

## 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.: 35 Twp.: 52 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Faith Place Village

2. Owner's Name: Faith Community Baptist Church Phone: 305-215-6767

Address: 10401 NW 8 Avenue City: Miami State: FL Zip Code: 33150

Owner's Email Address: Ellen Buckley <ellen@prosperaco.com>

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 30-2135-000-0450 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 105 Street and NW 8 Avenue

7. Present Zoning: RU-2 Zoning Hearing No.: Z2024000237

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( 10 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: ☒ 27 Tr. PLX

**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.

**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: EMC Buckley

(Print name & Title here): Ellen Buckley

BEFORE ME, personally appeared Ellen Buckley this 2nd day of April, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL Private or produce FL Private as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2nd day of April, 2025 A.D.



JASON GARCIA  
Commission # HH 111010  
Expires July 30, 2025  
Bonded Thru Budget Notary Services

Signature of Notary Public: Jason Garcia

(Print, Type name here): Jason Garcia

(NOTARY SEAL)

(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"**  
**LEGAL DESCRIPTION**

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 52 South, Range 41 East, Less the South 172 Feet and Less the North 28 Feet of the East 100 feet of the South 200 Feet thereof, lying and being in Miami-Dade County, Florida.

Less certain real property conveyed to the County of Miami-Dade, a Body Corporate and a Political Subdivision of the State of Florida, and its successors in interest, under Special Warranty Deed dated January 21, 1956, filed for record February 15, 1956, and recorded in Deed Book 4226, at Page 570, of the Public Records of Miami-Dade County, Florida, described as follows:

The North 25 Feet and the West 25 Feet of the following described property: the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 52 South, Range 41 East, Less the South 172 Feet thereof and Less the North 28 Feet of the East 100 Feet of the South 200 Feet thereof, lying and being in Miami-Dade County, Florida.



TENTATIVE PLAT  
OF  
FAITH PLACE VILLAGE

PORTION IN THE WEST 1/2 OF THE SOUTHEAST 1/4  
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA

OWNER: FAITH PLACE COMMUNITY PARTNER, LLC  
1825 PONCE DE LEON SUITE 379  
CORAL GABLES FL 33134  
PHONE: 305-215-6767  
EMAIL: ELLEN@PROSPERACO.COM

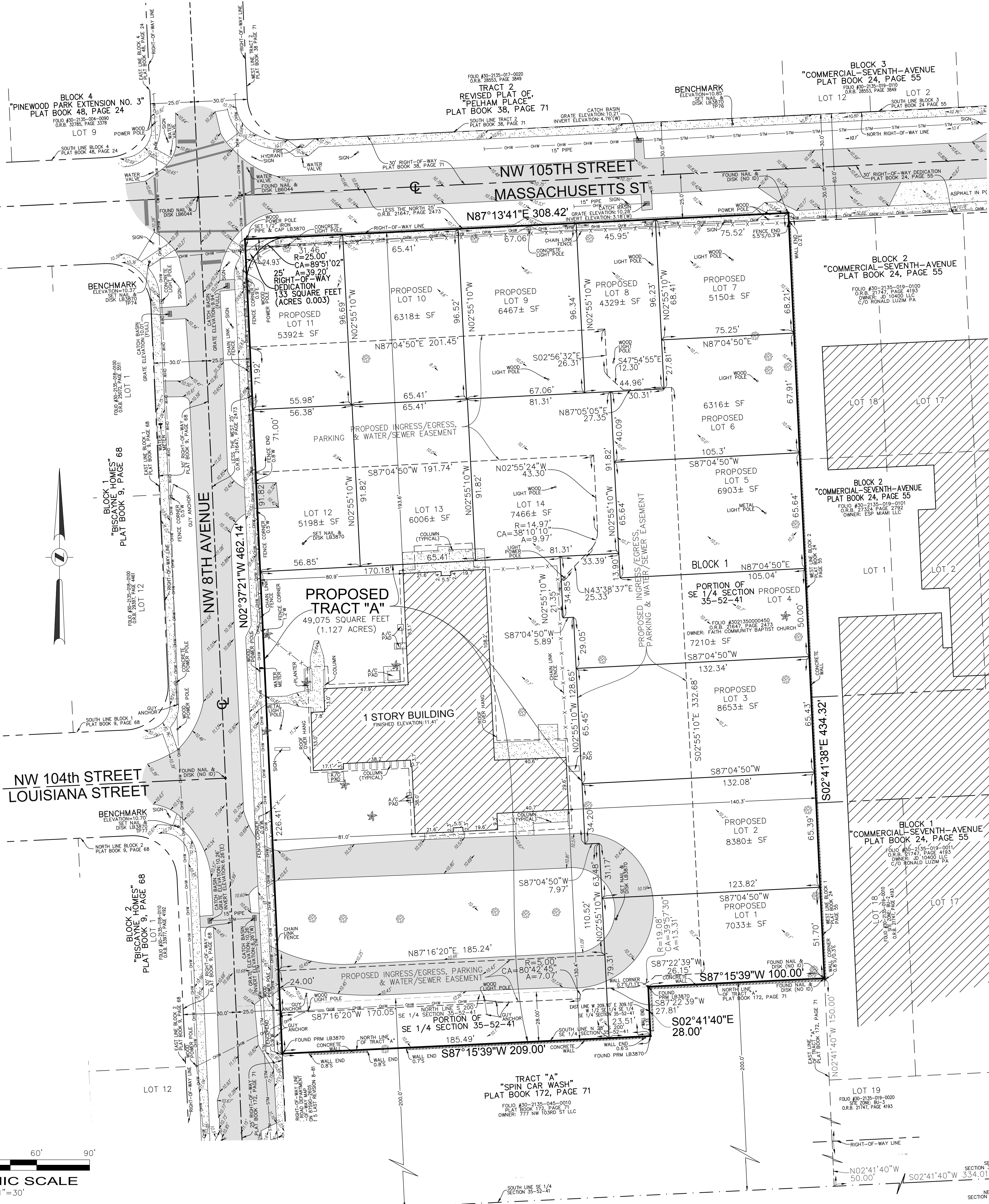
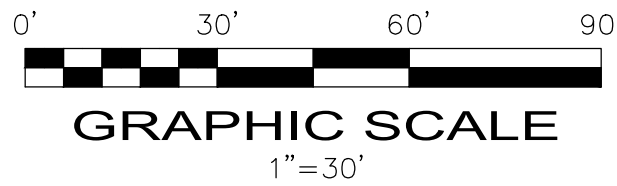
DEVELOPMENT INFORMATION	
TRACT	LAND USE
"A"	EXISTING HOUSE OF WORSHIP--10,448 SQUARE FEET-- TO REMAIN 5 DUPLEX (10 UNITS) /9 TRIPLEX (27 UNITS)

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC.; JANE STORMS  
TELEPHONE NUMBER: 954.572.1777  
FAX NUMBER: 954.572.1778  
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

LEGEND & ABBREVIATIONS

CONCRETE  
ASPHALT PAVEMENT  
ELEVATION  
OVERHEAD WIRES  
UNDERGROUND STORM SEWER LINE  
UNDERGROUND SANITARY SEWER LINE  
CENTERLINE  
RADIUS  
CA= CENTRAL ANGLE  
A= ARC LENGTH  
FPL FLORIDA POWER & LIGHT COMPANY  
LB LICENSED BUSINESS  
O.R.B. OFFICIAL RECORDS BOOK  
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)



LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 52 SOUTH, RANGE 41 EAST LESS THE SOUTH 172 FEET AND LESS THE NORTH 28 FEET OF THE EAST 100 FEET OF THE SOUTH 200 FEET THEREOF; LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

LESS CERTAIN REAL PROPERTY CONVEYED TO COUNTY OF MIAMI-DADE, A BODY CORPORATE AND A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ITS SUCCESSORS IN INTEREST, UNDER SPECIAL WARRANTY DEED DATED JANUARY 21, 1956 FILED FOR RECORD FEBRUARY 15, 1956 AND RECORDED IN DEED BOOK 4226, PAGE 570, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTH 25 FEET AND THE WEST 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 52 SOUTH, RANGE 41 EAST LESS THE SOUTH 172 FEET THEREOF AND LESS THE NORTH 28 FEET OF THE EAST 100 FEET OF THE SOUTH 200 FEET THEREOF; LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 139,896 SQUARE FEET (3.212 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: L-16, ELEVATION: 9.96 FEET & BENCHMARK: N-385, ELEVATION: 13.86 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12086C0302L; COMMUNITY #120635; MAP DATE: 9/11/9.
- THIS SITE LIES IN SECTION 35, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE EAST RIGHT-OF-WAY LINE OF NW 8TH AVENUE BEING N02°37'21"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: FAITH PLACE COMMUNITY PARTNERS, LLC.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS NO PARKING SPACES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- SITE FOLIO NUMBER: 3021350000450.
- DADE COUNTY FLOOD CRITERIA IS 9.52' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 8' NORTH AMERICAN VERTICAL DATUM OF 1988 [NAVD88]).
- ZONING DISTRICT: (RU-2) TWO-FAMILY RESIDENTIAL DISTRICT.
- THIS SITE WILL BE SERVED BY CENTRAL WATER AND SEWER.
- ZONING APPLICATION #: Z2024000237, RESOLUTION #4-ZAB-269-84, PH: Z24-237

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GLIBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

FAITH PLACE VILLAGE	
10401 NW 8TH AVENUE MIAMI, FLORIDA 33150 (UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA)	
NO.	REVISIONS
1	74377 - REVISE T-PLAT - 6/13/25
2	73864 - ORIGINAL SURVEY - 2/11/25
BY	J.S.

BOUNDARY AND TOPOGRAPHIC SURVEY

<b>PULICE LAND SURVEYORS, INC.</b> 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com WEBSITE: www.pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
DRAWN BY: J.S.	SCALE: 1" = 30'
CHECKED BY: J.F.P.	SURVEY DATE: 2/11/25
CLIENT: FAITH PLACE COMMUNITY PARTNERS, LLC	
ORDER NO.: 74377	