

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CASTE GROUP FUEL

2. Owner's Name: CASTE GROUP FUEL LLC Phone: 305-316-7540

Address: 14850 SW 26 ST 210 City: MIAMI State: FL Zip Code: 33185

Owner's Email Address: JOENY@CASTEGROUPMIAMI.COM

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 30-6913-005-0100 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 124 AVE & SW 216 ST

7. Present Zoning: RU-1 Zoning Hearing No.: A2025000004

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(2,973 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)
COUNTY OF MIAMI-DADE)

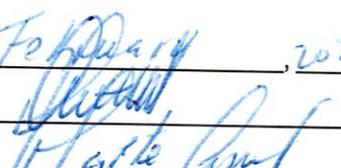
SS:

Signature of Owner: 

(Print name & Title here): Mario Castellanos (Manager)

BEFORE ME, personally appeared Mario Castellanos this 25th day of February, 2026 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 25 day of February, 2026 A.D.

Signature of Notary Public: 

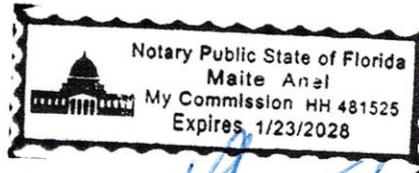
(Print, Type name here: Maite Anel)

01/23/2024
(Commission Expires)

HH 45152510
(Commission Number)

(NOTARY SEAL)

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





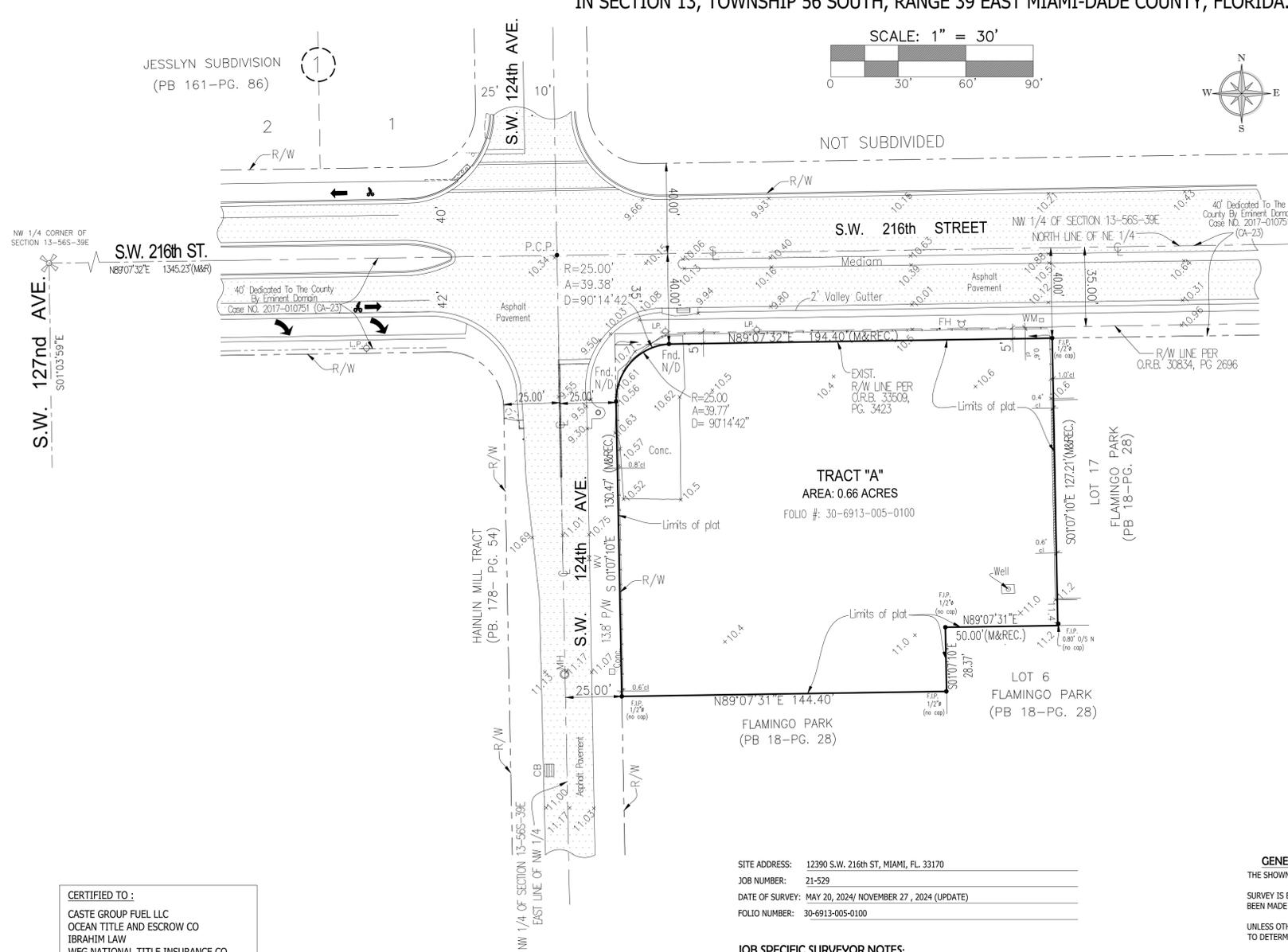
LEGAL DESCRIPTION CASTE GROUP FUEL

LOTS 3, 4, AND LOTS 5 AND 16 LESS THE NORTH 10 FEET THEREOF, BLOCK 2, FLAMINGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 33509, PAGE 3423 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TENTATIVE PLAT, BOUNDARY & TOPOGRAPHICAL SURVEY

CASTE GROUP FUEL

A PROPOSED REPLAT OF LOTS 3, 4, 5 AND 16, BLOCK 2, FLAMINGO PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.



CERTIFIED TO:
 CASTE GROUP FUEL LLC
 OCEAN TITLE AND ESCROW CO
 IBRAHIM LAW
 WFG NATIONAL TITLE INSURANCE CO

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENTS IN THE SUBJECT PROPERTY
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)
 -THERE IS A 10' UTIL. EASEMENT IN THE NORTH, THE SOUTH AND THE EAST LINES OF THE SUBJECT PROPERTY

SURVEYOR'S LEGEND (IF ANY APPLIED)	
	BOUNDARY LINE
	STRUCTURE (BLDG.)
	CONCRETE BLOCK WALL
	METAL FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	WOOD DECK/DOCK
	ASPHALTED AREAS
	CONCRETE
	BRICKS OR PAVERS
	ROOFED AREAS
	WATER (EDGE OF WATER)
	CATCH BASIN
	MANHOLE
	O.E. OVERHEAD ELECT.
	POWER POLE
	LIGHT POLE
	HANDICAP SPACE
	FIRE HYDRANT
	EASEMENT LINE
	WATER VALVE
	TV-CABLE BOX
	WM WATER METER
	CONC. LIGHT POLE

ABBREVIATION (IF ANY APPLIED)	
A	= CURVE ANGLE
R	= RADIUS
D	= CURVE INTERIOR ANGLE
A/C	= AIR CONDITIONING UNIT
ASPH	= ASPHALT
B.M.	= BENCH MARK
B/CORNER	= BLOCK CORNER
CB	= CONCRETE BLOCK STRUCTURE
CL	= CENTER LINE
CHUB	= CHORD BEARING
CLF	= CHAIN LINK FENCE
C	= CLEAR
CONC.	= CONCRETE
CR	= CURB
D	= DIAMETER
E	= EASEMENT
EN	= ENCROACHMENT
F/D	= FOUND DRILL HOLE
F.M.	= FIRE MANSARD
F/P	= FOUND IRON PIPE
S/D/H	= SET DRILL HOLE
S/D	= SET NAIL AND DISC
S/D	= SET FROM THE
S/D	= SET REBAR
S	= SECTION
T	= TOWNSHIP
R	= RANGE
S	= SECTION
E	= EAST
S	= SOUTH
W	= WEST
N	= NORTH
X	= INDICATES SECTION CORNER

SITE ADDRESS: 12390 S.W. 216th ST, MIAMI, FL 33170
 JOB NUMBER: 21-529
 DATE OF SURVEY: MAY 20, 2024 / NOVEMBER 27, 2024 (UPDATE)
 FOLIO NUMBER: 30-6913-005-0100

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120635-0584L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.4 FEET (NGVD)**
 - LAND AREA OF SUBJECT PROPERTY: **28.691 SF (+/-)** CALCULATED
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. BC-18-R**, WITH AN ELEVATION OF **10.00 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.01°07'13"E, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 124th AVE., LYING AND BEING IN SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
 - DADE COUNTY FLOOD CRITERIA = 9.0 NAVD, 10.53 NGVD.
 - NUMBER OF LOTS: ONE TRACT
 - DEVELOPMENT INFO: GAS STATION C-STORE (2,511 SF) & CAR WASH (911 SF) ON TRACT "A" AS PER APPROVED A2025000004

LEGAL DESCRIPTION
 LOTS 3, 4, AND LOTS 5 AND 16 LESS THE NORTH 10 FEET THEREOF, BLOCK 2, FLAMINGO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO MIAMI-DADE COUNTY BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 33509, PAGE 3423 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:
 THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
 SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
 UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
 THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
 PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
 THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
 THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
 THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
 THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
 ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
 IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.
 NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
 WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PLSM ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers . Planners . Surveyors
 3195 PONCE DE LEON BLVD, SUITE 200
 CORAL GABLES, FL 33134
 PHONE: (305) 998-8627
 ASOMI@AMC.COM

FOR: CASTE GROUP FUEL LLC
 SCALE: 1"=25'
 DATE: 11/27/24
 DRAWN BY: D.G.
 CHECKED BY: E.P.
 FIELD BOOK No.
 PAGE No. 1

ORDER No. 24-529
 SHEET No. 1

DATE: MARCH 6, 2026.