

## 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: \_\_\_\_\_

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: \_\_\_\_\_ Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

1. Name of Proposed Subdivision: \_\_\_\_\_

2. Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Owner's Email Address: \_\_\_\_\_

3. Surveyor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Surveyor's Email Address: \_\_\_\_\_

4. Folio No(s): \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: \_\_\_\_\_

6. Street boundaries: \_\_\_\_\_

7. Present Zoning: \_\_\_\_\_ Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property: **Commercial Space: 3,750 Sq. FT**

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):

BEFORE ME, personally appeared Tom Cabreriz this 16<sup>th</sup> 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 ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 16<sup>th</sup> day of April, 2025 A.D.

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

(Print, Type name here):



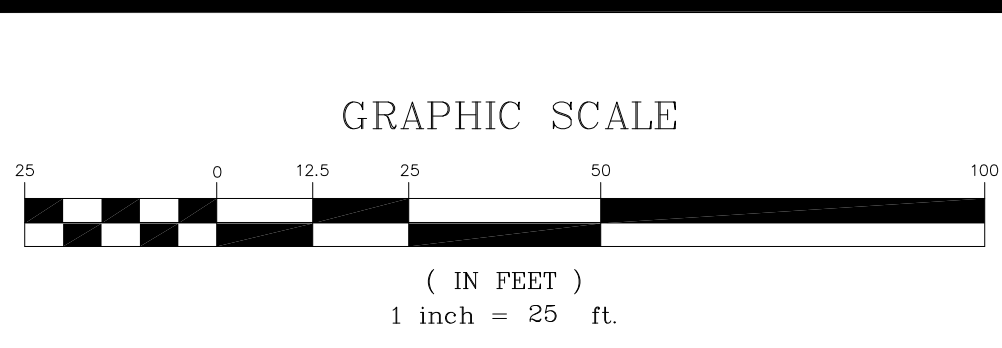
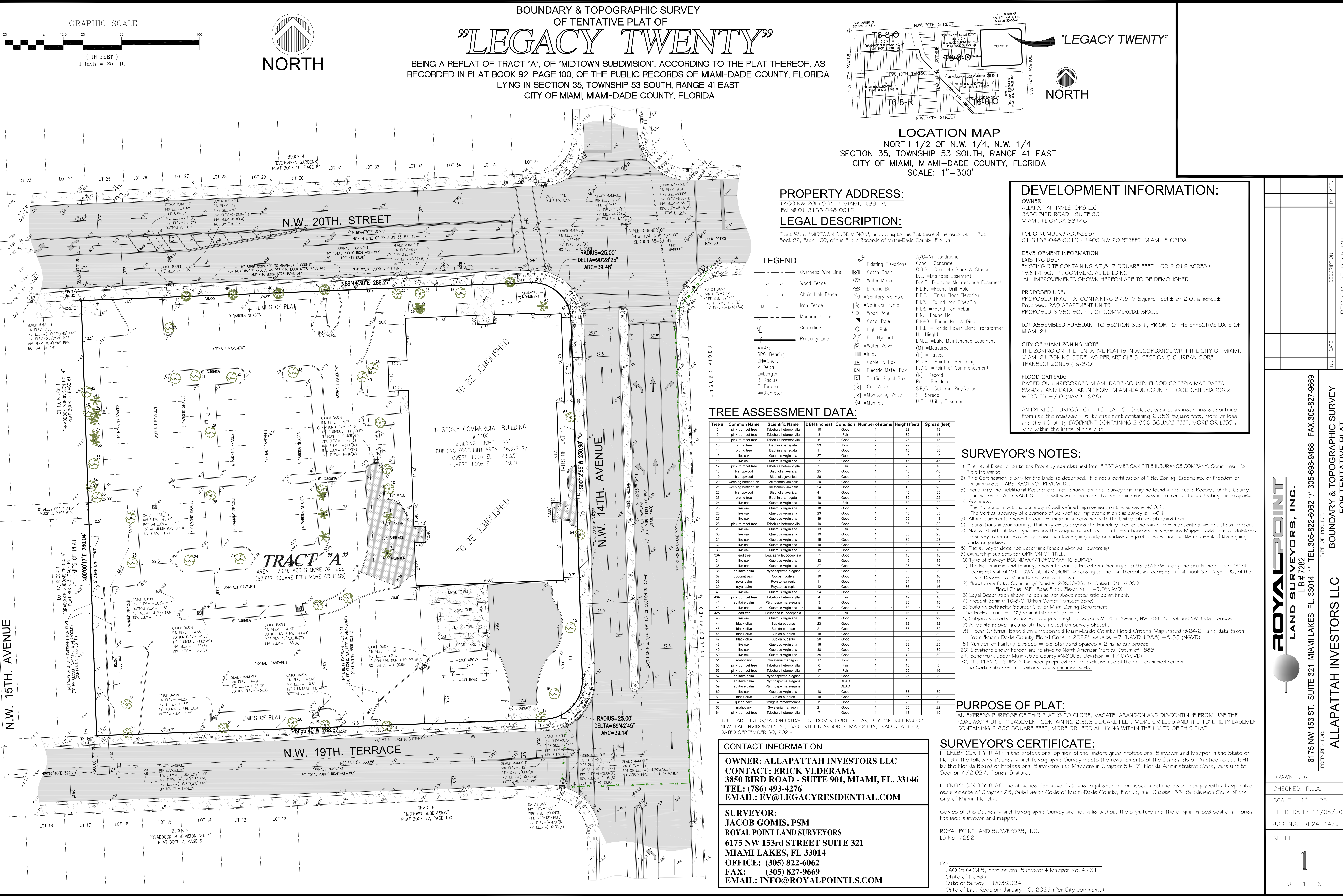
(NOTARY SEAL)

11/02/26  
(Commission Expires)

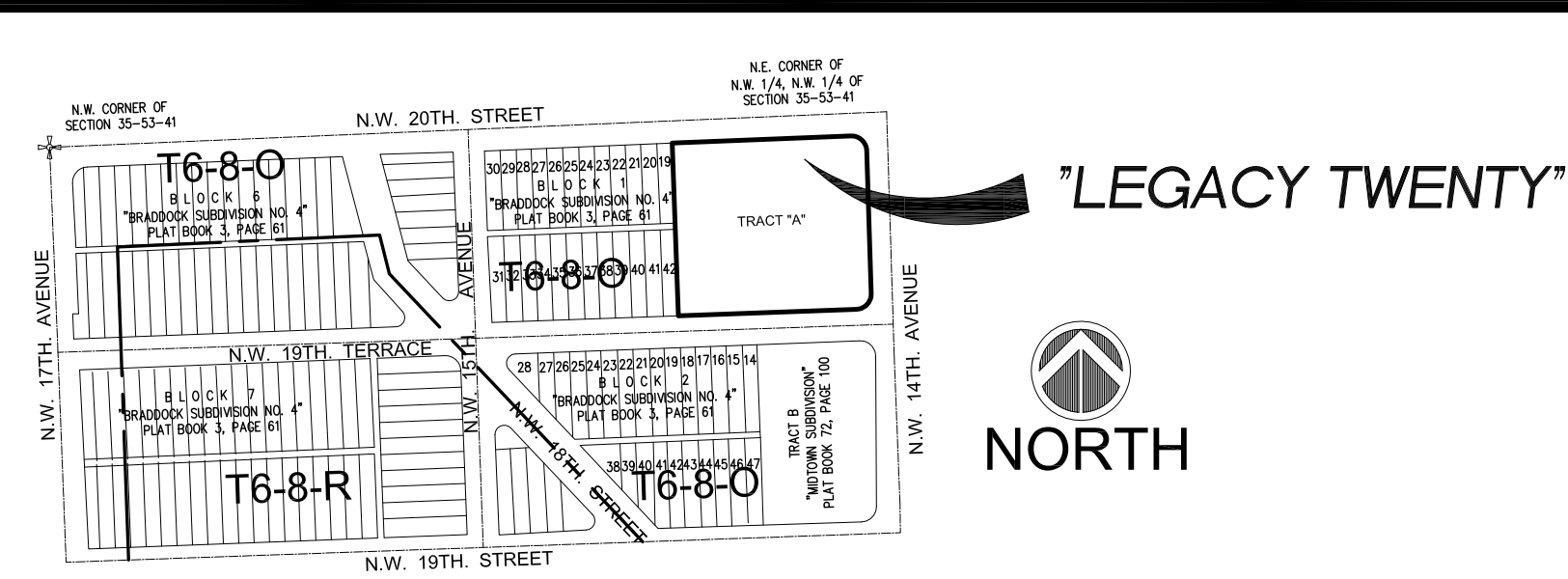
HH284007  
(Commission Number)

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





BOUNDARY & TOPOGRAPHIC SURVEY  
OF TENTATIVE PLAT OF  
"LEGACY TWENTY"  
BEING A REPLAT OF TRACT "A", OF "MIDTOWN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 92, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP  
NORTH 1/2 OF N.W. 1/4, N.W. 1/4  
SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

PROPERTY ADDRESS:

1400 NW 20th STREET MIAMI, FL 33125  
Folio# 01-3135-048-010

LEGAL DESCRIPTION:

Tract "A", of "MIDTOWN SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 92, Page 100, of the Public Records of Miami-Dade County, Florida.

DEVELOPMENT INFORMATION:

OWNER:  
ALLAPATTAH INVESTORS LLC  
3850 BIRD ROAD - SUITE 901  
MIAMI, FL ORIDA 33146

FOLIO NUMBER / ADDRESS:  
01-3135-048-010 - 1400 NW 20 STREET, MIAMI, FLORIDA

DEVELOPMENT INFORMATION  
EXISTING USE:  
EXISTING SITE CONTAINING 87,817 SQUARE FEET ± OR 2.016 ACRES ±  
19,914 SQ. FT. COMMERCIAL BUILDING  
"ALL IMPROVEMENTS SHOWN HEREON ARE TO BE DEMOUSHED"

PROPOSED USE:  
PROPOSED TRACT "A" CONTAINING 87,817 Square Feet ± or 2.016 acres ±  
Proposed 289 APARTMENT UNITS  
PROPOSED 3,750 SQ. FT. OF COMMERCIAL SPACE

LOT ASSEMBLED PURSUANT TO SECTION 3.3.1, PRIOR TO THE EFFECTIVE DATE OF MIAMI 21.

CITY OF MIAMI ZONING NOTE:  
THE ZONING ON THE TENTATIVE PLAT IS IN ACCORDANCE WITH THE CITY OF MIAMI, MIAMI 21 ZONING CODE, AS PER ARTICLE 5, SECTION 5.6 URBAN CORE TRANSECT ZONES (T6-8-O)

FLOOD CRITERIA:  
BASED ON UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21 AND DATA TAKEN FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE: +7.0 (NAVD 1988)

AN EXPRESS PURPOSE OF THIS PLAT IS TO close, vacate, abandon and discontinue from use the roadway & utility easement containing 2,353 Square feet, more or less and the 10' UTILITY EASEMENT CONTAINING 2,806 SQUARE FEET, MORE OR LESS all lying within the limits of this plat.

LEGEND

—○—○—	Overhead Wire Line	⊗	Existing Elevations	A/C	Air Conditioner
—//—//—	Wood Fence	⊕	Water Meter	C.B.S.	Concrete Block & Stucco
—x—x—	Chain Link Fence	⊙	Electric Box	D.E.	Drainage Easement
—○—○—	Iron Fence	⊗	Sanitary Manhole	D.M.E.	Drainage Maintenance Easement
—○—○—	Monument Line	⊗	Sprinkler Pump	F.D.H.	Found Drill Hole
—○—○—	Centerline	⊗	Light Pole	F.F.E.	Finish Floor Elevation
—○—○—	Property Line	⊗	Conc. Pole	F.I.P.	Found Iron Pipe/Pin
—○—○—	BRG=Bearing	⊗	Light Pole	F.I.R.	Found Iron Rebar
—○—○—	Chord	⊗	Fire Hydrant	F.N.D.	Found Nail & Disc
—○—○—	Delta	⊗	Water Valve	F.P.L.	Florida Power Light Transformer
—○—○—	Length	⊗	Inlet	H	Height
—○—○—	Radius	⊗	Cable TV Box	L.M.E.	Lake Maintenance Easement
—○—○—	Tangent	⊗	Electric Meter Box	(M)	Measured
—○—○—	Diameter	⊗	Traffic Signal Box	(P)	Platted
—○—○—		⊗	Gas Valve	P.O.B.	Point of Beginning
—○—○—		⊗	Monitoring Valve	P.O.C.	Point of Commencement
—○—○—		⊗	Manhole	(R)	Record
—○—○—		⊗		Res.	Residence
—○—○—		⊗		SIP/R	Set Iron Pin/Rebar
—○—○—		⊗		S	Spread
—○—○—		⊗		U.E.	Utility Easement

TREE ASSESSMENT DATA:

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)
5	pink trumpet tree	Tabebuia heterophylla	10	Good	1	32	18
9	pink trumpet tree	Tabebuia heterophylla	8	Fair	1	32	18
10	pink trumpet tree	Tabebuia heterophylla	6	Good	2	28	18
13	orchid tree	Bauhinia variegata	23	Poor	2	22	30
14	live oak	Quercus virginiana	11	Good	1	18	30
15	live oak	Quercus virginiana	27	Good	1	45	40
16	live oak	Quercus virginiana	21	Good	1	45	45
17	pink trumpet tree	Tabebuia heterophylla	9	Fair	1	20	18
18	bishopwood	Bischofia javanica	25	Good	1	40	40
19	bishopwood	Bischofia javanica	26	Good	1	40	40
20	weeping bottlebrush	Callistemon viminalis	29	Good	4	28	25
21	weeping bottlebrush	Callistemon viminalis	24	Good	1	40	28
22	bishopwood	Bischofia javanica	41	Good	1	40	35
23	orchid tree	Bauhinia variegata	19	Good	1	30	22
24	live oak	Quercus virginiana	16	Fair	1	30	22
25	live oak	Quercus virginiana	18	Good	1	25	20
26	live oak	Quercus virginiana	23	Good	1	40	35
27	live oak	Quercus virginiana	39	Good	2	50	48
28	pink trumpet tree	Tabebuia heterophylla	19	Good	1	35	30
29	live oak	Quercus virginiana	13	Fair	2	30	28
30	live oak	Quercus virginiana	19	Good	1	30	25
31	live oak	Quercus virginiana	19	Good	1	30	25
32	live oak	Quercus virginiana	18	Good	1	30	28
33	live oak	Quercus virginiana	16	Good	1	22	18
33A	lead tree	Leucaena leucocephala	7	Good	1	18	18
34	live oak	Quercus virginiana	32	Good	1	45	35
35	live oak	Quercus virginiana	27	Good	1	28	28
36	solfara palm	Pythosperma elegans	3	Good	1	20	8
37	coconut palm	Cocos nucifera	10	Good	1	38	16
38	royal palm	Royaltonia regia	11	Good	1	24	14
39	royal palm	Royaltonia regia	12	Good	1	36	16
40	live oak	Quercus virginiana	24	Good	1	32	28
40A	pink trumpet tree	Tabebuia heterophylla	4	Fair	1	12	10
41	solfara palm	Pythosperma elegans	3	Good	1	20	10
42	live oak	Quercus virginiana	19	Good	1	32	28
42A	lead tree	Leucaena leucocephala	3	Fair	1	16	12
43	live oak	Quercus virginiana	18	Good	1	25	22
44	black olive	Bucida buxifolia	23	Good	1	32	32
45	black olive	Bucida buxifolia	21	Good	1	35	32
46	black olive	Bucida buxifolia	18	Good	1	30	30
47	black olive	Bucida buxifolia	20	Good	1	35	30
48	live oak	Quercus virginiana	18	Good	1	38	25
49	live oak	Quercus virginiana	38	Good	1	40	30
50	live oak	Quercus virginiana	35	Good	1	40	30
51	mahogany	Swetonia mahagoni	17	Poor	1	40	30
55	pink trumpet tree	Tabebuia heterophylla	6	Fair	1	18	8
56	pink trumpet tree	Tabebuia heterophylla	17	Fair	1	20	16
57	solfara palm	Pythosperma elegans	3	Good	1	25	8
58	solfara palm	Pythosperma elegans	3	DEAD			
59	solfara palm	Pythosperma elegans	18	Good	1	38	30
60	live oak	Quercus virginiana	18	Good	1	35	30
61	black olive	Bucida buxifolia	18	Good	1	35	30
62	queen palm	Saguarum rooseffortiana	11	Good	1	25	12
63	mahogany	Swetonia mahagoni	21	Good	1	35	22
64	pink trumpet tree	Tabebuia heterophylla	7	Good	1	18	10

TREE TABLE INFORMATION EXTRACTED FROM REPORT PREPARED BY MICHAEL MCCOY, NEW LEAF ENVIRONMENTAL, ISA CERTIFIED ARBORIST MA 4243A, TRAQ QUALIFIED, DATED SEPTEMBER 30, 2024

CONTACT INFORMATION

OWNER: ALLAPATTAH INVESTORS LLC  
CONTACT: ERICK VLDERAMA  
3850 BIRD ROAD - SUITE 901, MIAMI, FL. 33146  
TEL: (786) 493-4276  
EMAIL: EV@LEGACYRESIDENTIAL.COM

SURVEYOR:  
JACOB GOMIS, PSM  
ROYAL POINT LAND SURVEYORS  
6175 NW 153rd STREET SUITE 321  
MIAMI LAKES, FL 33014  
OFFICE: (305) 822-6062  
FAX: (305) 827-9669  
EMAIL: INFO@ROYALPOINTLS.COM

PURPOSE OF PLAT:

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THE ROADWAY & UTILITY EASEMENT CONTAINING 2,353 SQUARE FEET, MORE OR LESS AND THE 10' UTILITY EASEMENT CONTAINING 2,806 SQUARE FEET, MORE OR LESS ALL LYING WITHIN THE LIMITS OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida, and Chapter 55, Subdivision Code of the City of Miami, Florida.

Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.  
LB No. 7282

BY:  
JACOB GOMIS, Professional Surveyor & Mapper No. 6231  
State of Florida  
Date of Survey: 11/08/2024  
Date of Last Revision: January 10, 2025 (Per City comments)

NO.	DATE	DESCRIPTION	BY	APP.
1		BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT		
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 25'
FIELD DATE: 11/08/2024
JOB NO.: RP24-1475
SHEET:
1
OF 1 SHEET