

## 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

Municipality: 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. Owner'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
8. 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. 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)

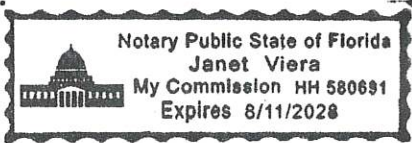
SS:

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

(Print name & Title here): Andrew Herskowitz, Manager

BEFORE ME, personally appeared Andrew Herskowitz this 5 day of November 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 5 day of November, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Janet Viera)

8/11/2028  
(Commission Expires)

HH 580691  
(Commission Number)

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

**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.



E-mail address: [quintana\\_j@transamericasurvey.com](mailto:quintana_j@transamericasurvey.com)

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.

...\\[...]\Contour Line Surveyors and Mappers\Alberto Jorge - Data\Surv\Acad\Sunshine (logs\Sunshine\_logs)

TOTAL ACREAGE: 1.30 acres ±

[illegible]

Julio A. Quintana Date  
Professional Surveyor and Mapper No. 6214  
State of Florida

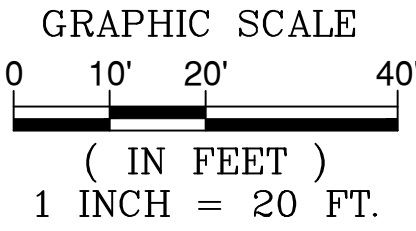
T-PLAT# 24209

100



TENTATIVE PLAT - BOUNDARY / TOPOGRAPHIC SURVEY  
METRO SHORES SUBDIVISION

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.



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, ADJUTING 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.

CONTACT PERSON INFORMATION

Name: JULIO A. QUINTANA, PSM #6214  
Telephone number: 786-402-4475  
E-mail address: quintana\_j@transamericasurvey.com

LEGEND:

- Benchmark
- Centerline
- Catch Basin
- Clean Out
- Diameter
- Fire Hydrant
- Gravel
- Guard Post
- Handicap
- Overhead Electrical Line
- P.C.P. (Permanent Control Point)
- P.R.M. (Permanent Reference Monument)
- Section Line
- Street Sign
- Wood Fence
- Manhole Unknown
- Sanitary Sewer Manhole
- Storm Manhole
- Storm Sewer Manhole
- Electric Meter
- Water Meter
- Concrete Light Pole
- Concrete Pole
- Concrete Power Pole
- Concrete Power Light Pole
- Metal Light Pole
- Metal Pole
- Metal Power Pole
- Wood Light Pole
- Wood Pole
- Wood Power Pole
- Electric Utility Box
- T.V. Utility Box
- Irrigation Control Valve
- Tree
- Palm
- Pine

ABBREVIATIONS:

- Asph
- C.L.F.
- C.&G.
- Conc.
- Elev.
- F.F.E.
- Fnd
- LB
- L.S.
- I.P.
- M.F.
- N.&D.
- NGVD
- O.R.B.
- P.B.
- P.S.M.
- P.G.
- R/W
- S.C.P.
- SQ. FT
- S.R.
- SEC.
- SEC. 2-53-41
- Swk
- TYP.
- U.B.
- U.E.
- W.F.
- Asphalt
- Chain Link Fence
- Curb & Gutter
- Concrete
- Elevation
- Finish Floor Elevation
- Found
- Licensed Business
- Licensed Surveyor
- Iron Pipe
- Metal Fence
- Nail & Disc
- National Geodetic Vertical Datum
- Official Records Book
- Plot Book
- Professional Surveyor and Mapper
- Page
- Right-of-Way
- Survey Control Point
- Square Feet
- State Road
- Section
- Section 2, Township 53 South, Range 41 East
- Sidewalk
- Typical
- Utility Box
- Utility Easement
- Wood Fence



T-PLAT# 24209

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

DESCRIPTION

NO. DATE

TENTATIVE PLAT - BOUNDARY / TOPOGRAPHIC SURVEY  
METRO SHORES SUBDIVISION

9150 Apartments, LLC  
3250 Grand Avenue, Suite 201  
Miami, FL 33133

9150 NW 7th Avenue  
Miami, FL 33150

MIAMI-DADE COUNTY, FLORIDA

TA TRANSAMERICA, ESM, INC.

PROFESSIONAL LAND SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 8018  
675 West 76th Street, Hialeah, FL 33014  
(786) 402-4475  
quintana\_j@transamericasurvey.com

DRAWN: A.J.

CHECKED: J.A.Q.

SCALE: AS NOTED

DATE: 10-23-2025

PROJ. #: 2025 T1

SHEET

2

OF 2 SHEETS