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: |
| |

1)

Number of Sites : (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

| Mu | inicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 21 Twp.: 55 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E. |
|----|--|
| 1. | Name of Proposed Subdivision: Zinn Motors |
| 2. | Owner's Name: BRITTMOTORS LLC Phone: 954/967-4111 |
| | Address: 1841 North State Road 7, City: Hollywood State: FL Zip Code: 33021 |
| | Owner's Email Address:madler@czag.net |
| 3. | Surveyor's Name: Hadonne Corp. Phone: 305-266-1188 |
| | Address: 1985 NW 88th Ct Suite 101 City: Doral State: FL Zip Code: 33172 |
| | Surveyor's Email Address: platting@hadonne.com |
| 4. | Folio No(s).: 30-5921-000-0071 / / // |
| 5. | Legal Description of Parent Tract: <u>See attached Exhibit "A"</u> |
| 6. | Street boundaries: SW 152 Ave & SW 136th Street |
| 7. | Present Zoning: IU-1 Zoning Hearing No.: Z2023000200 |
| 8. | Proposed use of Property: |
| | 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) | Craid M. Zinn as Manager | |
| BROWARD | (Print name & Title here): Craig M. Zinn, as Manager | |
| | | |
| | M. ZINN this 5 day of APRIL / A 0 25 A.D. and (he/she | |
| acknowledged to and before me that (he/she) | executed the same for the purposed therein. Personally known or produc | e: |
| as identificat | tion and who did (not) take an oath. | |
| | | |
| WITNESS my hand and seal in the County and | d State last aforesaid this $\underline{5}$ day of \underline{ADK} ; $\underline{4}$ | Э. |
| HILL OTARY PUBLICATION | '/\Qm\d/ | |
| | Signature of Notary Public: | |
| | 1/- 0- 5 7: 4/ | |
| MY COMMISSION | (Print, Type name here: VERNA SANDS - PINGOL | _) |
| MY COMMISSION EXPIRES 8-2-2026 | 8/2/2026 HH263614 | , |
| | | _ |
| (NOTAR SEAL) | (Commission Expires) (Commission Numbe | r) |
| Note: The reverse side of this spectanoay bearsed to | r a statement of additional items you may wish considered. | |
| ON MIMBER HUMIN | | |
| William Committee | | |

LOCATION MAP

SCALE: 1"=300'

THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 55 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY. FLORIDA

CENTER OF -

SEC. 21-55-39

WEST 1/4 CORNER

OF SEC. 21-55-39

NOTICE: This Document is not full and complete without all pages. (Total of Two (2) pages)

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BC-53, Elevation 12.39 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

BRITTMOTORS LLC, 1841 North State Road 7, Hollywood, Florida 33021 Contact: Glenn Olson Olson Group international, Inc. email: GOlson@olsongrp.com Phone: 954.648.7034

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TV-CABLE: ATT-Uverse, Comcast
POTABLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

Zoning: IU-1, Industrial, Light Manufacturing District
Proposed Land Use: New and used auto dealership with a service center
Number of Tracts: 1
Proposed development: 2 Story Auto Dealership
Building Area: 69,836 Square Feet ±
Zoning Hearing No. Z2023000200
All existing improvements to be demolished.

SECTION 9) FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 9.5 Feet ± (NGVD 29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33172
Phone No. 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida 33175
Office: 305.266.1188
Fax: 305.207.6845
Date: January _____, 2025

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on <u>January 20,</u> 2025.

SECTION 2) LEGAL DESCRIPTION:

The East 1/4 of the Northwest 1/4 of Section 21, Township 55 South, Range 39 East, lying North of the Seaboard Coastline Railroad Right-of-Way, and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 21; thence South 88°08'50" West along the North line of the Northwest 1/4 of said Section 21 for 667.32 feet; thence South 02°40'30" East along the West line of the East 1/4 of the Northwest 1/4 of said Section 21, for 609.89 feet; thence North 88°08'50" East along the North Right-of-Way line of the Seaboard Coastline Railroad for 668.04 feet; said last course lying 50.00 feet North of and running parallel with the centerline of the main track; thence North 02°44'30" West, along the East line of the said Northwest 1/4 of Section 21, for 609.90 feet to the Point of Beginning, situate, lying and being in Miami-Dade County, Florida.

Containing 407,172.56 Square Feet or 9.35 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

15200 SW 136th Street, Miami, Florida, 33186

Folio No. 30-5921-000-0071

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=40') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Special Warranty Deed, dated January 23, 2024, recorded in Official Records Book 34062, Page 2147, Miami-Dade County Records.

Plat of CHRISTINA ESTATES, recorded in Plat Book 147, at Page 26, Miami-Dade County Records.

Plat of TAMIAMI GEFEN INDUSTRIAL PARK, recorded in Plat Book 159, at Page 48, Miami-Dade County Records.

Plat of AHS TAMIAMI, recorded in Plat Book 175, at Page 22, Miami-Dade County Records.

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of S88°08'23"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" and "AH" with a Base Flood Elevation being 9 as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade Unincorporated Areas), Map Panel No. 12086C0439, Suffix L, Map Revised Date: September 11, 2009.

HADONNW 88th Court, Suite 101 · Doral, FI 33172 · P: +1(305)266-

PHIC SURVEY

DF BOUNDARY & TOPOGIENT For BRITTMOTORS, LLC

REVISIONS
6.
7.
7.
8.
9.

Field Book:
FILE

DRAWN BY:

GG

TECH BY:
RI
QA/QC BY:
JS

Job No.: 24174

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TENTATIVE PLAT OF "ZINN MOTORS" A SUBDIVISION OF A PORTION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTH OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AIRPORT TAMIAMI NOT SUBDIVIDED SITE BENCHMARK No. 2 P.O.B. NE CORNER OF NW 1/4 A PORTION OF THE SW /4 FOUND NAIL & DISC (LB 7335) RIGHT OF WAY TO BE DEDICATED OF SEC. 16-55-39 ELEVATION= 9.70' (NGVD 29) SEC. 21-55-39 BY THIS PLAT (AREA= 40,640 S.F.±) SITE BENCHMARK No. 1 FOUND NAIL & DISC (LB 7335) ELEVATION= 9.57' (NGVD 29) (HOWARD STREET S88°08'23"W 667.33' (C&M) FOUND NAIL-S88°08'50"W 667.32' (R AND DISC (NO ID) -35' RIGHT-QF-WAY AGREEMENT PER 40' EASEMENT PER -40' EASEMENT PER ORB 13300, PG. 726. 14' GONC SIDEWALK OKSO 6' HIGH CHAIN LINK FENCE 3' 14' CONC. SIDEWALK ORB 13300, PG. 726 FENCE 2.3' WEST 12' WASD EASEMENT PER ORB 27598, PG. 2440 -15' WASD EASEMENT PER FLOOD ZONE "AH" ORB 27598, PG. 2440 - FLOOD ZONE "X" **LEGEND** 12' WASD EASEMENT PERORB 27598, PG. 2440 SYMBOL DESCRIPTION ELEV.= 9 PROPERTY LINE CONCRETE BLOCK STUCCO N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM 2' WASD EASEMENT PER ORB 27598, PG. 2440 PG PAGE F.N.D. FOUND NAIL & DISK T.O.P. TOP OF PIPE 15' WASD EASEMENT PER-SIDEWALK ORB 27598, PG. 2440 15' WASD EASEMENT PER-P.O.B. POINT OF BEGINNING 12' WASD EASEMENT PER ORB 27598,/PG. 2440 ORB 27598, PG. 2440 T.B.M. TEMPORARY BENCH MARK F.F.E. FINISH FLOOR ELEVATION S.I.R. SET IRON REBAR TRAC "AHS TA P.B. 175 F.D.H. FOUND DRILL HOLE F.I.P. FOUND IRON PIPE F.I.R. FOUND IRON REBAR CATCH BASIN ELECTRICAL WALL PANEL TRACT "A" FIRE HYDRANT DRAINAGE CURB INLET CONTAINING 366,532 S.F.± ICIMODINICI BACKFLOW_PREVENTOR OR 8.41 Acres ± GAS METER PEDESTRIAN SIGNAL S.W. 137th SREET ELECTRIC UTILITY BOX 12' WASD EASEMENT PER-ORB 27598, PG. 2440 LIGHT POLE 23.5' WASD EASEMENT PER-ORB 27598, PG. 2440 -12' WASD EASEMENT PER WATER METER ORB 27598, PG. 2440 WATER VALVE GREASE-TRAP MANHOLE -12' WASD EASEMENT PE 35.00'(C) — S88'07'35"W SANITARY SEWER CLEAN-OU SANITARY SEWER VALVE MANHOLE_UNKNOWN ASPHALT PAVEMENT 🔍 📯 MHD D DRAINAGE MANHOLE ASPHALT PAVEMENT SIGNAL MAST ARM 15' WASD EASEMENT PER-ORB 27598, PG. 2440 □ MAILBOX CONCRETE UTILITY POLE 15' WASD EASEMENT PERORB 27598, PG. 2440 12' WASD EASEMENT PER ORB 27598, PG. 2440 GUARDRAIL FPL TRANSFORMER WOOD UTILITY POLE FLOOD ZONE "X" TREE NUMBER UTILITY STRUCTURE NUMBER ZZ ICBS WALL — // — WOOD FENCE ASPHALT PAVEMENT IRON SWING GATE ASPHALT PAVEMENT FENCE 2.0' WEST FENCE 0.5' WEST CHAIN-LINK FENCE ----X----- CHAIN-LINK ROLLING GATE FOUND 1/2"Ø— IRON REBAR CHAIN-LINK SWING GATE 6' HIGH CHAIN LINK FENCE-—FOUND 1/2"ø FENCE_OTHER N88°08'23"E 668.04' (C&M) (NO ID) N88°08'50"E (R) IRON REBAR NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (NO ID) PINE TREE PALM TREE 100' EASEMENT FOR SEABOARD COASTLINE RAILROAD PER-ORB 4331, PG. 282 RAILROAD COASTLINE Field Book: SEABOARD N88°08'23"E (C) — SAN — X-UTL-SANT ●●● OVERHEAD UTILITY LINE EXISTING ELEVATION GRAVEL BUILDING HATCH NOTICE: CONCRETE This Document is not full and complete without all ASPHALT PAVEMENT HANDICAP TACTILE STRIP pages. (Total of Two (2) pages)

FILE GG

QA/QC BY: JS

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