

## 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.: 3 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: LITTLE RESIDENCE

2. Owner's Name: ZZG INVESTMENTS LLC Phone: 561-255-2475

Address: 12550 Biscayne Blvd Unit 800-32 City: North Miami State: FL Zip Code: 33181

Owner's Email Address: julianmancinelli22@gmail.com

3. Surveyor's Name: J. Hernandez and Associates Inc Phone: 305-526-0606

Address: 3300 NW 112th Avenue- Suite 10 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 30-3103-023-0010 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: South: N.W. 90th Street; West: N.W. 22nd Avenue

7. Present Zoning: NCUAD-North Central Urban Area District Zoning Hearing No.: ASPR: 2022000085

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 48 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), Business( 1,332 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.



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)

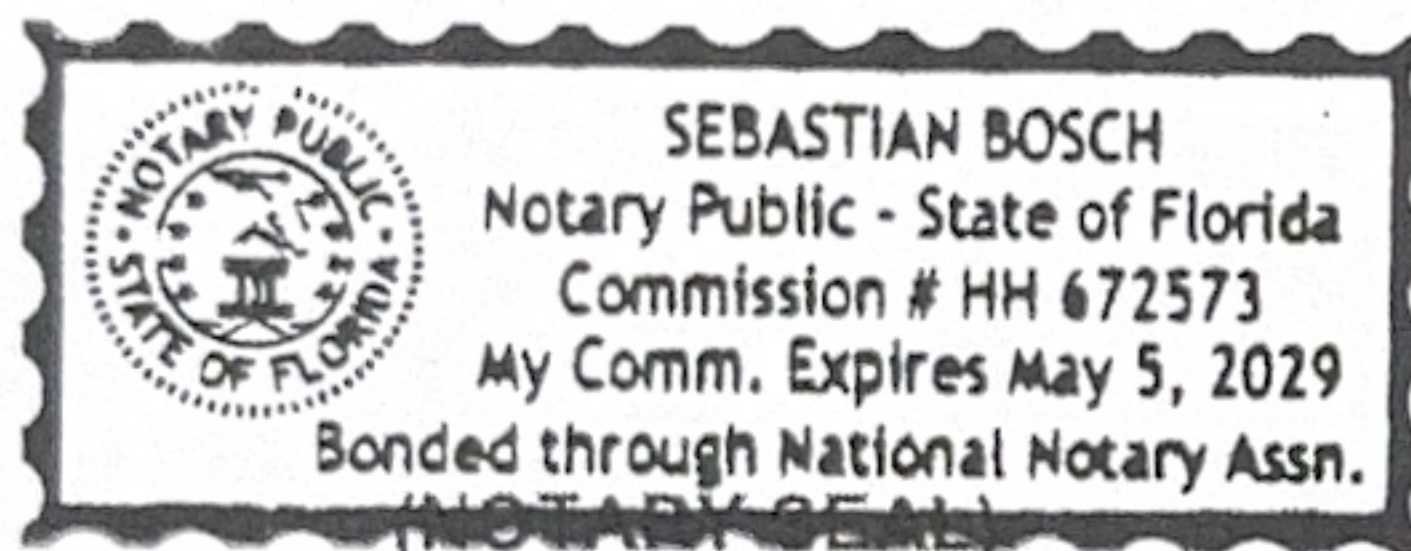
SS:

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

(Print name & Title here): GERMAN R LOHPMANN FERNANDEZ (HGE)

BEFORE ME, personally appeared GERMAN R LOHPMANN FERNANDEZ this 21 day of OCTOBER, 2025 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 21 day of OCTOBER, 2025 A.D.



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

(Print, Type name here: SEBASTIAN BOSCH)

(Commission Expires)

(Commission Number)

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



## 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.: 3 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: LITTLE RESIDENCE

2. Owner's Name: GAVETS CONSTRUCTION LLC Phone: 561-255-2475

Address: 12550 Biscayne Blvd Unit 800-32 City: North Miami State: FL Zip Code: 33181

Owner's Email Address: martinsdv@yahoo.com

3. Surveyor's Name: J. Hernandez and Associates Inc Phone: 305-526-0606

Address: 3300 NW 112th Avenue- Suite 10 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 30-3103-023-0010 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: South: N.W. 90th Street; West: N.W. 22nd Avenue

7. Present Zoning: NCUAD-North Central Urban Area District Zoning Hearing No.: ASPR: 2022000085

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 48 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), Business( 1,332 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)

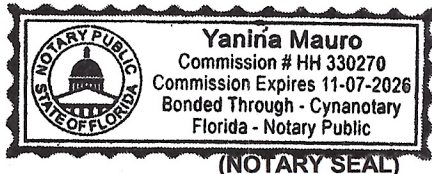
SS:

Signature of Owner: *[Signature]*

(Print name & Title here): Valera Martins

BEFORE ME, personally appeared Valera Martins this 28 day of October, 2021 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known P.D.L. or produce P.D.L. as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 28 day of October, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: *[Signature]*

(Print, Type name here: YANINA MAURO)

11/07/26

(Commission Expires)

330270

(Commission Number)

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

## Exhibit "A"

LITTLE 22 – TENTATIVE PLAT APPLICATION

LEGAL DESCRIPTION

LOTS 1 THROUGH 5, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 6, LESS EAST 15 FEET OF THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, PHELAN'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

	CONCRETE POLE		SOLAR LIGHT		VACUUM BROWDER ASSEMBLY
	CONCRETE POWER POLE		FLAG POLE		SHIMMER CONNECTION
	CONCRETE LIGHT POLE		DRAINAGE WELL		POST INDICATOR VANE
	ALUMINUM POLE		SQUARE DRAINAGE		PIRE HYDRANT
	ALUMINUM LIGHT POLE		FISH		DOUBLE DETECTOR CHECK VALVE
	WOOD POLE		FISH		BACK FLOW PREVENTOR
	WOOD POWER POLE		FISH		PROPERTY LINE
	WOOD LIGHT POLE		FISH		CENTERLINE
	TRAFFIC BOX		FISH		RIGHT-OF-WAY
	STREET LIGHT BOX		FISH		ARCUS
	PHONE BOX		FISH		DELTA ANGLE
	IRIGATION BOX		FISH		ARC DISTANCE
	ELECTRIC BOX		FISH		PERMANENT CONTROL POINT
	COMMUNICATION BOX		FISH		PERMANENT RESISTANCE MOVEMENT
	CABLE TV BOX		FISH		FLAT BOOK AND RISE
	UNIFORM BOX		FISH		OVERHEAD UTILITY WIRES
	TRAFFIC CONTROL BOX		FISH		OFFICIAL RECORDS BOX
	CLEANOUT		FISH		CONCRETE BOX STRUCTURE
	BO		FISH		CONCRETE
	ANCHOR		FISH		CHUNKING FENCE
	WATER METER		FISH		WOOD FENCE
	IRIGATION METER		FISH		FIND IRON PIPE
	GAS METER		FISH		FLAT MAP & BRASS DISC
	ELECTRIC METER		FISH		CLEAR ENCROACHMENT
	SOURCOLUMN		FISH		SEED OF LEGAL DISTANCE
	ROUND COLUMN		FISH		(M) MEASURED DISTANCE
	MAIL BOX		FISH		(R) RECORD OR PLATTED DISTANCE
	IRIGATION PUMP		FISH		(C) RECORD CALCULATED
	GARD POST		FISH		UTILITY EXISTENCE
	TRAFFIC SIGN		FISH		U/C
	PEDESTRIAN CROSS SIGNAL		FISH		CURB & GUTTER
	SURVEILLANCE CAMERA		FISH		V/G
			FISH		CONCRETE
			FISH		PAVEMENT ASPHALT
			FISH		ACCESS MANHOLE
			FISH		SWALE MANHOLE
			FISH		UNDERGROUND SENIOR PIPE
			FISH		UNDERGROUND DRAINAGE PIPE

[illegible]

NAME: JULIAN MANCINELLI  
ADDRESS: 12550 BISCAYNE BLVD UNIT 800-32  
NORTH MIAMI, FL 33181  
TELEPHONE: 561-255-2475  
EMAIL: JULIANMANCINELLI22@GMAIL.COM

1. OWNER INFORMATION:  
ZZG INVESTMENTS LLC  
12550 BISCAYNE BLVD, UNIT 800-32  
NORTH MIAMI, FL 33181  
(P) 561-255-2475

GAVETS CONSTRUCTION LLC  
12550 BISCAYNE BLVD, UNIT 800-32  
NORTH MIAMI, FL 33181  
(P) 561-255-2475

ASPR OR ADMINISTRATIVE REVIEW	
APPLICATION NUMBER: A20 22000085	
NUMBER OF TRACTS:	1
TRACT "A": AREA: 10,506 ± SQ.FT. (0.241 ACRES)	
BUILDING:	1
FLOORS:	9 FLOORS
MULTI-FAMILY UNITS (APARTMENTS):	48
RETAIL SPACE	1,332 SQ.FT.

TRACT "A"  
ZONING: NCUAD - NORTH CENTRAL URBAN AREA  
DISTRICT

SINGLE FAMILY ATTACHED UNITS: 0  
SINGLE FAMILY DETACHED UNITS: 0  
MULTI-FAMILY UNITS (APARTMENTS): 48  
(6 UNITS ASIDE FOR W.H.U.)

TOTAL ACREAGE  
NET AREA (PLAT LIMITS): 0.241 ACRES  
GROSS AREA (TO ADJ. CENTERLINE): 0.485 ACRES

PERMANENT REFERENCE MONUMENT (P.R.M.)	5
PERMANENT CONTROL POINTS (P.C.P.)	3

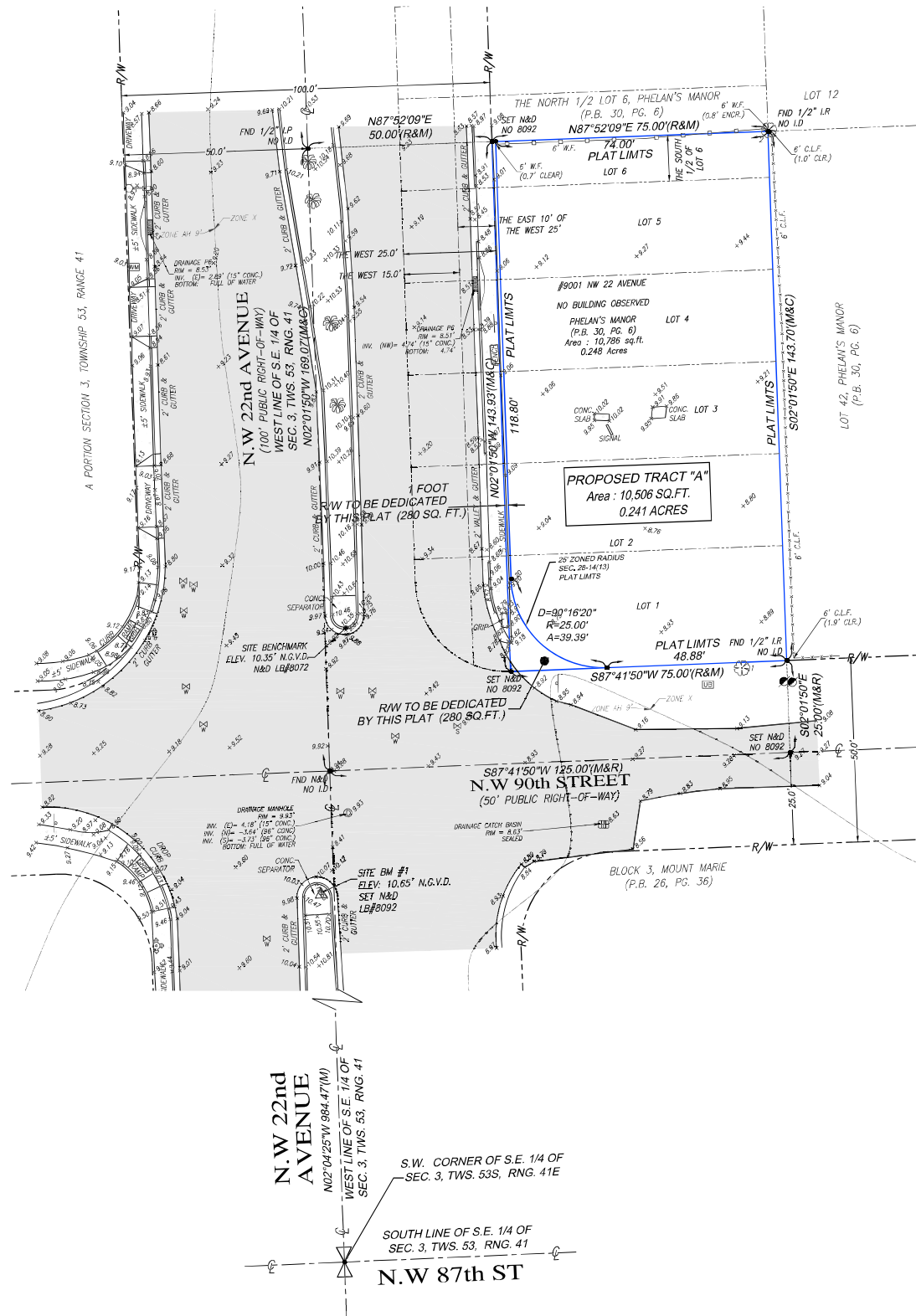
DATE	JOB No.	REV.	BY
09/26/25	155460	UPDATE BOUNDARY SURVEY	C.A.

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO DEDICATED THE WEST 1 FOOT AND THE 25 FOOT RADIUS RETURN OF THE SUBJECT PROPERTY FOR PUBLIC RIGHT OF WAY.

A REPLAT OF LOTS 1 THROUGH 5, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 6, LESS EAST 15 FEET OF THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, PHELAN'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN THE S.E. 1/4 OF SECTION 03, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

FIELD SURVEY WAS COMPLETED ON: OCTOBER 20, 2021 AND UPDATED ON SEPTEMBER 23, 2025



VACANT LAND, NO  
IMPROVEMENTS TO BE REMOVED

PREPARED FOR:  
**ZZG INVESTMENTS LLC**  
LYING AND BEING IN SECTION 03, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA.

**J. Hernandez & Associates Inc.**  
**LAND SURVEYORS AND MAPPERS**  
CERTIFICATE OF AUTHORIZATION No. LB8092  
3300 NW 112th AVE. SUITE #10, DORAL, FL 33172  
(P) 305-526-0606 (E) [info@jhasurveys.com](mailto:info@jhasurveys.com)

DRAWN BY: D.N.A.	CHECKED BY: J.G.H.	JOB NUM.: 152556
DATE: 10/21/2021	DATE: 10/21/2021	F.B. MD-29, PG.64

LOTS 1 THROUGH 5, INCLUSIVE, AND THE SOUTH 1/2 OF LOT 6, LESS EAST 15 FEET OF THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, PHELANS MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

3. FIELD SURVEY WAS COMPLETED ON OCTOBER 20, 2021 AND UPDATED ON SEPTEMBER 23, 2025.
4. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
5. SUBJECT PROPERTY AREA, 10.788 ± Sq. ft. (0.246 ACRES).
6. BEARINGS AND DISTANCES ARE AN ASSUMED BEARING OF N02°15'50" W ALONG THE CENTER LINE OF N.W. 22nd AVENUE.
7. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
8. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
9. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED.
10. ALL LOCATED AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
11. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO FROM NW 22nd AVENUE AND NW 90th STREET, PUBLIC DEDICATED RIGHT-OF-WAY'S
12. THIS BOUNDARY SURVEY IS ASSUMED TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE DISCOVERED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

- **PROPERTY ADDRESS:** NOT ASSIGNED
- **FOLIO NUMBER:** 30-3103-023-0010

1. ELEVATIONS SHOWN HEREON REFER TO NATIONAL  
VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE  
EXPRESSED IN FEET.

2. BENCHMARK:  
MIAMI DADE N-640  
ELEVATION: 9.63'  
NW 87 ST --- 9' NORTH OF NORTH EDGE OF  
PAVEMENT  
NW 22 AVE --- 3.1' EAST OF EAST EDGE OF PAVEMENT  
OF SOUTHBOUND LANE  
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC  
BULLNOSE OF DIVIDER

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0301L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

- A PORTION OF WOOD FENCE, ALONG NORTH SIDE OF PROPERTY, ENCOACH 0.8' FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS.
- THERE ARE NO ADDITIONAL ENCOACHMENT OR CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

- ZYG INVESTMENTS LLC
- GAVETS CONSTRUCTION LLC

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

Digitally signed by Jose Hernandez  
DN: cn=JS, st=Florida, l=Doral,  
serialNumber=AATL202402304  
339201, o=JHERNANDEZ AND  
ASSOCIATES, INC, cn=jose  
hernandez,  
email=JHERNANDEZ@JHASUR  
VEYS.COM  
Date: 2025.11.24 10:39:14  
-0500  
Adobe Acrobat version:  
2025.017.20880

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS  
AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR  
NO. 6952 OF THE STATE OF FLORIDA ON NOVEMBER 24, 2025

THIS IS A BOUNDARY SURVEY  
PROJECT NUMBER: MD-395  
SHEET NUMBER: 1 OF 1