

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.: 7 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Nova
Goulds G4 Estates, L.L.C.

2. Owner's Name: c/o Monceau Realty, L.L.C. Phone: 305-579-0508

Address: 1108 Kane Concourse 309 Bay Harbor
City: Islands State: FL Zip Code: 33154

Owner's Email Address: jh@monceaurealty.com

3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010

Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 30-6007-000-0384 / 0385 / _____ / _____

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

6. Street boundaries: S.W.117 Avenue and S.W.212 Terrace

7. Present Zoning: GCUC Zoning Hearing No.: A2025000028

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(252 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: ☒ (1 Club House)= 2574 SF

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.

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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.

Goulds G4 Estates, LLC, a Delaware
Limited Liability Company

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Julien Haccoun, Manager

BEFORE ME, personally appeared _____ this 12 day of November, 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 25 day of November, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: Jonathan Aserraf)

(NOTARY SEAL)

04/01/25
(Commission Expires)

HH 248406
(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:

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING WEST OF FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY FLORIDA LESS THE WEST 145 FEET OF THE SOUTH 100 FEET AND LESS THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING NORTHERLY OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE: FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, BEAR NORTH 00 DEGREES 41 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 195.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 52 MINUTES 50 SECONDS EAST A DISTANCE OF 120.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 46 DEGREES 00 MINUTES 00 SECONDS AND A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 52 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 A DISTANCE OF 429.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42 DEGREES 26 MINUTES 30 SECONDS AND A RADIUS OF 165 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.33 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, AND THE END OF THE SPECIFICALLY DESCRIBED LINE.

LESS AND EXCEPT

THE WEST 25.00 FEET OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, LYING SOUTH OF THE CANAL C-1W RIGHT-OF-WAY; LESS THE SOUTH 100.00 FEET THEREOF

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY FLORIDA, LYING NORTHWESTERLY OF FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, AND LYING SOUTHERLY OF THE BLACK CREEK CANAL RIGHT OF WAY LINE, AS SHOWN ON THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT OF WAY MAP OF BLACK CREEK CANAL (CANAL 1), AS RECORDED IN PLAT BOOK 124, PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

