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: (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

М	unicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 2 Twp.: 53 S. Rge.: 41 E. / Sec.: Twp.:S. Rge.: E.				
1.	Name of Proposed Subdivision: Metro Shores Subdivision				
2.	er's Name: 9150 Apartments LLC Phone: 305-665-1951				
	Address: 1450 Madruga Avenue Suite 209 City: Coral Gables State: FL Zip Code: 33146				
	Owner's Email Address: damian@det-sc.com				
3.	Surveyor's Name: Transamerica, ESM Inc Phone: 7864024475				
	Address: 675 West 76th St City: Hialeah State: FL Zip Code: 33014				
	Surveyor's Email Address: quintana_j@transamericasurvey.com				
4.	Folio No(s).: 30-3102-000-0010 / 30-3102-000-0680 / /				
5.	. Legal Description of Parent Tract: See attached Exhibit "A"				
6. Street boundaries: NW 91st St. & NW 7th Ave.					
7.	Present Zoning: NCUAD Zoning Hearing No.: A2018000037				
	Proposed use of Property: Existing 4 story residential apartment building with 48 units - To remain Proposed 3 story residential apartment building with 21 units 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. Futhermore, 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.

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) SS:	Signature of Owner:	
COUNTY OF MIAMI-DADE)	(Print name & Title here): Andrew Herskowitz,	Manager
BEFORE ME, personally appeared Andrew He acknowledged to and before me that (he/she) execution	cuted the same for the purposed therein. Personally known and who did (not) take an oath.	A.D. and (he/she)
WITNESS my hand and seal in the County and Sta	ate last aforesaid this <u>5</u> day of <u>November</u>	, 2025 A.D.
Notary Public State of Florida	Signature of Notary Public:	
Janet Viera My Commission HH 580691 Expires 8/11/2028	(Print, Type name here: Jane & Vier	9
	8/11/2028 H	14580691
(NOTARY SEAL)	(Commission Expires) (Co	ommission Number)

EXHIBIT "A"

PARCEL 1

The South 1/2 of the SE 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2, Township 53 South Range 41 East, less the East 50 Feet and less the South 35 Feet, and less the West 230 Feet of the East 280 Feet of the North 100 Feet of the South 135 Feet thereof, together with the South 99.25 Feet of the North 1/2 of the SE 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2 Township 53 South Range 41 East, less the East 50 Feet thereof, less the South 35 feet thereof in Miami-Dade County, Florida.

PARCEL 2

The East 100 Feet of the South 1/2 of the SW 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2, Township 53 South, Range 41 East less the South 35 feet thereof in Miami-Dade County, Florida.

CONTACT PERSON INFORMATION

JULIO A. QUINTANA, PSM #6214

786-402-4475 Telephone number: ___

E-mail address: quintana_j@transamericasurvey.com

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

TENTATIVE PLAT - BOUNDARY / TOPOGRAPHIC SURVEY

METRO SHORES SUBDIVISION

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

..\..\..\Contour Line Surveyors and Mappers\Alberto Jorge - Data\Surv\Acad\Sunshine Logos\Sunshine_logo.jr

SURVEYOR'S REPORT:

-For informational purposes only: Number of proposed P.R.M.s: Number of proposed P.C.P.s: Number of proposed Tract Corners:

—The streets' rights—of—way abutting this property are physically open to traffic unless otherwise noted.

-Legal Description Source: As per provided Opinion of Title by client.

-No other instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as those shown (if any).

-Bearings shown hereon are based on an assumed value of NO2°13'50"W along the East line

of the SE ¼ of Section 2, Township 53 South, Range 41 East, Miami-Dade County, Florida. -Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee (FGCC) standards and specifications for geodetic levelina:

Benchmarks Used: Benchmark Name: L-1-1

Locator:

8.36 (6.79 NAVD88) Elevation: 553.502.00 Northing:

916,207.00 Eastina:

NW 85th Street - 270' North of centerline NW 7th Avenue - East of Location:

centerline. Note: L-1-1 erroneously stamped "8.29". SRD disc in SE corner of bridge over little river canal in bridge

Description:

-This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

-No underground installations of utilities or improvements have been located.

-FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.

—The boundary line dimensions and directions as shown on the survey hereon form a

mathematically closed figure. -No excavation or determination was made as to how the property or properties is/are

-No footing/foundation of buildings (if any) and concrete walls (if any) or any of their

underground structures have been determined with respect to the property line(s). This firm has not attempted to locate underground improvements of any nature. -The Surveyor makes no representation as to ownership or possession of the Subject

Property by any entity or individual that may appear on the Public Records of this County. -The information depicted on this map represents the results of the survey on the date

indicated and can only be considered as indicating the general conditions existing at that —This survey map, notes, and report, or the copies thereof, are not valid without the

signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed. -Additions or deletions to survey maps or reports by other than the signing party or parties

-The symbols (if any) reflected in the legend and on the sketch of survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

is prohibited without written consent of the signing party or parties.

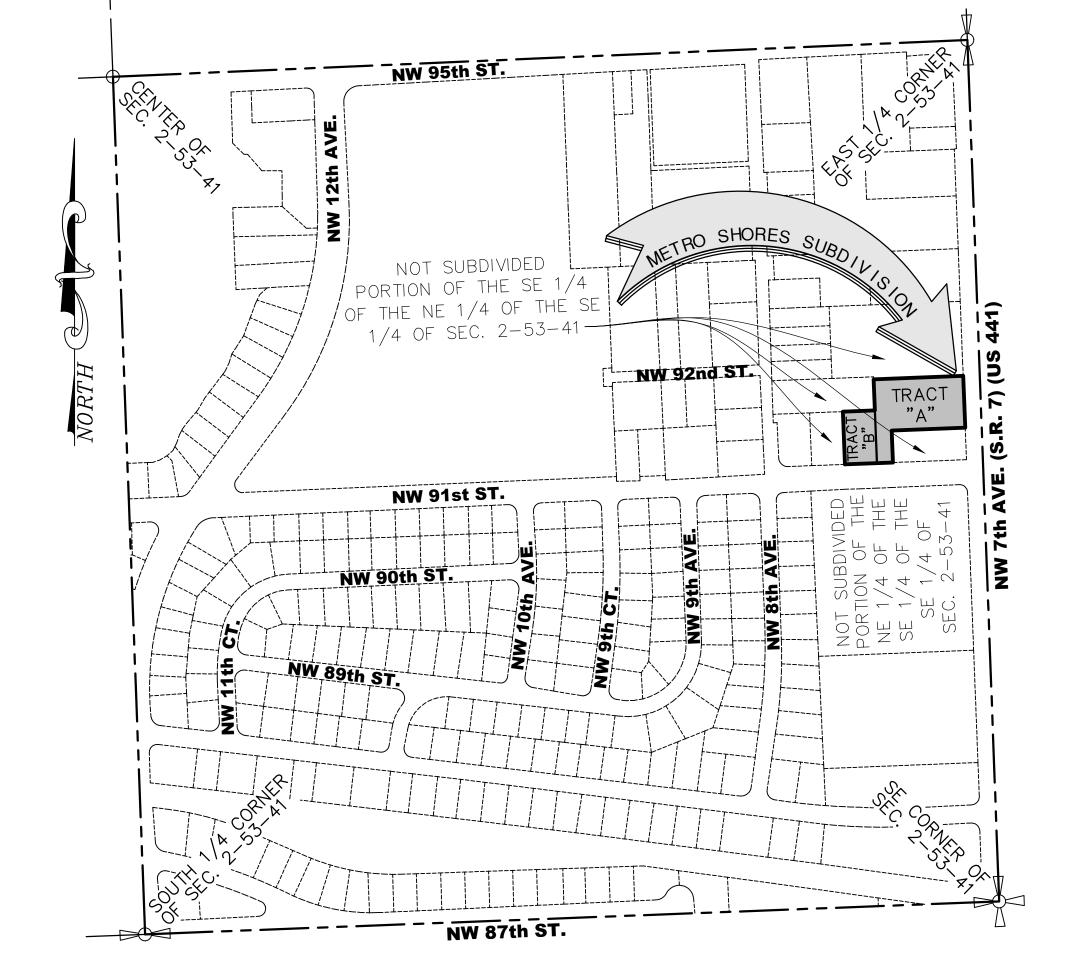
-The surveyor did not inspect the property for environmental hazards nor observed any wetland delineation markers during the course of the survey.

—Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

-Legal ownership of any located fences and/or walls (if any) during the course of the survey is not determined by surveyor.

-Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'. -Limits of asphalt paving (if any) are approximate and, unless otherwise shown, are reasonably consistent with existing topographic conditions.

-Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)-(2011)-(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).



LOCATION SKETCH

THE SE 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA. (SCALE: 1"=300")

LEGAL DESCRIPTION:

PARCEL "A"

The South 1/2 of the SE 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2, Township 53 South, Range 41 East, less the East 50 feet and less the South 35 feet, and less the West 230 feet of the East 280 feet of the North 100 feet of the South 135 feet thereof, together with the South 99.25 feet of the North 1/2 of the SE 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2. Township 53 South, Range 41 East, less the East 50 feet thereof.less the south 35 thereof in Miami-Dade County, Florida.

PARCEL B

The East 100 feet of the South 1/2 of the SW 1/4 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 2, Township 53 South, Range 41 East less the South 35 feet thereof in Miami Dade County, Florida.

TOTAL PROPERTY AREA:

56.535 Sq. Ft or 1.30 Acres ±

TAX FOLIO NUMBERS:

30-3102-000-0010 - 9150 NW 7th Avenue, Migmi, FL 33150 30-3102-000-0680 - No address has yet been assigned.

9150 Apartments, LLC

OWNER:

3250 Grand Avenue, Suite 201 Miami, FL 33133 Andrew L. Herskowitz hersk@bellsouth.net 305-665-1951

SURVEYOR: TRANSAMERICA, ESM. INC. 675 West 76th Street. Hialeah, FL 33014

Julio A. Quintana quintana_i@transamericasurvey.com 786-402-4475

WATER AND SEWER SERVICES:

Miami-Dade Water and Sewer Department

MIAMI-DADE COUNTY FLOOD CRITERIA: Miami-Dade County Flood Criteria: 6 feet ± NAVD88 (North American Vertical Datum of 1998) or 7.5 ± NGVD 1929 (National Geodetic Vertical Datum of 1929), as per Miami-Dade County

FEMA INFORMATION:

As per Federal Emergency Management Agency FEMA Flood Map Service Center website located at https://msc.fema.gov/portal/home

NGVD 1929 (National Geodetic Vertical Datum of 1929)

Flood Criteria Map GIS website, effective October 28, 2022.

Flood Zone: AH and X Base Flood Elevation:

Map Number: 12086C0302L with a date of identification of September 11, 2009

Community Name & Number: Miami-Dade County, 120635

ZONING INFORMATION:

Present Zoning Classification: NCUAD — North Central Urban Area District Zoning Application Process Number: Z2018P00092 Expansion to a Legally Non-conforming Apartment Building

DEVELOPMENT INFORMATION:

Admin Site Plan Review of ASPR No. A2018000037 approval of 21 unit residential development. Existing: 4 Story Residential Apartment Building with 48 units to remain. New: 3 Story Residential Apartment Building with 21 units.

Total of 69 residential apartment units.

NUMBER OF SITES:

Number of Tracts: 2 Tract "A" (existing 4 story residential building) Tract "B" (new 3 story residential building)

 $43,138 \text{ sq. ft } (0.99 \text{ acres } \pm)$ 13.397 sq. ft (0.31 acres \pm) 56,535 sq. ft (1.30 acres \pm)

ZONING: NCUAD (North Central Urban Area District)

SINGLE FAMILY ATTACHED UNITS: 0

SINGLE FAMILY DETACHED UNITS: 0

MULTI-FAMILY UNITS: 69

TOTAL ACREAGE: 1.30 acres \pm

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the BOUNDARY AND TOPOGRAPHIC SURVEY of the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this BOUNDARY SURVEY meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 DRAWN: A.J. Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and corrections the best of my knowledge and belief. Subject to notes and notations shown hereon Last Field survey date: 10-23-2025. TRANSAMERICA, ESM MICO 68 Nu

CERTIFICATE OF AUTHORIZATION NO. SL.B.# 8018

STATE OF

Professional Surveyor and Mapper No. 6214 State of Florida

CHECKED: J.A.Q. SCALE: AS NOTED DATE: 10-23-2025 **PROJ. #**: 2025 T1 SHEET

OF 2 SHEETS

RANSAMERICA ROFESSIONAL LAND SUR CERTIFICATE OF AUTHORIZ 675 West 76th Street, (786) 402-

TOPOGRAPHIC SURVE UBDIVISION

JNDARY

TENTATIVE

T-PLAT# 24209

