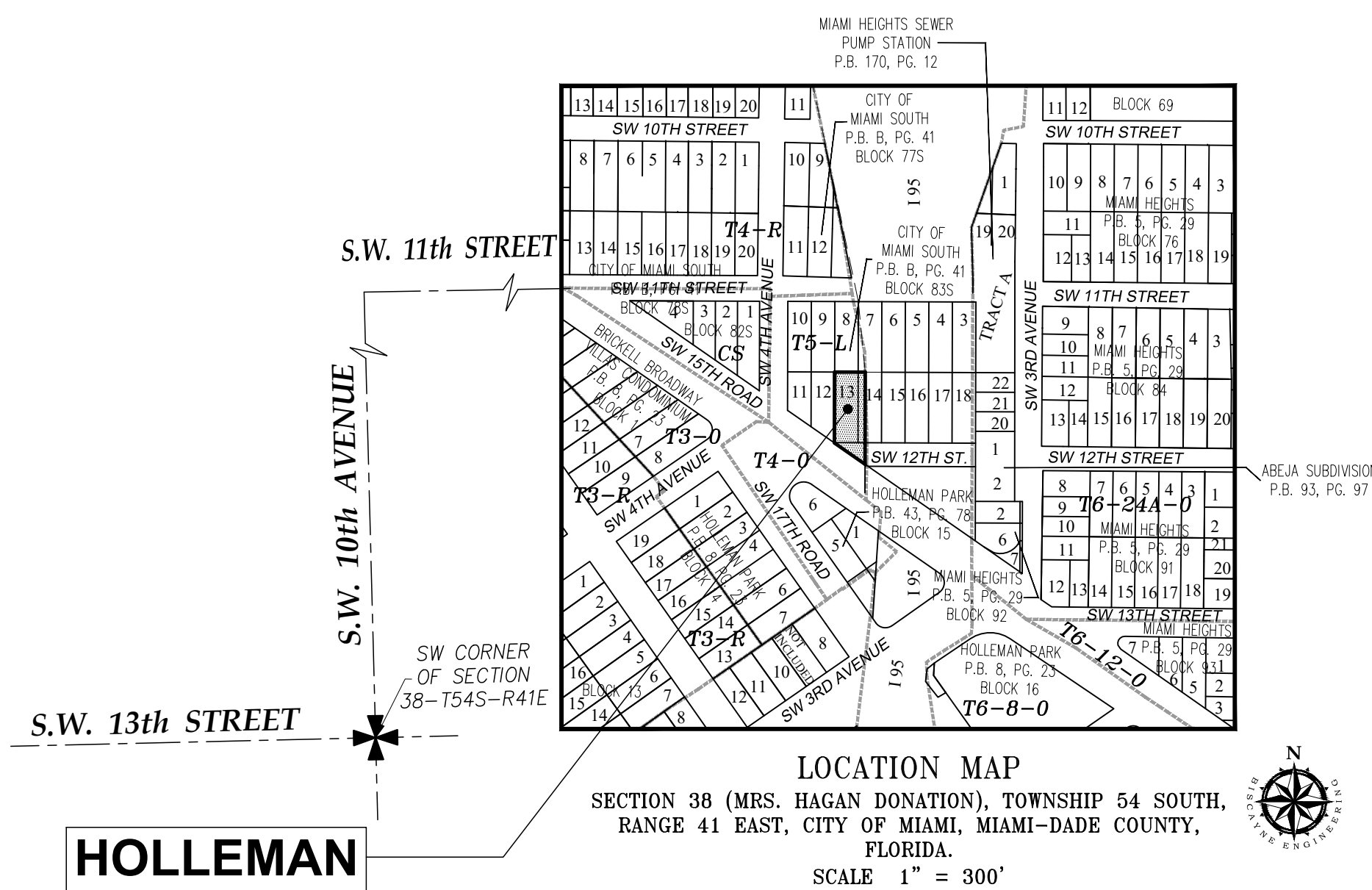
AIR CONDITIONER UNIT
BENCHMARK
DRAINAGE MANHOLE
CLEAN OUT VALVE
SANITARY SEWER MANHOLE
CONCRETE POLE
MONUMENT LINE
CENTER LINE
MAILBOX
CATCH BASIN
GUY WIRE
WOOD POWER POLE
LIGHT POLE
WATER METER
WATER VALVE
POST
SIGN
PALM TREE
TREE
STRUCTURE TABLE ID NO.
TREE TABLE ID NO.
SECTION CORNER

LINE TYPES:

CENTER LINE
RIGHT OF WAY LINE
LOT LINE
MONUMENT LINE
LIMITED ACCESS RIGHT OF WAY LINE
CHAIN LINK FENCE
OVERHEAD WIRE
BUILDING FOOTPRINT
BUILDING OVERHANG
HEDGES
CONCRETE WALL

ZONING ABBREVIATIONS:

T3-O = TRANSECT 3 - SUB-URBAN ZONE - OPEN
T3-R = TRANSECT 3 - SUB-URBAN ZONE - RESTRICTED
T4-R = TRANSECT 4 - GENERAL URBAN ZONE - RESTRICTED
T4-O = TRANSECT 4 - GENERAL URBAN ZONE - OPEN
T5-L = TRANSECT 5 - URBAN CENTER ZONE - LIMITED
T6-L = TRANSECT 6 - URBAN CORE - LIMITED
T6-8-O = TRANSECT 6 - URBAN CORE - OPEN
T6-12-O = TRANSECT 6 - URBAN CORE - OPEN
T6-24-O = TRANSECT 6 - URBAN CORE - OPEN
CI = CIVIC INSTITUTION
CS = CIVIC SPACE/PARKS



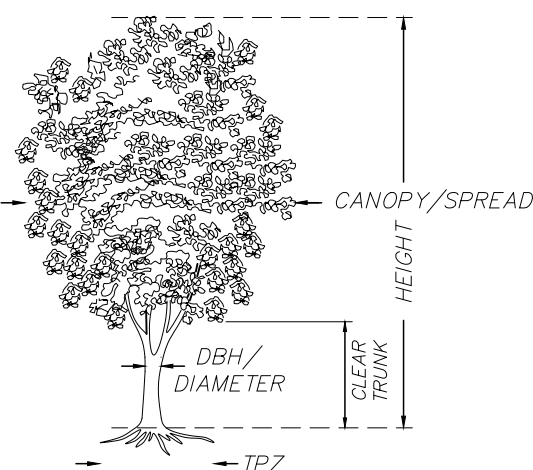
STRUCTURES TABLE

NUMBER	STRUCTURE	STRUCTURES TABLE			
		RIM ELEVATION (FEET)	INVERT ELEVATION (FEET)	PIPE DIAMETER (INCH)	DIRECTION
1	MHS	12.15	7.45	8	NORTHEAST
			6.45	8	WEST
			6.45		BOTTOM OF STRUCTURE
2	CB	11.33	4.63	24	NORTHWEST
			1.15		BOTTOM OF STRUCTURE
			5.50	8	NORTHWEST
3	MHS	10.85	5.22	8	EAST
			5.22		BOTTOM OF STRUCTURE
			4.25	24	SOUTHEAST
4	CB	9.69	1.08		BOTTOM OF STRUCTURE

TREE TABLE

Tree #	Common Name	Scientific Name	DBH (inches)	Height (feet)	Canopy Diameter (feet)
1	California Fan Palm	Washingtonia filifera	8	26	10
2	California Fan Palm	Washingtonia filifera	14	35	11
3	California Fan Palm	Washingtonia filifera	14	35	11
4	California Fan Palm	Washingtonia filifera	14	35	11
5	California Fan Palm	Washingtonia filifera	14	35	11
6	Dead				
7	Wild Date Palm	Phoenix sylvestris	7	23	17
8	Wild Date Palm	Phoenix sylvestris	8	26	17
9	Dead				
10	California Fan Palm	Washingtonia filifera	9	35	12
11	Sausage Tree	Kigelia pinnata	17	23	25
12	Frangipangi	Plumeria rubra	7	21	8
13	Frangipangi	Plumeria rubra	4	16	15
14	Frangipangi	Plumeria rubra	7	21	8
15	California Fan Palm	Washingtonia filifera	14	32	11

TREE TABLE LEGEND:



NOTE: TREES WERE IDENTIFIED BY ERIN SANTIAGO, REGISTERED CERTIFIED ISA ARBORIST # FL-5705A ON JANUARY 27, 2021.

No. = TREE NUMBER
D.(") = DIAMETER (INCHES)
H.(') = HEIGHT (FEET)
S.(') = SPREAD (FEET)
C.T.(') = CLEAR TRUNK (FEET)

LEGAL DESCRIPTION:

LOT 13 AND LOT 14, BLOCK 83, OF "MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 35 FEET OF SAID LOT 14.

THE EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE THAT PORTION OF THE RIGHT-OF-WAY OF SW 12th STREET WITHIN THIS PLAT.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SITE LIES IN (MRS. HAGAN DONATION) SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY FLORIDA.
- THE PURPOSE OF THIS PLAT IS TO CLOSE A PORTION OF THE RIGHT-OF-WAY OF SW 12th STREET AND COMBINE LOT 13 AND THAT PORTION OF LOT 14 INTO ONE LOT.
- SITE ADDRESS IS 349 SW 12th STREET, MIAMI, FL 33130; FOLIO # 01-0208-030-1120 (FOLIO NUMBER PER THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE).
- BEARINGS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT AND ARE REFERENCED TO THE WEST LINE OF SAID LOT 13, HAVING A BEARING OF S02°26'15"E.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BEC) IS LB-00129.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED; HOWEVER, SYMBOLS ARE NOT SHOWN TO SCALE AND ARE SHOWN FOR REFERENCE.
- UNDERGROUND LINE INFORMATION SHOWN HEREON WAS MEASURED AS SHOWN ON THE STRUCTURES TABLE. SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.; NO INTERIOR OBSERVATIONS WERE MADE AT THE TIME OF THE SURVEY.
- TREES WERE LOCATED BY BISCAYNE ENGINEERING AND WERE MEASURED AND IDENTIFIED BY: ERIN SANTIAGO, REGISTERED CERTIFIED ISA ARBORIST # FL-5705A ON JANUARY 27, 2021.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ±0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE: "X", PER FIRM MAP NUMBER 12086C0314L, COMMUNITY NAME: CITY OF MIAMI, COMMUNITY NUMBER: 120650, REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 ARE REFERENCED FROM THE FOLLOWING BENCHMARKS:
I) BM#1, NAIL & WASHER BEC 0129, 7' SOUTHEAST OF THE SOUTHEAST CORNER OF THE BUILDING; ELEVATION= 14.188' (NGVD 29) MINUS (-) 1.55' = 12.378' (NAVD 88).
II) BM#2, NAIL & WASHER BEC 0129, 7' NORTHEAST OF THE NORTHEAST CORNER OF THE BUILDING; ELEVATION= 13.895' (NGVD 29) MINUS (-) 1.55' = 12.085' (NAVD 88).

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY & TOPOGRAPHIC SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 04-11-2025

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TENTATIVE PLAT
No. TBD

ALBERTO J RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

ORDER #
DATE
P.B.#

529 W. FLAGLER ST MIAMI, FL 33130
TEL (305) 324-7671 FAX (305) 324-0809
449 NW 35TH ST BOCA RATON, FL 33431
TEL (561) 689-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE
ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS

SINCE 1898

349 SW 12th STREET MIAMI, FL

FOR: MF2 LLC
SCALE: SHOWN
DESIGNED BY: WH
DATE: 04-11-25

CHECKED BY: WH/JM/RC
DRAWN BY: KTF/AP
F.B./P.G.: 3109/66-68, 3111/51, 3113/7

ORDER NO.
25003468

SHEET No.
1 of 2

DC-6457 - 3 - NAVD88

