

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.: 55 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Z & M SUBDIVISION

2. Owner's Name: Z & M PROPERTIES LLC Phone: _____

Address: 12780 SW 122 AVE , STE 200 City: MIAMI State: FLORIDA Zip Code: 33186

Owner's Email Address: gperez@solaresco.com

3. Surveyor's Name: OSCAR E. BAEZ-CUSIDO Phone: 305-265-1002

Address: P.O. BOX 558981 City: MIAMI State: FLORIDA Zip Code: 33255-8981

Surveyor's Email Address: oscar.360surveying@gmail.com

4. Folio No(s): 30-5913-000-0115 / 30-5913-000-0120 / _____ / _____

5. Legal Description of Parent Tract: A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13 TOWNSHIP 55 SOUTH RANGE 39 EAST

6. Street boundaries: SW 128TH STREET BETWEEN SW 122ND AVENUE AND SW 127TH AVENUE

7. Present Zoning: IU-C Zoning Hearing No.: _____

8. Proposed use of Property: INDUSTRIAL /WAREHOUSE (TRACT A / TRACT B)

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(165,250 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: [Signature]

(Print name & Title here): Carlos M. Solares (President)

BEFORE ME, personally appeared Carlos M. Solares this 11 day of December, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of December, 2024 A.D.

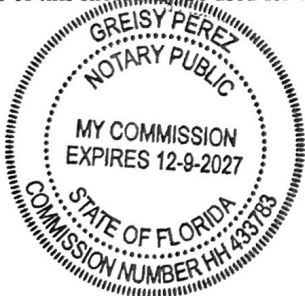
Signature of Notary Public: [Signature]

(Print, Type name here: Greisy Perez)

12-09-2027 (Commission Expires) HM 433783 (Commission Number)

(NOTARY SEAL)

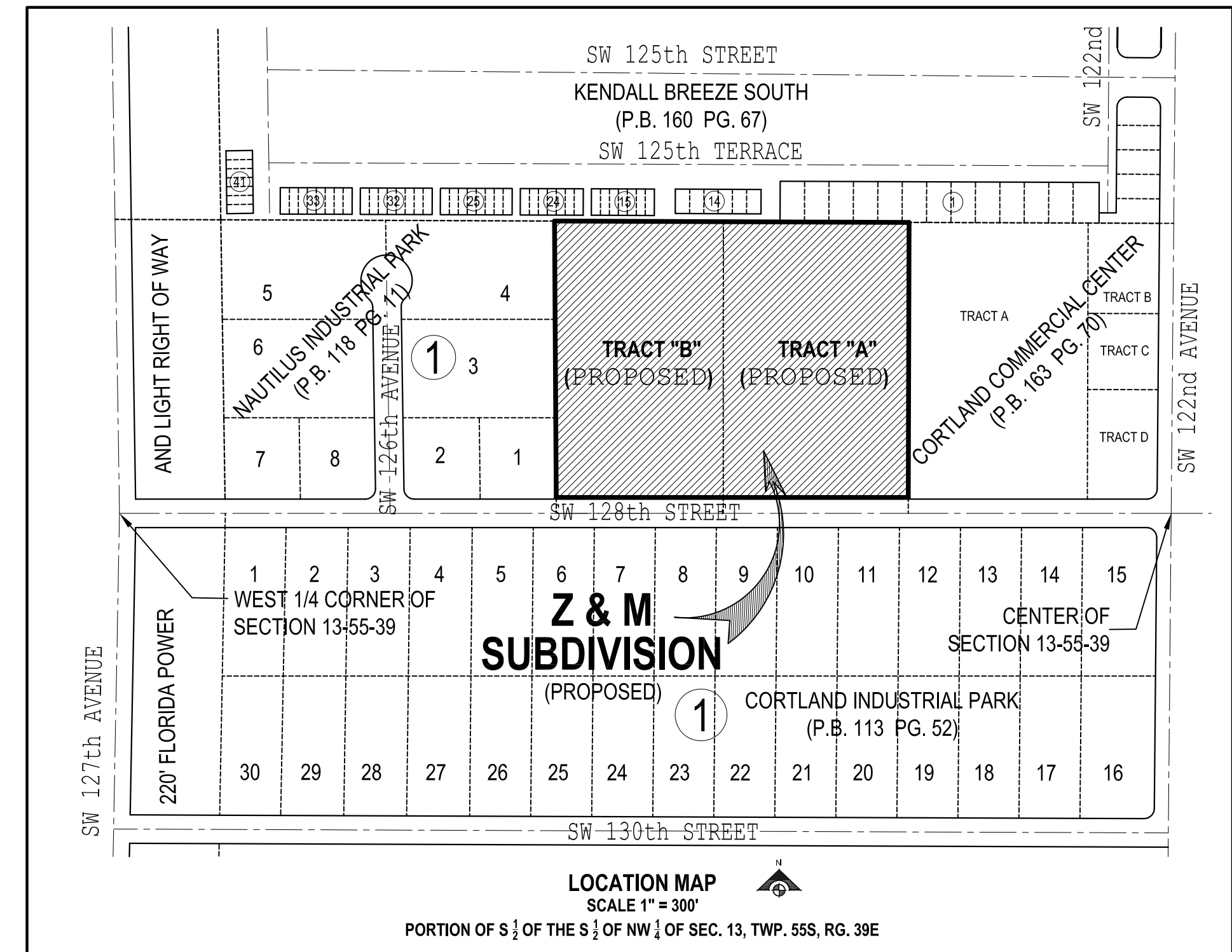
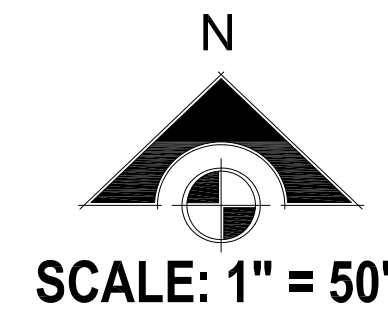
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



**BOUNDARY AND TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT OF
Z & M SUBDIVISION**
A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 55 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA,

PREPARED BY

360° SURVEYING AND MAPPING, LLC
LAND SURVEYORS AND MAPPERS
P.O. BOX 558981 MIAMI, FL. 33255-8981
PHONE: (305) 265-1002
OSCAR.360SURVEYING@GMAIL.COM



LEGAL DESCRIPTION:
(FOLIO: 30-5913-000-0115)
A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 55 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE RUN NORTH 86 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 1483.95 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE, CONTINUE NORTH 86 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 454.55 FEET; THENCE RUN NORTH 2 DEGREES 59 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 715.19 FEET; THENCE RUN, SOUTH 87 DEGREES 03 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, FOR A DISTANCE OF 456.53 FEET; THENCE RUN, SOUTH 03 DEGREES 09 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 716.91 FEET, TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY LINE SUBJECT TO O.R. BOOK 30483, PAGE 3081-3082, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 7.58 ACRES.

AND
(FOLIO: 30-5913-000-0120)
A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 55 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE RUN NORTH 86 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 1073.53 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE, CONTINUE NORTH 86 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 410.43 FEET; THENCE RUN, NORTH 3 DEGREES 09 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 716.91 FEET; THENCE RUN, SOUTH 87 DEGREES 03 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, FOR A DISTANCE OF 414.94 FEET; THENCE RUN, SOUTH 03 DEGREES 30 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 718.41 FEET, TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY LINE SUBJECT TO O.R. BOOK 30483, PAGE 3081-3082, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 6.43 ACRES.

FLOOD ZONE INFORMATION: BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS
COMMUNITY NO. 120345 PANEL NO. 0128 SUFFIX L FIRM DATE: 09-11-2009 FLOOD ZONE: X

THE SUBJECT PROPERTY FALL WITHIN MIAMI-DADE COUNTY FLOOD CRITERIA +8.34 FEET, MORE OR LESS, AS DERIVED FROM "AMENDED PLAT OF FLOOD CRITERIA MAP", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.
THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: **BOUNDARY AND TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT ONLY**, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT, ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.
REFERENCE BENCH MARK P-705 ELEVATION: 7.97 FEET (NGVD)
SHOWN ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)
THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.
WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/100 FOOT UNLESS OTHERWISE SHOWN.
SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.
BENEFICIARIES OF THIS SURVEY ARE HEREBY ADVISED THAT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTIES, SUNSHINE STATE ONE CALL OF FLORIDA, INC. SHALL BE NOTIFIED WITH REGARD TO THE DETERMINATION OF LOCATION OF UNDERGROUND UTILITIES. THIS NOTICE IS GIVEN IN ACCORDANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556-101 ET SEQ OF THE FLORIDA STATUTES.
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND/OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

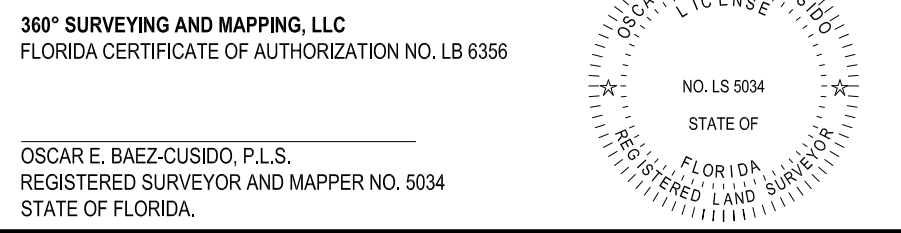
PRESENT ZONING OF SUBJECT PROPERTY: IU-C (7700 INDUSTRIAL RESTRICTED)

DEVELOPMENT INFORMATION: (PROPOSED USES)
(TRACT A) FOLIO 30-5913-000-0115
PHASE 1: Two new one story warehouse buildings. One warehouse building "A" is at street level with an area approximately 21,595 SF of construction. The second warehouse building "B" is Dock Height warehouse of approximately 24,225 SF of construction.
PHASE 2: Two new one story warehouse buildings. One warehouse building "C" is at street level with an area approximately 21,595 SF of construction. The second warehouse building "D" is Dock Height warehouse of approximately 24,225 SF of construction.
(TRACT B) FOLIO 30-5913-000-0120
PHASE 3: Two new one story warehouse buildings. One warehouse building "E" is at street level with an area approximately 17,170 SF of construction. The second warehouse building "F" is Dock Height warehouse of approximately 19,635 SF of construction.
PHASE 4: Two new one story warehouse buildings. One warehouse building "G" is at street level with an area approximately 17,170 SF of construction. The second warehouse building "H" is Dock Height warehouse of approximately 19,635 SF of construction.

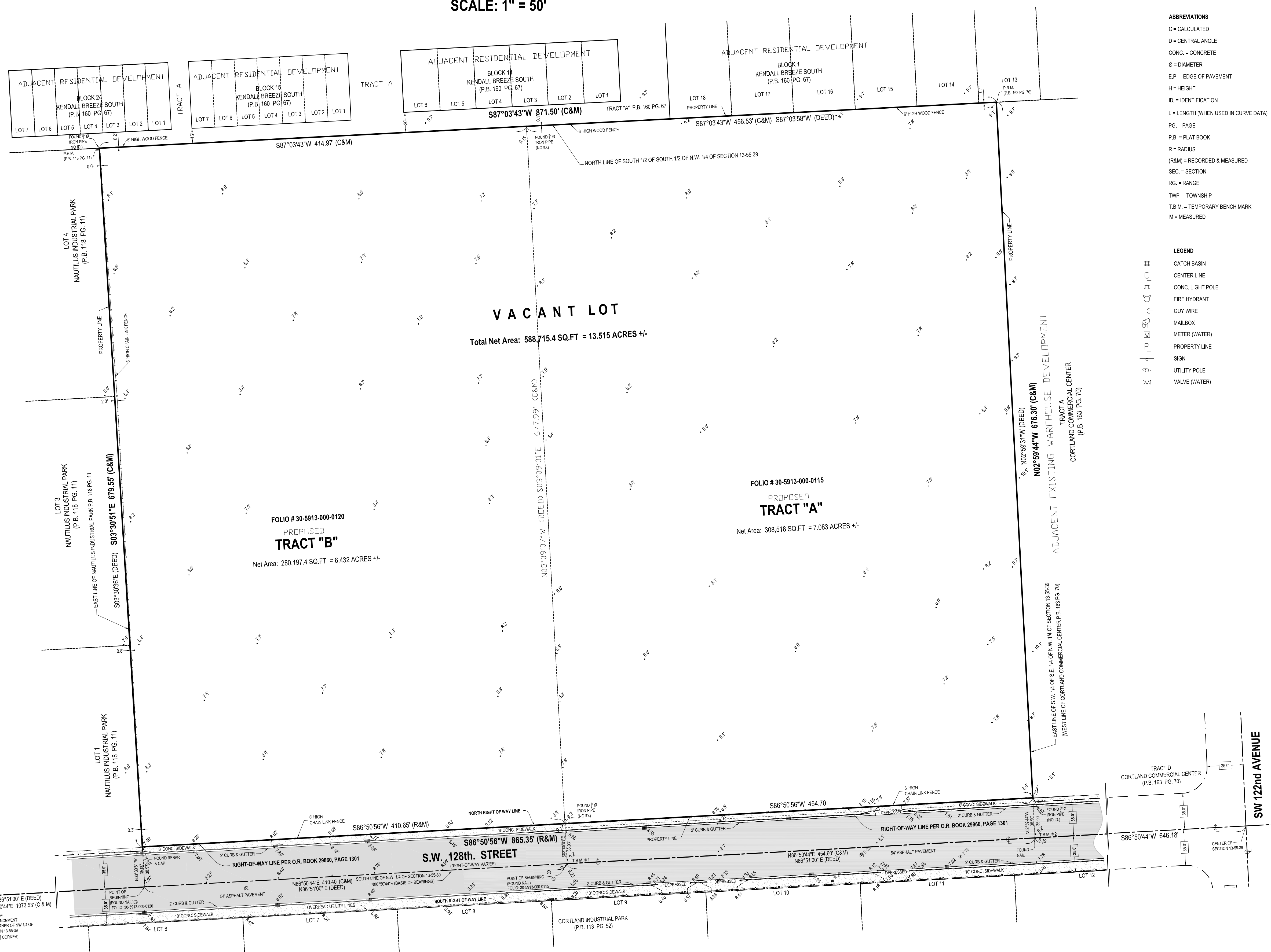
OWNERS OF RECORD:
Z & M PROPERTIES, LLC
12785 SW 122nd AVENUE # 200
MIAMI, FL 33186

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY AND TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



ORIGINAL FIELD DATE	11-27-2024	REVISIONS:	03-03-2025 add development info.
JOB NO.	2410-0078.2		



- ABBREVIATIONS**
C = CALCULATED
D = CENTRAL ANGLE
CONC. = CONCRETE
Ø = DIAMETER
E.P. = EDGE OF PAVEMENT
H = HEIGHT
ID. = IDENTIFICATION
L = LENGTH (WHEN USED IN CURVE DATA)
PG. = PAGE
P.B. = PLAT BOOK
R = RADIUS
(R/M) = RECORDED & MEASURED
SEC. = SECTION
RG. = RANGE
TWP. = TOWNSHIP
T.B.M. = TEMPORARY BENCH MARK
M = MEASURED
- LEGEND**
CATCH BASIN
CENTER LINE
CONC. LIGHT POLE
FIRE HYDRANT
GUY WIRE
MAILBOX
METER (WATER)
PROPERTY LINE
SIGN
UTILITY POLE
VALVE (WATER)

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356