

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.: 14 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Airport West

2. Owner's Name: B10 NW 74TH AVE OWNER LLC Phone: 954-901-1474

Address: 602 W. Office Center Drive Suite 200 City: Fort Washington State: PA Zip Code: 19034

Owner's Email Address: jason.levine@linklogistics.com

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: plattng@hadonne.com

4. Folio No(s).: 30-3014-010-0321 / _____ / _____ / _____

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

6. Street boundaries: 7320 NW 61ST

7. Present Zoning: IU-3 Zoning Hearing No.: ASPR2024000057

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(127,655 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.

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~~ ^{MARYLAND}
COUNTY OF ~~MIAMI-DADE~~ ^{HOWARD}

SS:

Signature of Owner: _____

(Print name & Title here): Eric Gilbert, Managing Director

BEFORE ME, personally appeared Eric Gilbert this 21ST day of January, 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 21 day of January, 2025 A.D.

Monica M. Cottman
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 4/20/2027

Signature of Notary Public: _____

(Print, Type name here: Monica M. Cottman)

4/20/2027

(Commission Expires)

(Commission Number)

(NOTARY SEAL)

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

TENTATIVE PLAT OF "AIRPORT WEST"

A REPLAT OF A PORTION OF TRACT 19 OF AMENDED PLAT OF A SUBDIVISION OF SEC. 14 - TWP. 53 - RGE.- 40, RECORDED IN PLAT BOOK 8, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Boundary and Topographic Survey was on May 02, 2024.
- The date of completion of the field work of the Update Survey was on January 13, 2025.

SECTION 2) LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

TRACT 19, SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE AMENDED PLAT OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 8, PAGE 16, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SUBJECT, HOWEVER, TO THE RIGHTS OF THE PUBLIC AND DADE COUNTY TO THE EAST 50 FEET OF THE SAID TRACT 19.

LESS AND EXCEPT LANDS CONTAINED IN DEEDS TO DADE COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 5832, PAGE 548. OFFICIAL RECORDS BOOK 5832, PAGE 568, OFFICIAL RECORDS BOOK 11222, PAGE 567 AND OFFICIAL RECORDS BOOK 11295, PAGE 792, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE EAST 345.00 FEET OF TRACT 19, "AMENDED PLAT OF A SUBDIVISION OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 16 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS: THE NORTH 35 FEET; THE EAST 50 FEET AND LESS THE AREA BOUNDED BY A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO A LINE 35 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 19 AND TANGENT TO A LINE 50 FEET WEST OF, THE EAST LINE OF SAID TRACT 19.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of Section 14, Township 53 South, Range 40 East, thence along the South line of aforementioned section 14, N89°36'27"E, a distance of 1354.41 feet; thence N01° 45'40"W, a distance of 659.00 feet to the Point of Beginning; thence along the East Right-of-way line of Northwest 74th Avenue, N01°45' 40"W, a distance of 269.59 feet to the point of curvature; thence 38.65 feet along the arc of a curve, with a chord bearing and distance of N43°57'18"E, 34.91 feet; thence along the south Right-of-way line of Northwest 61st Street, N89°38'25"E, a distance of 913.97 feet; thence departing the said South Right-of-way line S01°43'02"E, a distance of 295.21 feet; thence N89°40'46"E, a distance of 938.76 feet to the Point of Beginning.

Property Address and Tax Folio Number:

7320 NW 61th Street, Miami, Florida, 33166
Folio No. 30-3014-010-0321

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.

Plat of "AMENDED PLAT OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST", recorded in Plat Book 8, at Page 16, Miami-Dade County Records.

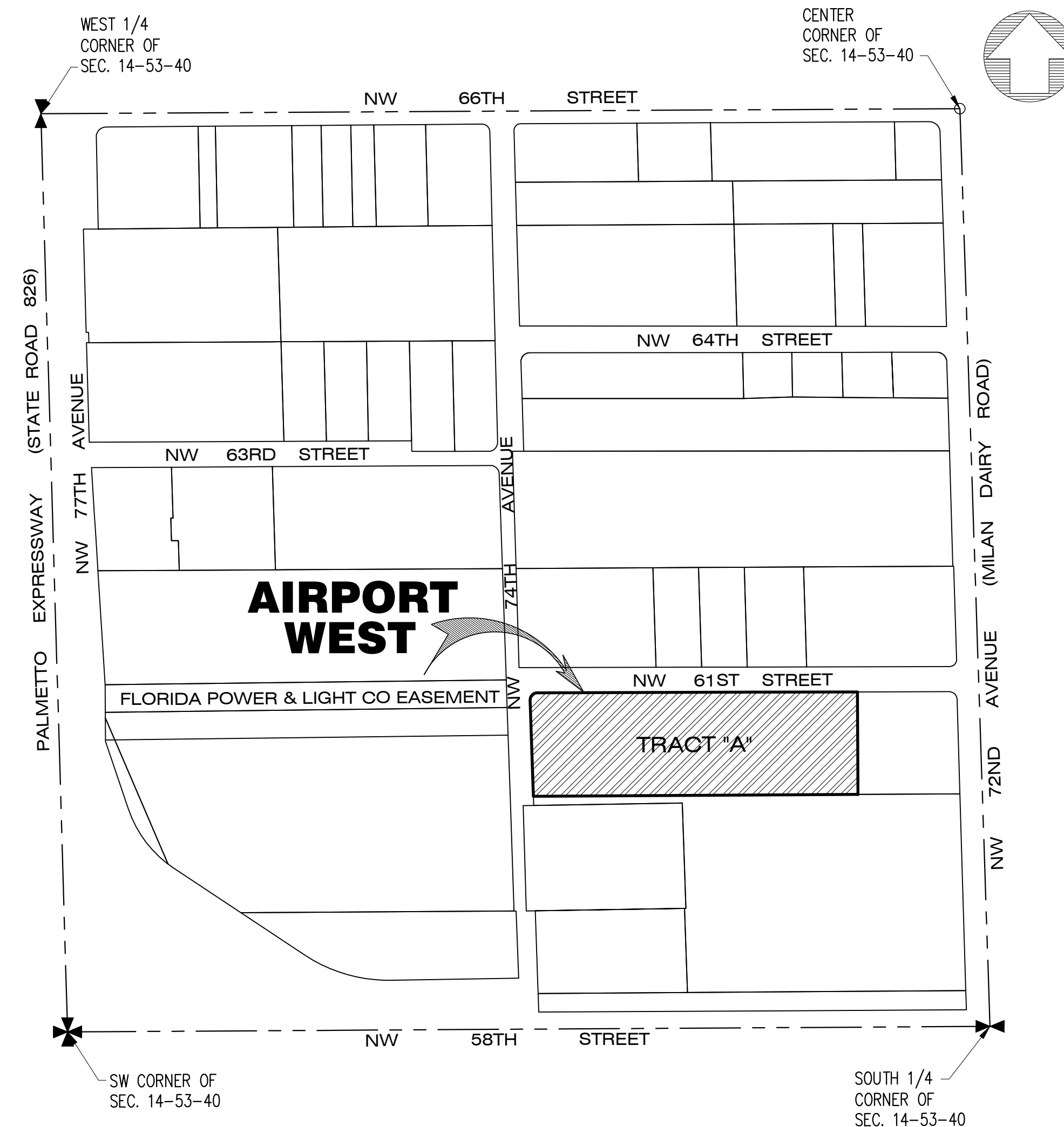
Quit Claim Deed, dated May 23rd, 2023, recorded in Official Records Book 33718, Page 4481, Miami-Dade County Records.

Special Warranty Deed, dated May 16th, 2023, recorded in Official Records Book 33718, Page 4477, Miami-Dade County Records.

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of N89°41'57"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County), Map Panel No. 12086C0279, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-904, Elevation 7.98 feet.



LOCATION MAP
THE SOUTHWEST 1/4 OF
SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

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:

B10 NW 74TH AVE OWNER LLC, a Delaware limited liability company
602 W. Office Center Drive, Suite 200
Fort Washington, PA 19034
Contact: Jason Levine
Phone: 305.400.0530
E-Mail: jason.levine@linklogistics.com

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

- ELECTRIC: Florida Power & Light Company
- TELEPHONE: AT&T, Inc., Comcast
- TV-CABLE: ATT-Uverse, Comcast
- POTABLE WATER: Miami Dade Water & Sewer Department (no connected)
- SANITARY SEWER: Miami Dade Water & Sewer Department (no connected)

SECTION 8) DEVELOPMENT INFORMATION :

ZONING DATA:
Current Zoning: IU-3 (Industrial Districts, unlimited manufacturing)
Existing Land Use:
Existing Buildings and improvements for antenna tower
Proposed Development: Warehouse and Office Building
Proposed Building Area: 127,655 Square Feet ±
Number of Proposed Tracts: 1
Existing improvements to be demolished except the tower antenna facilities.
Administrative Site Plan Review: ASPR2024000057

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 8.5 feet NGVD 29

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101,
Doral, Florida 33172
Phone 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, 33172
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the original signature and 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.

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

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P. (305) 266-1188 - F. (305) 207-6845 - W. www.hadonne.com

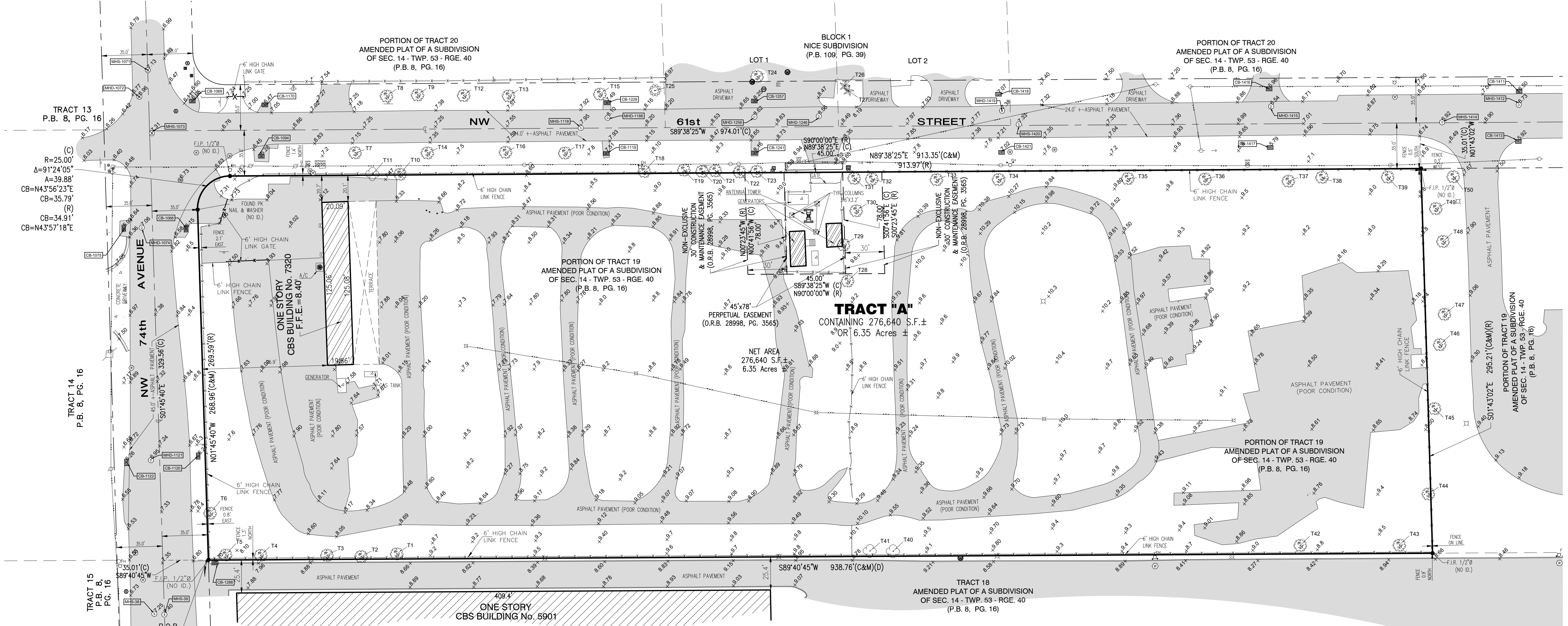
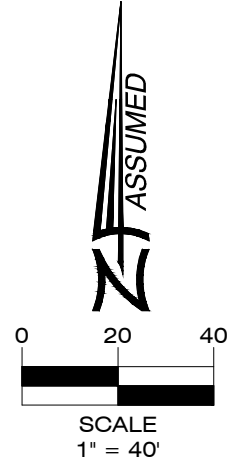
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
B10 NW 74TH AVE OWNER LLC, a Delaware limited liability company
or
7320 NW 61th STREET, MIAMI, FLORIDA 33166

REVISED	DATE	BY	REASON

Field Book:	FILE
DRAWN BY:	LD/GG
TECH BY:	RI
QA/QC BY:	JS
Job No.:	24037

TENTATIVE PLAT OF "AIRPORT WEST"

A REPLAT OF A PORTION OF TRACT 19 OF AMENDED PLAT OF A SUBDIVISION OF SEC. 14 - TWP. 53 - RGE.- 40, RECORDED IN PLAT BOOK 8, AT PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



TREE TABLE

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	BLACK OLIVE	16	40	20
T2	BLACK OLIVE	28	40	30
T3	BLACK OLIVE	26	40	30
T4	BLACK OLIVE	36	40	30
T5	BLACK OLIVE	12	35	20
T6	BLACK OLIVE	20	30	30
T7	TREE	36	40	30
T8	OAK	14	25	25
T9	OAK	14	25	25
T10	TREE	12	20	20
T11	MANGO	14	25	25
T12	BLACK OLIVE	14	25	25
T13	BLACK OLIVE	16	25	25
T14	TREE	36	30	30
T15	BLACK OLIVE	18	35	35
T16	TREE	40	40	35
T17	TREE	35	35	35
T18	TREE	8	20	15
T19	TREE	26	35	35
T20	TREE	8	20	6
T21	TREE	20	20	15
T22	TREE	8	20	15
T23	TREE	6	20	15
T24	OAK (8T)	24	40	40
T25	UMBRELLA	24	40	50
T26	PALM (3T)	6	15	7
T27	PALM (2T)	8	15	10
T28	TREE	24	30	30
T29	OAK	20	35	35
T30	OAK	24	30	25
T31	OAK	18	30	25
T32	OAK	24	35	30
T33	OAK	24	30	30
T34	OAK	24	30	30
T35	OAK	28	30	30
T36	OAK	24	30	30
T37	OAK	34	30	30
T38	OAK	18	25	25
T39	OAK	26	35	35
T40	MANGO	12	20	20
T41	MANGO	12	20	20
T42	OAK	16	25	25
T43	OAK	24	30	30
T44	TREE	16	20	20
T45	TREE	16	20	20
T46	OAK	14	25	25
T47	OAK	24	30	30
T48	OAK	18	30	30
T49	OAK	12	20	20
T50	OAK	30	40	35

LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	CBS PROPERTY LINE
R/W	RIGHT-OF-WAY
—	CBS CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊗	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊖	FIRE HYDRANT
⊘	DRAINAGE CURB INLET
⊙	BACKFLOW PREVENTOR
⊚	GAS METER
⊛	PEDESTRIAN SIGNAL
⊜	ELECTRIC UTILITY BOX
⊝	LIGHT POLE
⊞	GLY ANCHOR
⊟	WATER METER
⊠	WATER VALVE
⊡	GREASE-TRAP MANHOLE
⊢	SANITARY SEWER CLEAN-OUT
⊣	MHS SANITARY SEWER MANHOLE
⊤	SANITARY SEWER VALVE
⊥	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE

LEGEND

—	SIGNAL MAST ARM
⊕	INTERCOM
⊖	POST
⊗	SIGN
⊘	MAILBOX
⊙	CONCRETE UTILITY POLE
⊚	GUARDRAIL
⊛	FPL TRANSFORMER
⊜	WOOD UTILITY POLE
T1	TREE NUMBER
⊞	UTILITY STRUCTURE NUMBER
⊟	CBS WALL
⊠	WOOD FENCE
⊡	IRON FENCE
⊢	IRON ROLLING GATE
⊣	IRON SWING GATE
⊤	CHAIN-LINK FENCE
⊥	CHAIN-LINK ROLLING GATE
⊦	CHAIN-LINK SWING GATE
⊧	FENCE_OTHER
⊨	TREE
⊩	PINE TREE
⊪	PALM TREE
⊫	PROPERTY LINE
⊬	RIGHT-WAY-LINE
⊭	EASEMENT LINE
⊮	STM X-UTL-DRAIN
⊯	SAN X-UTL-SANT
⊰	OVERHEAD UTILITY LINE
⊱	EXISTING ELEVATION
⊲	GRAVEL
⊳	BRICK
⊴	BUILDING HATCH
⊵	CONCRETE
⊶	TILE
⊷	ASPHALT PAVEMENT
⊸	HANDICAP TACTILE STRIP
⊹	AT&T BOX
⊺	COMMUNICATION TOWER

P.O.C.
SW CORNER
OF SECTION 14-53-40
FND. PK NL & WASHER
"LB 4207"

N.W. 58th STREET
N89°36'27"E 1,354.41'

SOUTH LINE OF THE SW 1/4
OF SECTION 14-53-40

LAND SURVEYOR AND MAPPERS
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F - (305) 607-8845 - W - www.hadonne.com

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1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P - (305) 686-1188 - F - (305) 607-8845 - W - www.hadonne.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY for B10 NW 74TH AVE OWNER LLC, a Delaware limited liability company or of 7320 NW 61th STREET, MIAMI, FLORIDA 33166

REVISED	DATE	BY	DESCRIPTION

Field Book: FILE
DRAWN BY: LD/GG
TECH BY: RI
QA/QC BY: JS
Job No.: 24037
2/2

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