

**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: MIAMI Sec.: 2 Twp.: 54 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: AZORHAUS RESIDENCE

2. Owner's Name: RIVERSIDE METHODIST CHURCH INC Phone: 858-200-5128

Address: 1601 SW 16 AVE MIAMI, FL 33145 City: MIAMI State: FL Zip Code: 33145

Owner's Email Address: azoulaimd@gmail.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 01-4102-002-0300 / \_\_\_\_\_ / 01-4102-002-0280 / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 10th AVE BETWEEN NW 2nd ST & NW 1st ST

7. Present Zoning: 3900 MULTI-FAMILY Zoning Hearing No.: \_\_\_\_\_

**8. Proposed use of Property:**

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 7 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.

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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.**

STATE OF FLORIDA)

SS:

Signature of Owner: *Victor Gonzalez*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Victor Gonzalez (Pastor)

BEFORE ME, personally appeared Victor Gonzalez this 23<sup>rd</sup> day of April, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known     or produce FL Driver License as identification and who did (not) take an oath.

No 6524-860-61-376-0

WITNESS my hand and seal in the County and State last aforesaid this 23<sup>rd</sup> day of April, 2026 A.D.



(NOTARY SEAL)

Signature of Notary Public: *Pamela M. Ponce*

(Print, Type name here: Pamela M. Ponce)

05/06/2026

(Commission Expires)

HH257072

(Commission Number)

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

# SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT

## AZORHAUS RESIDENCE

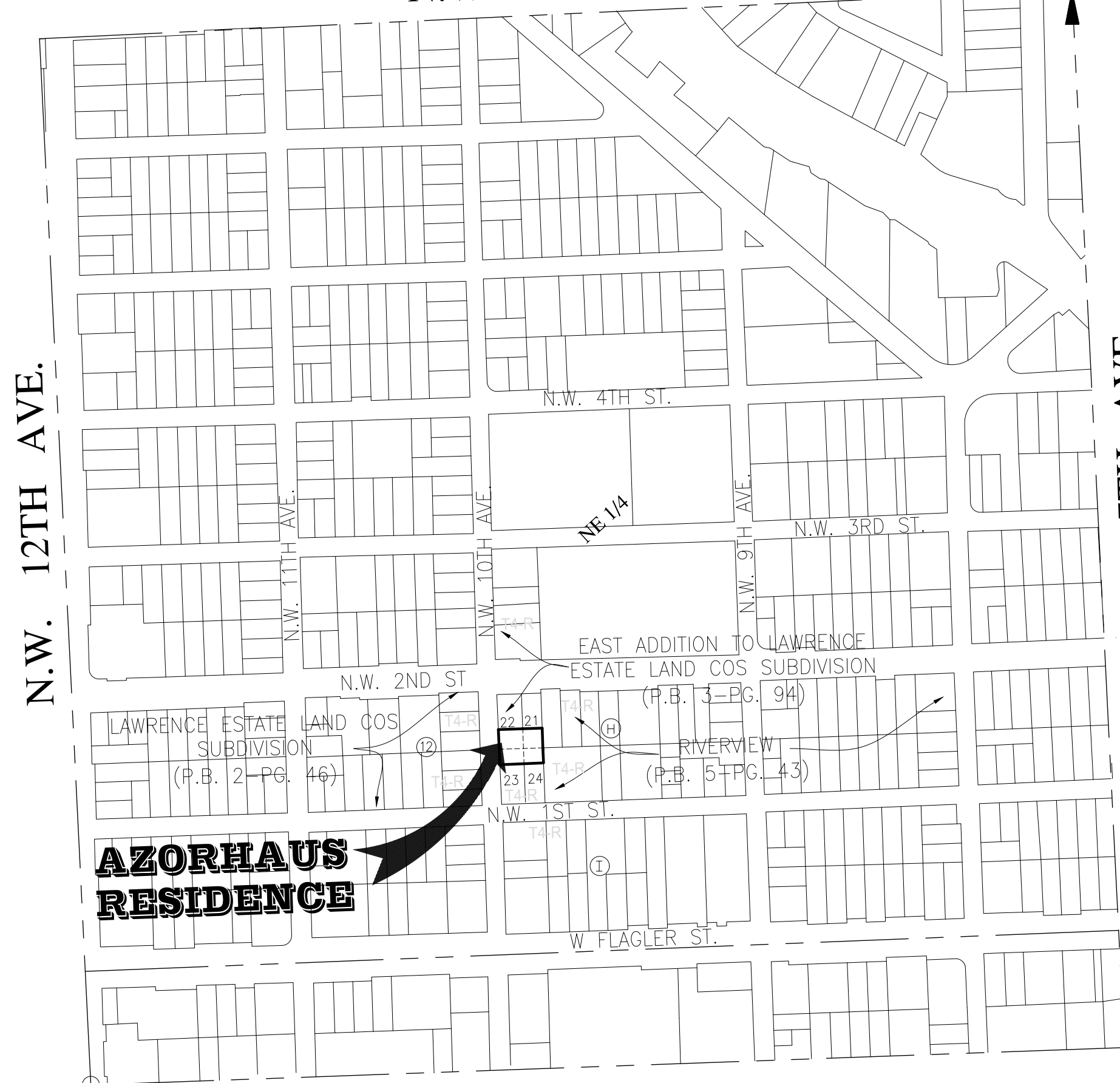
A REPLAT OF PORTIONS OF LOTS 21, 22, 23 AND 24 OF EAST ADDITION TO LAWRENCE ESTATES LAND CO'S SUBDIVISION, RECORDED IN PLAT BOOK 3 PAGE 94, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA THE NE 1/4 IN SECTION 2, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

### LOCATION MAP

SCALE: 1"=300'

N.W. 7TH ST.

NE CORNER OF  
SECTION 2 TOWNSHIP 54SOUTH  
RANGE 41EAST



CENTER OF SECTION 2,  
TOWNSHIP 54SOUTH,  
RANGE 41EAST

S.W. 1st ST.

THE NE 1/4 OF SECTION 2 - TOWNSHIP 54S - RANGE 41E  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

PREPARED FOR  
**AZORHAUS LLC**

PREPARED BY  
**AMERICAN SERVICES OF MIAMI, CORP.**  
CONSULTING ENGINEERS - PLANNERS-SURVEYORS  
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134  
CERTIFICATE OF AUTHORIZATION NO.LB 6683  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

PROPERTY ADDRESS: 985 NW 1 ST., MIAMI, FL. 33128 AND 125 NW 10 AVE., MIAMI, FL 33128  
JOB NUMBER: 25-542  
DATE OF SURVEY: SEPTEMBER 18, 2025, RE-SURVEY MAY 2026  
FOLIO NUMBERS: 01-4102-002-0280 & 01-4102-002-0300

#### GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/16 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

THE EAST ADDITION TO LAWRENCE ESTATES LAND CO'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 94, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LAWRENCE ESTATE LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### CONTACT PERSON INFORMATION

NAME: ED PINO PHONE: (305) 598-5101 FAX: (305) 598-8627 E-MAIL: ED@ASOMIAMI.COM

#### RECORDED OWNER INFORMATION

NAME: RIVERSIDE METHODIST CHURCH INC ADDRESS: 1601 SW 16 AVE MIAMI, FL 33145

#### LEGAL DESCRIPTION:

THE NORTH 30 FEET OF LOTS 23 AND 24 EAST ADDITION TO LAWRENCE ESTATES LAND CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 94 OF THE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
AND  
THE SOUTH 50 FEET OF LOTS 21 AND 22 EAST ADDITION TO LAWRENCE ESTATES LAND CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 94 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0314L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: PROPOSED LOT AREA : 8,000 SF (+/-)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. C-320**, WITH AN ELEVATION OF **15.01 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF N.01°45'10"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF N.W. 10th AVE., AS SHOWN ON PLAT BOOK 3 AT PAGE 94 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- MIAMI DADE COUNTY FLOOD CRITERIA = 7.52 FT (NGVD OF 1929)
- THE SUBJECT PROPERTY IS ZONED CITY OF MIAMI "T4-R" GENERAL URBAN ZONE
- NUMBER OF PROPOSED LOTS: ONE TRACT
- DEVELOPMENT INFO: ONE TRACT OF 8,000 SF FOR A FUTURE MULTIFAMILY RESIDENTIAL BUILDING WITH 13 APARTMENT UNITS
- PROPOSED NUMBER OF UNITS: 13 UNITS

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

This form has been digitally signed and sealed by Ed Pino, PSM on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed  
ed pino  
Date: 2026.06.11  
12:39:55 -04'00'



DATE: JUNE 11, 2026

REVISED

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA, 33134  
PH: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

**1-25403**

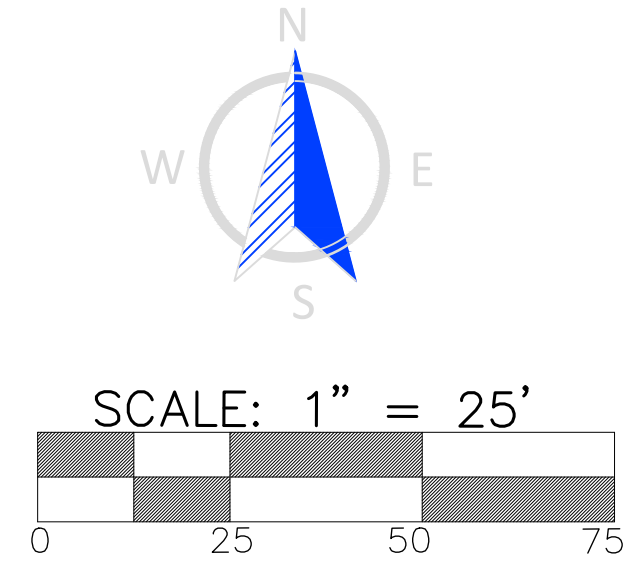
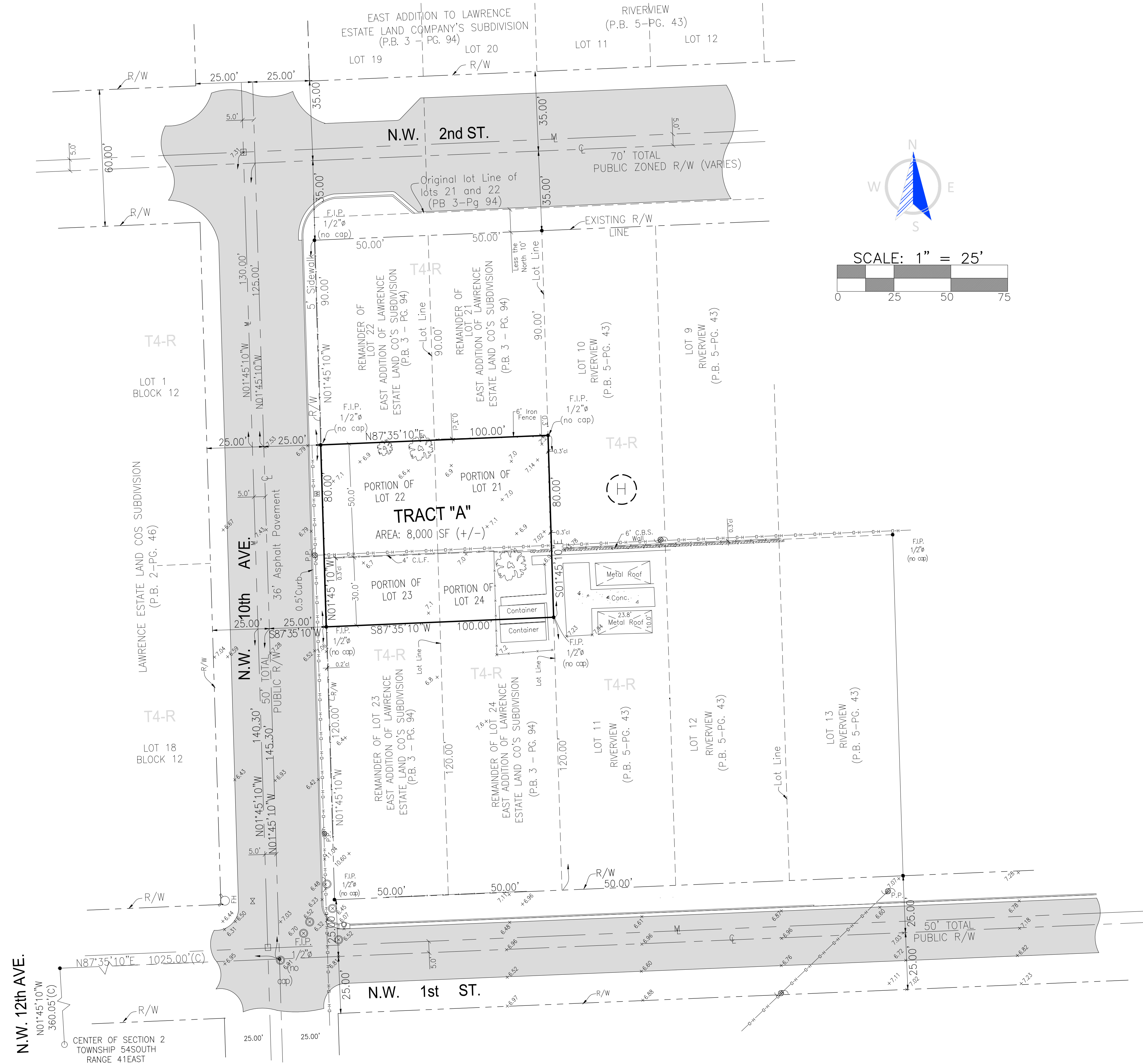
FOR: AZORHAUS LLC  
SCALE: 1"=25'  
DATE: 6/11/26  
DRAWN BY: D.G.  
CHECKED BY: E.P.  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1

ORDER No. 25-542  
SHEET No. 1

# SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT

## AZORHAUS RESIDENCE

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**SURVEYOR'S LEGEND (IF ANY APPLIED)**

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		O.E. OVERHEAD ELECT.
	METAL FENCE		POWER POLE
	WOODEN FENCE		LIGHT POLE
	CHAIN LINK FENCE		HANDICAP SPACE
	WOOD DECK/DOCK		FIRE HYDRANT
	ASPHALTED AREAS		EASEMENT LINE
	CONCRETE		WATER VALVE
	BRICKS OR PAVERS		TV-CABLE BOX
	ROOFED AREAS		WM WATER METER
	WATER (EDGE OF WATER)		CONC. LIGHT POLE
	DENOTES SECTION CORNER		DENOTES TREE

**ABBREVIATION (IF ANY APPLIED)**

A = CURVE LENGTH	STY = STORY
R = RADIUS	T.B.M. = TEMPORARY BENCH MARK
D = CURVE INTERIOR ANGLE	L.F.P. = LIGHT POLE
A/C = AIR CONDITIONING UNIT	MEAS.(M) = MEASURED
ASPH. = ASPHALT	MH = MANHOLE
E.M. = BENCH MARK	M = MEASURED
Bk/Corr. = BLOCK CORNER	M = MONUMENT LINE
CALC.(C) = CALCULATED	NTS = NOT TO SCALE
CB = CATCH BASIN	P/W = FAIRWAY
C.B.S. = CONCRETE BLOCK STRUCTURE	P.O.B. = POINT OF BEGINNING
E = CENTER LINE	P.O.C. = POINT OF COMMENCEMENT
CH.BR. = CHORD BEARING	P.C. = POINT OF CURVATURE
C.L.F. = CHAIN LINK FENCE	P.I. = POINT OF INTERSECTION
CL = CLEAR	P = PROPERTY LINE
CONC. = CONCRETE	P.P. = POWER POLE
D.M.E. = DRAINAGE MAINT. EASEMENT	P.R.M. = PERMANENT REFERENCE MONUMENT
O = DIAMETER	P.T. = POINT OF TANGENCY
EASMT. = EASEMENT	RAD. = RADIAL
ELEV. = ELEVATION	REC. (R) = RECORDED
ENC. = ENCROACHMENT	RES. = RESIDENCE
F.O.D/H = FOUND DRILL HOLE	R/W = RIGHT OF WAY
F.H. = FIRE HYDRANT	SEC. = SECTION
F.N./D = FOUND NAIL AND DISC	SWK. = SIDEWALK
F.I.P. = FOUND IRON PIPE	U.E. = UTIL. EASEMENT
S.D/H = SET DRILL HOLE	W.P. = WOODEN POLE
S.N./D = SET NAIL AND DISC	§ = SECTION LINE
S.I.P. = SET IRON PIPE	
S.R.B. = SET REBAR	

2-545-41E = SECTION 2 TOWNSHIP 54 SOUTH RANGE 41 EAST

**LEGAL DESCRIPTION:**  
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DATE: JUNE 11, 2026