

## **PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW**

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required. Following is a step by step outline of the Fast Track Plat procedure.

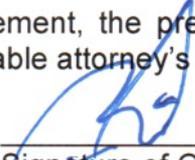
1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time application for tentative plat approval is made with a copy furnished by the applicant attached to each copy of the tentative plat. In addition, six (6) copies of the zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.

6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. <sup>A2025000038</sup> \_\_\_\_\_, and plans prepared by <sup>Caymares Martin Architecture & Engineering Design, Inc.</sup> \_\_\_\_\_ dated 3/27/25," (when plan(s) is/are required)
7. At this point, the developer/applicant can submit paving and drainage plans to the Public Works Department for review. The Miami-Dade Water and Sewer Department will also review water and sewer plans at this time. No permits will be issued until official tentative plat approval is given.
8. The developer/applicant is responsible for scheduling the tentative plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the zoning public hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official tentative plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the tentative plat, that an appeal of the zoning hearing decision has not been filed.

## FAST TRACK PLAT AGREEMENT

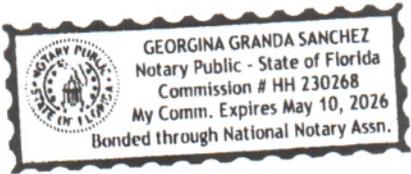
1. The undersigned Princeton Real Estate Investments, LLC is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 819 Multi-Family Residential Units.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T\_\_\_\_\_ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. A2025000038 and plan(s) prepared by, and dated Caymares Martin Architecture & Engineering Design, Inc. 3/27/25. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

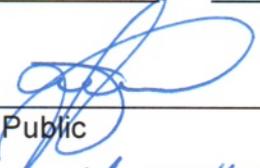
  
\_\_\_\_\_  
Signature of Owner

Joseph Milton  
\_\_\_\_\_  
Print Name

Sworn to and subscribed before me this 4<sup>th</sup> day of December, 2025.



SEAL

  
\_\_\_\_\_  
Notary Public

My Commission Expires: MAY 10<sup>th</sup>, 2026



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

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)

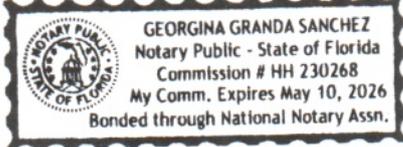
SS:

Signature of Owner: [Signature]

(Print name & Title here): Joseph Milton, Manager

BEFORE ME, personally appeared Joseph Milton this 4<sup>th</sup> day of December 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 4<sup>th</sup> day of December, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: [Signature]

(Print, Type name here: Georgina Granda Sanchez

May 10<sup>th</sup> 2026 HH 230268  
(Commission Expires) (Commission Number)

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

EXHIBIT "A"

The East 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 less the North 175.00 Feet and less the West 25 Feet of the North 200 Feet and Less the East 25 Feet and less the South 114.40 Feet of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

and

The West 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 less the South 114.40 Feet, and less the North 25 Feet and less the North 200 Feet, of the East 25 Feet of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.



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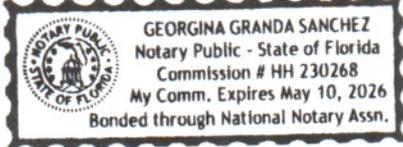
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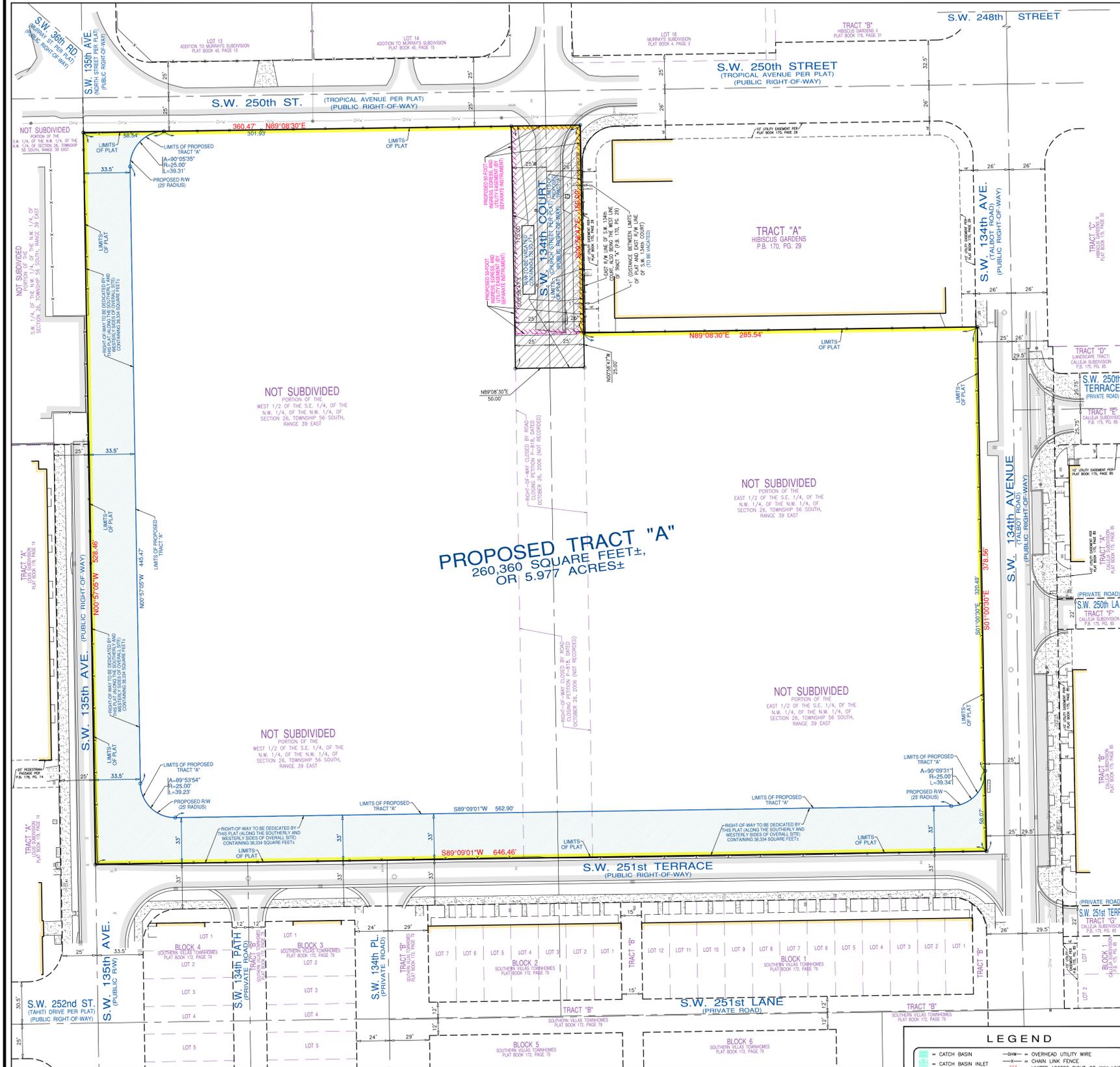
The East 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 less the North 175.00 Feet and less the West 25 Feet of the North 200 Feet and Less the East 25 Feet and less the South 114.40 Feet of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

and

The West 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 less the South 114.40 Feet, and less the North 25 Feet and less the North 200 Feet, of the East 25 Feet of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

# TENTATIVE PLAT

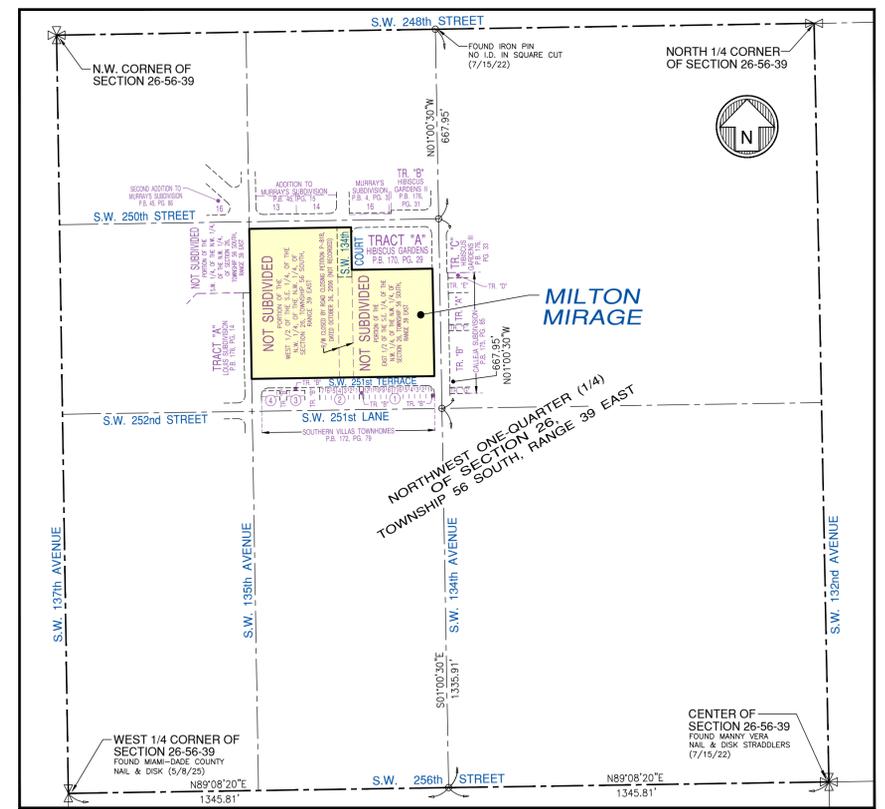
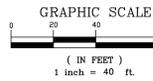
## MILTON MIRAGE



**PROPOSED TRACT "A"**  
260,360 SQUARE FEET±,  
OR 5.977 ACRES±

**PROPOSED PLAT & PROPOSED TRACT GEOMETRY**  
SCALE: 1" = 40'

LEGEND	
	OVERHEAD UTILITY WIRE
	CHAIN LINK FENCE
	LIMITED ACCESS RIGHT-OF-WAY LINE
	0.5' CURB
	2.00' CURB & GUTTER
	ELEVATION
	INV. = INVERT
	SAN. = SANITARY
	TYP. = TYPICAL
	C.L.F. = CHAIN LINK FENCE
	P.R.M. = PERMANENT REFERENCE MONUMENT
	TR. = TRACT
	O.R.B. = OFFICIAL RECORDS BOOK
	P.B. = PLAT BOOK PG. = PAGE
	CON. = CONCRETE
	ASPH. = ASPHALT PAVEMENT
	R/W = RIGHT-OF-WAY
	ε = CENTER LINE



**LOCATION SKETCH**  
A PORTION OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.  
SCALE: 1" = 300'

**LEGAL DESCRIPTION:**

The East 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 LESS the North 175.00 Feet and LESS the West 7.00 Feet of the North 200 Feet and LESS the South 114.40 Feet of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND  
The West 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4 LESS the South 114.40 Feet and LESS the North 25 Feet of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

THAT THE EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF S.W. 134th COURT, CONTAINED WITHIN THIS PLAT.

The West 25 feet, of the South 175 feet, of the North 200 feet, of the East Half (1/2), of the Southeast Quarter (1/4), of the Northwest Quarter (1/4), of the Northwest Quarter (1/4), of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND  
The East 25 feet, of the South 175 feet, of the North 200 feet, of the West Half (1/2), of the Southeast Quarter (1/4), of the Northwest Quarter (1/4), of the Northwest Quarter (1/4), of Section 26, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Section 26, Township 56 South, Range 39 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S89°09'01"W for the North right-of-way line of S.W. 251st Terrace, and evidenced by one (1) set nail & disk and one (1) 1/2" pipe & cap (both stamped LB3653).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. G-46, Published Elevation +10.18, located on March 28, 2025 at the intersection of S.W. 248th Street and the C-102 Canal.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1208600591L, for Community No. 120835, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon (per legal description) containing 298,694 square feet, or 6.857 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Road opening not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, the surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be verified by electromagnetic Technology, vacuum excavation or field excavation prior to any design or new construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on information furnished by client and Special Warranty Deed recorded in Official Records Book 33564, Page 1981, and no claims as to ownership are made or implied.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 8, 2025, and as a Tentative Plat for Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"  
FORTIN, LEAVY, SKILES, INC., LB3653 Digitally signed by Daniel C Fortin Jr  
DN: c=US, o=Unaffiliated,  
dnQualifier=A01410D0000019C7228  
COD5000212C5, cn=Daniel C Fortin Jr

By: Daniel C. Fortin Jr., For The Firm  
Professional Surveyor and Mapper, 136435 Date: 2026.02.24 12:47:29 -05'00'  
State of Florida.

**SITE DEVELOPMENT INFORMATION:**

**OWNER:**  
PRINCETON REAL ESTATE INVESTMENTS, LLC  
3211 PONCE DE LEON BLVD., SUITE 301  
CORAL GABLES, FL 33134

**DEVELOPMENT CONTACT PERSON INFORMATION**  
Name: Damian Thomason  
Telephone Number: (248) 794-0264  
E-mail Address: Damian@det-set.com

**FOLIO NUMBER:**

30-6926-000-0230

**DEVELOPMENT INFORMATION:**

EXISTING VACANT SITE CONTAINING 298,694 SQUARE FEET±, OR 6.857 ACRES±

PROPOSED TRACT "A" CONTAINING 260,360 SQUARE FEET±, OR 5.977 ACRES±

PROPOSED 819 MULTI-FAMILY RESIDENTIAL UNITS

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, AND ABANDON FROM PUBLIC USE THAT PORTION OF S.W. 134th COURT, CONTAINING 8,750 SQUARE FEET±, LYING WITHIN THE LIMITS OF THIS PLAT.

RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT CONTAINING 38,334 SQUARE FEET±.

**PRESENT ZONING:**

PRINCETON COMMUNITY URBAN CENTER (PCUC)

ASPR: A2025000038

**FLOOD CRITERIA:**

- 9.6' NAVD 1988 (+11.1' NGVD 1929), BASED ON:
- EMAIL RECEIVED FROM THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERM), ON MAY 19, 2025.
- UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21.
- DATA FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

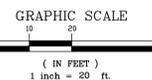
No.	Date	Revision Description
1	250130	REVISION TO WAY OF BEING VACATED LABEL AND CENTER POINT
2	250130	ADD ROW VACATION NOTE TO 1" STRIP LOCATED ALONG THE EASTERN SIDE OF S.W. 134th CT. (12/17/25)
3	250130	AMEND PROP. DEVELOPMENT INFO. (12/17/25)
4	250130	REMOVED GROSS LOT AREA DETAIL (10/21/25)
5	250130	ADD UNDERGROUND WATER & SANITARY SEWER UTILITY LINES BASED ON WASH U.S. RECORDS (10/14/25)

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 N.E. 168th Street, North Miami Beach, Florida 33162  
Phone: 305-653-4493 / Email: fls@flsurvey.com

**TENTATIVE PLAT**  
**MILTON MIRAGE**  
A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/8/25
Scale	1" = 40'
Drawn By	DF3/GEM
CAD No.	220478
Plotted	2/24/26 12:17p
Ref. Dwg.	2022-049-1
Field Book FLD. SHT.,	664/27 & 671/75 SJH/PP
Job No.	
	250124 & 250579
Dwg. No.	2022-049-2-TPLAT
Sheet	

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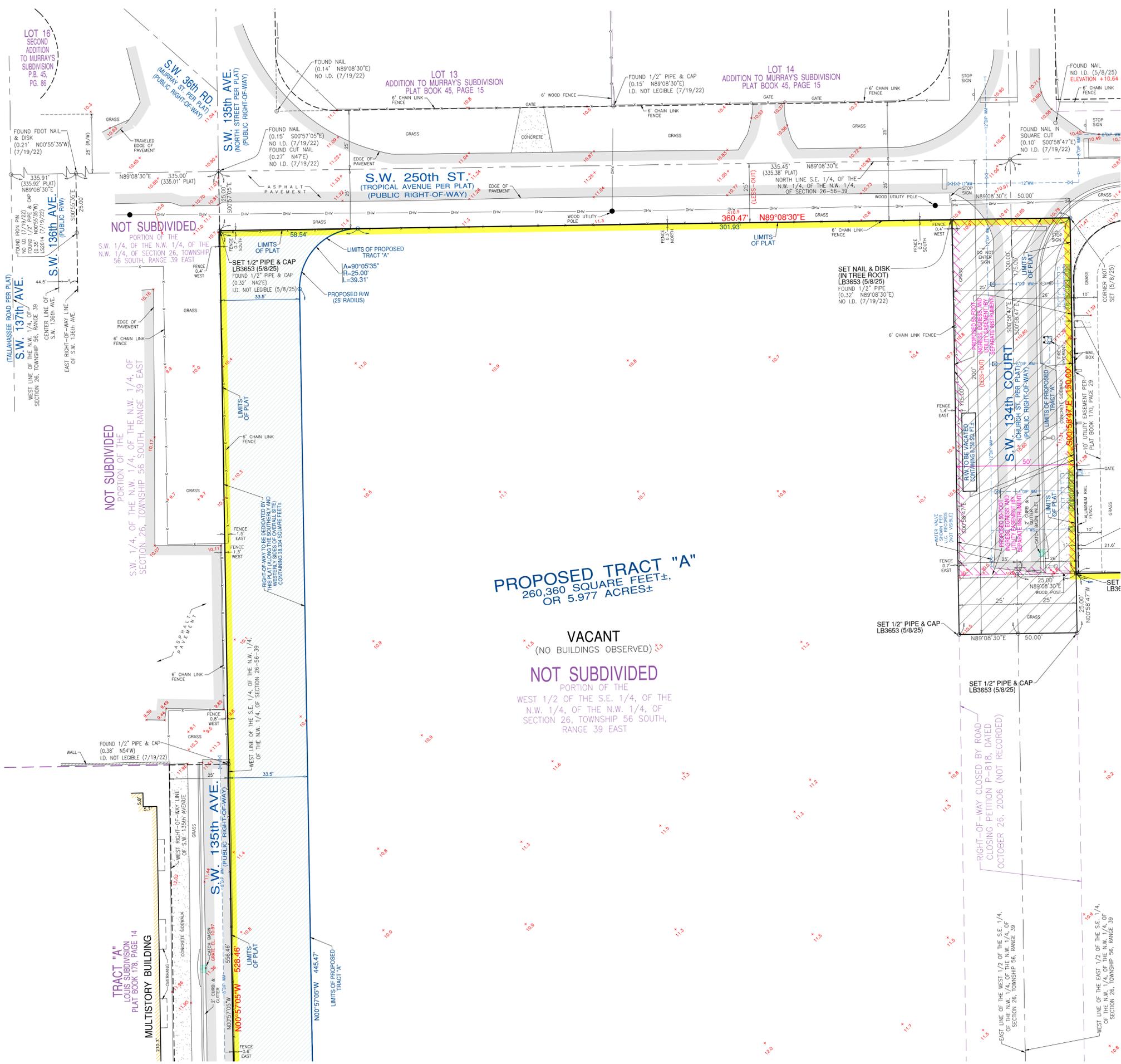
**LEGEND**

- = CATCH BASIN
- = CATCH BASIN INLET
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SEWER/GAS VALVE
- = CLEANOUT
- = WELL
- = DRAIN
- = GRADE ELEVATION
- = BOLLARD
- = SIGN
- = OVERHEAD UTILITY WIRE
- = CHAIN LINK FENCE
- = LIMITED ACCESS RIGHT-OF-WAY LINE
- = 0.5' CURB
- = 2.0' CURB & GUTTER
- = WALL
- = ELEVATION
- = INVERT
- = SANITARY
- = TYPICAL
- = CHAIN LINK FENCE
- = PERMANENT REFERENCE MONUMENT
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**UNDERGROUND UTILITIES LEGEND**

- = U.G. SANITARY SEWER LINE
  - = U.G. WATER MAIN
  - = U.G. WATER SERVICE LINE
- ABBREVIATIONS:
- U.G. = UNDERGROUND
  - ASAND. = ABANDONED U.G. UTILITY
  - LAT = LATERAL
  - DIP = DUCTILE IRON PIPE
  - HDPE = HIGH-DENSITY POLYETHYLENE PIPE
  - PVC = POLYVINYL CHLORIDE PIPE



**PROPOSED TRACT "A"**  
260,360 SQUARE FEET±,  
OR 5.977 ACRES±

**VACANT**  
(NO BUILDINGS OBSERVED)

**NOT SUBDIVIDED**  
PORTION OF THE  
WEST 1/2 OF THE S.E. 1/4, OF THE  
N.W. 1/4, OF THE N.W. 1/4, OF  
SECTION 26, TOWNSHIP 56 SOUTH,  
RANGE 39 EAST

**SEE SHEET 3**

**TRACT "A"**  
LOUIS SUBDIVISION  
PLAT BOOK 178, PAGE 14  
MULTISTORY BUILDING

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

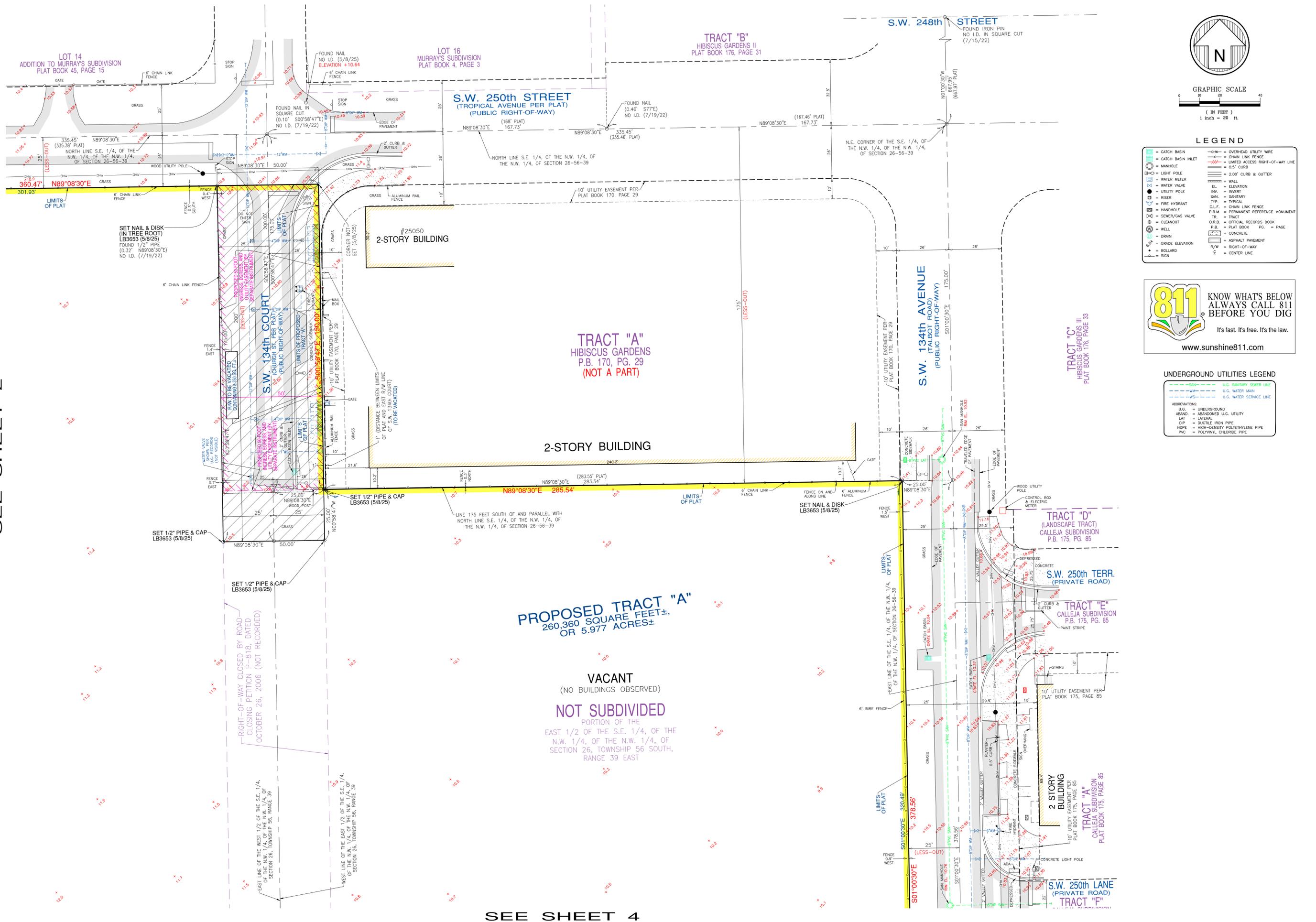
No.	Revision Description	O.N.
1	250130 ADD UNDERGROUND WATER & SANITARY SEWER UTILITY LINES BASED ON W.S.D. RECORDS (10/14/25)	
2	250130 REMOVE GROSS LOT AREA DETAIL (10/21/25)	
3	250130 AMEND PROP. DEVELOPMENT INFO. (12/1/25)	
4	250130 ADD ROW VACATION NOTE TO 1" STRIP LOCATED ALONG THE EASTERN SIDE OF S.W. 134th CT. (12/15/25)	
5	250130 REVISION TO WAY OF BEING VACATED LABEL AND SITE DEVELOPMENT NOTE TO 1" STRIP LOCATED ALONG THE EASTERN SIDE OF S.W. 134th CT. (12/15/25)	

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**TENTATIVE PLAT**  
**MILTON MIRAGE**  
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Original Date: 5/8/25  
Scale: 1" = 20'  
Drawn By: DF3/GEM  
CAD No.: 220478  
Plotted: 2/24/26 12:17p  
Ref. Dwg.: 2022-049-1  
Field Book: FLD. SHT., 664/27 & 671/75 SJH/PP  
Job No.: 250124 & 250579  
Dwg. No.: 2022-049-2-TPLAT  
Sheet: 2 of 5

SEE SHEET 2



- LEGEND**
- CATCH BASIN
  - CATCH BASIN INLET
  - MANHOLE
  - LIGHT POLE
  - WATER METER
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  - UTILITY POLE
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  - WALL
  - ELEVATION
  - INVERT
  - SANITARY
  - TYPICAL
  - CHAIN LINK FENCE
  - PERMANENT REFERENCE MONUMENT
  - TRACT
  - OFFICIAL RECORDS BOOK
  - PLAT BOOK
  - CONCRETE
  - ASPHALT PAVEMENT
  - RIGHT-OF-WAY
  - CENTER LINE

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- UNDERGROUND UTILITIES LEGEND**
- S.S. SANITARY SEWER LINE
  - W.M. WATER MAIN
  - W.S. WATER SERVICE LINE
- ABBREVIATIONS:**
- U.G. = UNDERGROUND
  - ABAND = ABANDONED U.G. UTILITY
  - LAT = LATERAL
  - DIP = DUCTILE IRON PIPE
  - HDPE = HIGH-DENSITY POLYETHYLENE PIPE
  - PVC = POLYVINYL CHLORIDE PIPE

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REV.	DATE	BY	DESCRIPTION
5	250130	CEM	REVISION TO PERMIT BY (2024) - Labeled and CEM
4	250130	CEM	ADD ROW VACATION NOTE TO 1" STRIP LOCATED ALONG THE EASTERN SIDE OF S.W. 134th CT. (12/17/25)
3	250130	CEM	AMEND PROP. DEVELOPMENT INFO. (12/17/25)
2	250579	CEM	REMOVED GROSS LOT AREA DETAIL (10/21/25)
1	250130	CEM	ADD UNDERGROUND WATER & SANITARY SEWER UTILITY LINES BASED ON W.A.S.D. U.G. RECORDS (10/14/25)

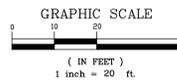
**Fortin, Leavy, Skiles, Inc.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 N.E. 168th Street, North Miami Beach, Florida 33162  
 Phone: 305-653-4493 / Email: fls@flsurvey.com

**TENTATIVE PLAT**  
**MILTON MIRAGE**  
 A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

Original Date: 5/8/25  
 Scale: 1" = 20'  
 Drawn By: DF3/GEM  
 CAD No.: 220478  
 Plotted: 2/24/26 12:17p  
 Ref. Dwg.: 2022-049-1  
 Field Book: FLD\_SHT., 664/27 & 671/75 SJH/PP  
 Job No.: 250124 & 250579  
 Dwg. No.: 2022-049-2-TPLAT  
 Sheet: 3 of 5

SEE SHEET 4



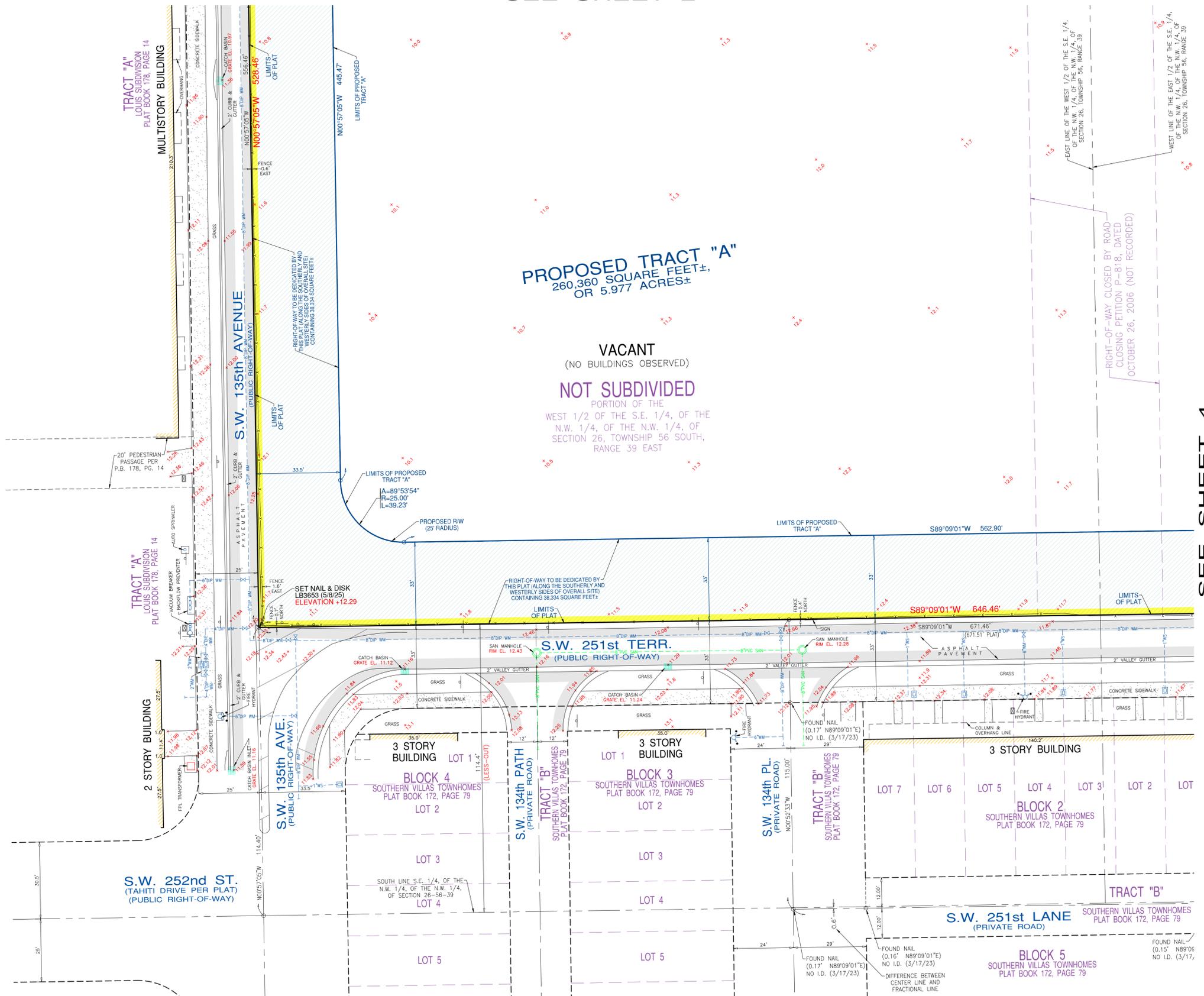


LEGEND


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UNDERGROUND UTILITIES LEGEND


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SEE SHEET 4

No.	O.N.	Revision Description
5	250130	REMOVED GROSS LOT AREA DETAIL (10/21/25)
4	250130	AMEND PROP. DEVELOPMENT INFO. (12/1/25)
3	250579	REMOVED GROSS LOT AREA DETAIL (10/21/25)
2	250130	ADD UNDERGROUND WATER & SANITARY SEWER UTILITY LINES BASED ON W.A.S.D. U.G. RECORDS (10/14/25)

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 A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 38 EAST, OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

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Sheet	5 of 5