

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCEED.

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 later no 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:	_____

REQUIRED-select one

Release of Plat condition for 1 lot (Single Family): ()

Subdivide 1 residential to 2 or 1 residential lot: ()

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT { ONLY FOR RESIDENTIAL (SINGLE FAMILY) UP TO TWO LOTS }

Municipality: FLORIDA CITY Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____

1. Name of Proposed Subdivision: TOWN HOMES AT WAL-MART-TENTATIVE

2. Owner's Name: RAWV HOSPITALITY LLC Phone: 305-322-1789

Address: 2365 SE 7th PL. City: HOMESTEAD State: FL Zip Code: 33030

Owner's Email Address: patel.dayabhai@gmail.com

3. Surveyor's Name: RAUL TIZA Phone: 786 975 8588

Address: 815 N. HOMESTEAD BLVD. #445 City: HOMESTEAD State: FL Zip Code: 33030

Surveyor's Email Address: raul@rtgeosolutions.com

4. Folio No(s): 16-7919-023-0060 / _____ / _____

5. Legal Description of Parent Tract: LOT 6, BLOCK 1, OF WAL-MART AT FLORIDA CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155, AT PAGE 37. OF THE PUBLIC RECORDS

6. Street boundaries: SE 6TH AVE; FLORIDA CITY

7. Present Zoning: C-2 GENERAL COMMERCIAL Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(20 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 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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCEED.

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 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 a public sewer system may be required for this development. If so required, I recognize that engineering drawings for extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the 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)

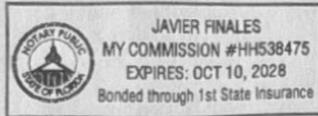
SS:

Signature of Owner: _____

(Print name & Title here): RAKESH D PATEL / PRESIDENT

BEFORE ME, personally appeared Rakesh D. Patel this 14 day of December, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or proffered as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of December, 2025



Signature of Notary Public: _____

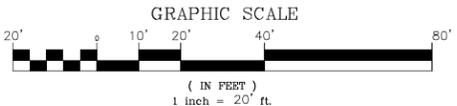
(Print, Type name here): Javier Finales

10/10/28
(Commission Expires)

HH538475
(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

BOUNDARY AND TOPOGRAPHIC SURVEY

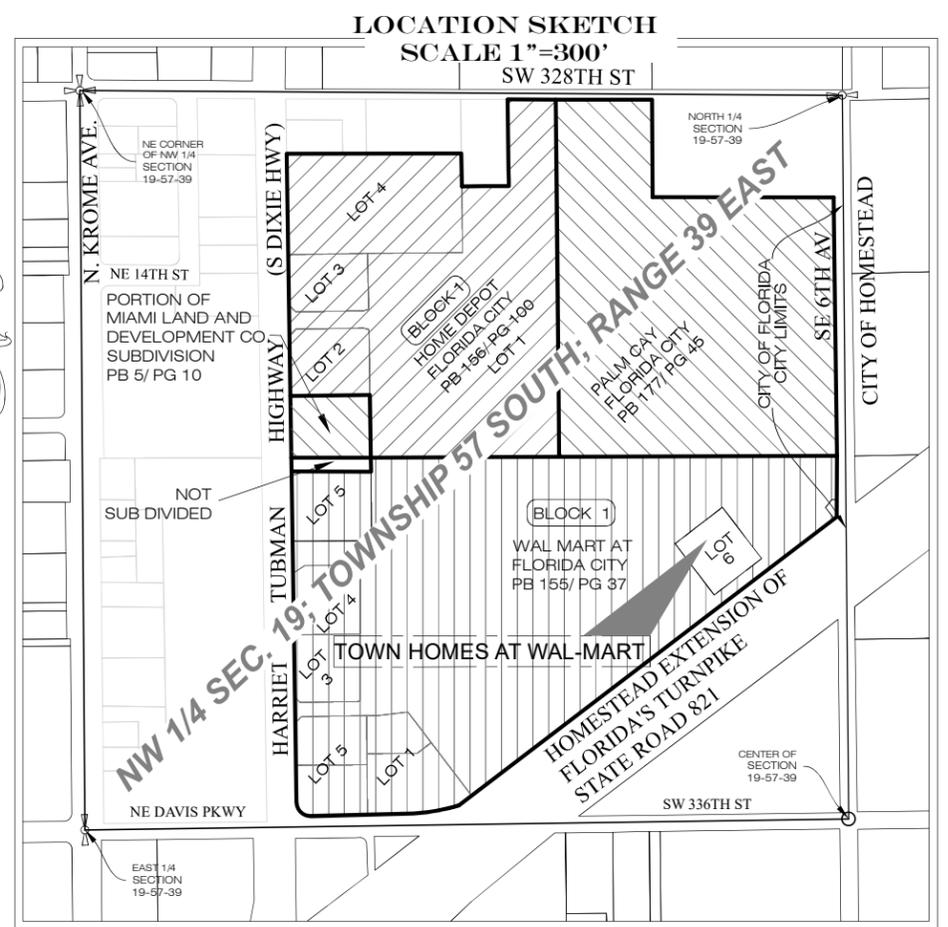
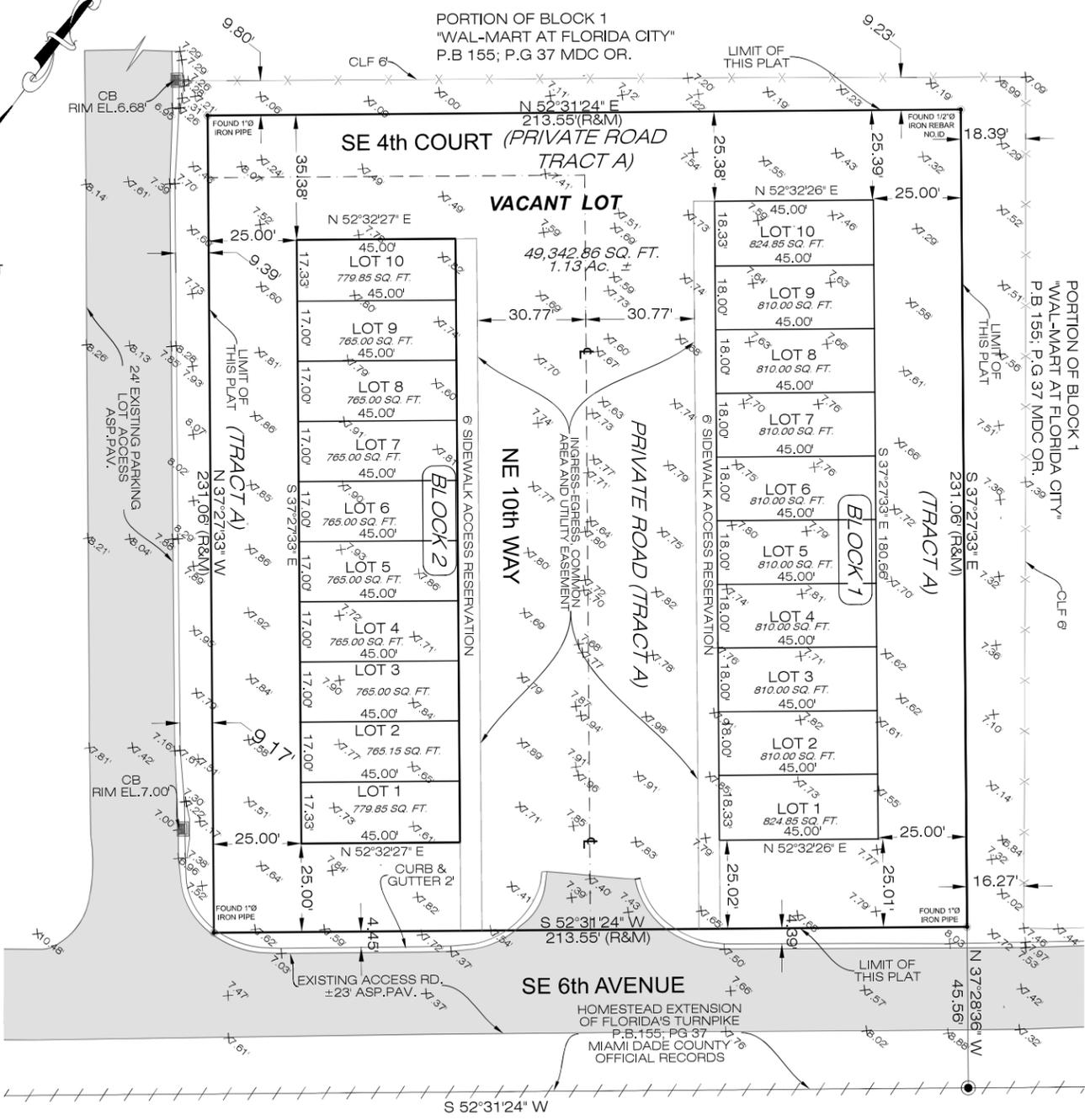
TOWN HOMES AT WALMART

A REPLAT OF LOT 6 OF "WAL-MART AT FLORIDA CITY" AS RECORDED IN PLAT BOOK 155, PAGE 37 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

CONTACT INFORMATION:
 CONTACT: Dayabhai Patel
 CELL: (305) 322-1789
 email: patel.dayabhai@gmail.com

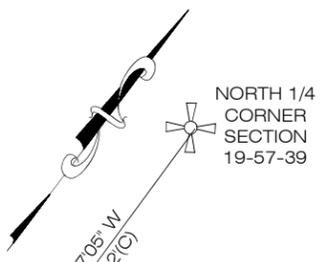
OWNER (S): RAMV HOSPITALITY LLC
 NUMBER OF PARCELS: 20
 FOLIO NUMBERS: 16-7919-023-0060
 AREA OF LOT 6: 49,343.57 Sq. Ft. (1.13 Ac ±)
 UTILITY SERVICE: MIAMI DADE WATER AND SEWER DEPARTMENT
 CURRENT ZONED: C-2 GENERAL COMMERCIAL
 USE CODE: COMMERCIAL
 PROPOSED USE: 20 TOWN HOMES UNITS

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 57 SOUTH, RANGE 39 EAST, AS BEING N 00°37'05" E.
 - PROPERTY ZONED C-2 GENERAL COMMERCIAL AS PER CITY OF FLORIDA CITY PUBLISHED ZONING MAP ORDINANCE No.22-03, ADOPTED 4-26-2022
 - ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
 - REFERENCE BENCH MARK:
 DADE COUNTY "HOMESTEAD AZ RE
 ELEVATION = 4.47' N.G.V.D. 1929
 SW 328 ST & SW 172nd AVE.
 US C & G BRASS DISC IN CONC. MON, 1/2' BELOW SURFACE.
 - FLOOD ZONE INFORMATION:
 COMMUNITY 120641 (CITY OF FLORIDA CITY)
 PANEL 12086C0730L
 SUFFIX L
 REVISED 09-11-2009
 FLOOD ZONE X; AE
 BASE FLOOD N/A; 7.00'
 - LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY OR EASEMENTS OF RECORDS.
 - UNDERGROUND IMPROVEMENTS, (IF ANY), NOT LOCATED OR SHOWN.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE EXPRESS PURPOSE OF THIS PLAT IS FOR FUTURE DEVELOPMENT OF THE SUBJECT LOT, AS PART OF THE SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, PLAT BOOK 155, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION:
 LOT 6 BLOCK 1, WAL-MART AT FLORIDA CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155 AT PAGE 37 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 19-57-39



I HEREBY CERTIFY THAT THIS TENTATIVE PLAT AND THE SURVEY MAP AND REPORT 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 STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

RT GEOSOLUTIONS
 815 N. HOMESTEAD BLVD #445
 HOMESTEAD, FL 33030

Raul Tiza
 Digitally signed by Raul Tiza
 LS6942
 Date: 2026.03.02 13:48:56
 42

BY: RAUL TIZA
 PROFESSIONAL SURVEYOR AND MAPPER NO.6942
 STATE OF FLORIDA
 DATE OF COMPLETION OF FIELD SURVEY: SEPT. 01, 2025

LEGEND AND ABBREVIATIONS
 A = Ac. = Acre; Arc Length; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CH = Chord Length; CI = Clear & Center Line; Conc = Concrete; D=Deed; E = East; Elev = Elevation; Encr = Encroached; FIR = Found Iron Rod; FIP = Found Iron Pipe; FN = Found Nail; (M) = Measured Dimension; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; ORB = Official Record Book (Miami Dade County); PC = Point of Curvature; Pg = Page; PL = Property Line; PLSM = Professional Land Surveyor and Mapper; POB = Point Of Beginning; POC = Point Of Commencement; R.O.W. Right Of Way; R = Radius; Sec = Section; S = South; W = West; ° = Degrees; ∠ = Central Angle; ∅ = Diameter; x0.00 = Existing Elevation; ' = Minutes; " = Seconds; Chain Link Fence; Unless otherwise noted found markers had no identification; NAC=Not accessible corner. Sq. Ft.=square feet

6.0' REQUIRED AS NOT INDICATED IN MIAMI DADE COUNTY FLOOD CRITERIA, PUBLISHED 2022 MAP AT <https://gis-mdc.opendata.arcgis.com/>; 7.52' N.G.V.D. 1929 (CONVERTED BY VERTCOM NGS APPL.), FLOOD CRITERIA MAP 2022.