

## 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.: 23 Twp.: 52 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Northwest Baptist Church

2. Owner's Name: Northwest Baptist Church, Inc. Phone: 305-685-6307

Address: 951 NW 136 Street City: Miami State: FL Zip Code: 33168

Owner's Email Address: snay@nwbchurch.org

3. Surveyor's Name: Fortin, Leavy, Skiles, Inc. Phone: 305-653-4493

Address: 180 NE 168th Street City: N.Miami Beach State: FL Zip Code: 33162

Surveyor's Email Address: damian@det-sc.com

4. Folio No(s): See Exhibit "A" / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: NW 10th Avenue and Opa Locka Boulevard

7. Present Zoning: RU-1 & RU-3 Zoning Hearing No.: Z2012-00008

8. Proposed use of Property: No proposed development. Express purpose is to vacate NW 136th St.

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)

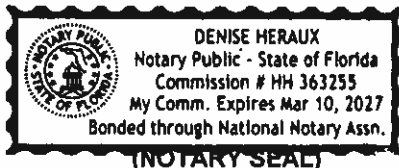
SS:

Signature of Owner: *Rudolph McGlashan*

(Print name & Title here): Rudolph McGlashan, Chairman

BEFORE ME, personally appeared Rudolph McGlashan this 24 day of Sept., 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 24 day of September, 2025 A.D.



Signature of Notary Public: *Denise Heraux*

(Print, Type name here: Denise Heraux)

March 10, 2027

(Commission Expires)

HH363255

(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**

Lots 7 through 24, Block 1, and Lots 5 through 14, Block 2, TROPICAL FARMS,  
according to the plat thereof as recorded in Plat Book 42, at Page 86, Public Records of  
Miami-Dade County, Florida,

LESS the East 36 feet of said Lot 5, Block 2.

### **FOLIO NUMBERS:**

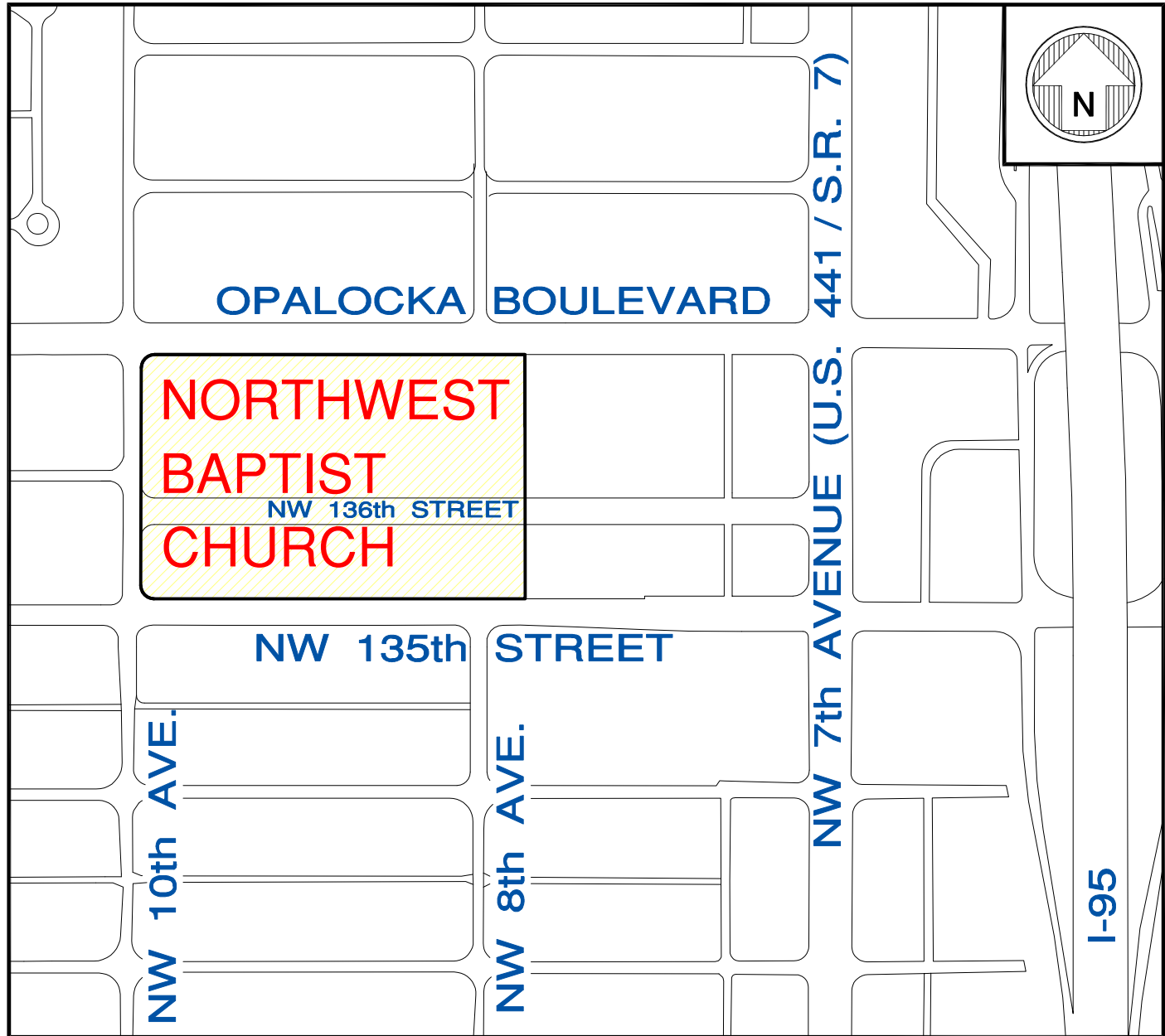
30-2123-016-0060

30-2123-016-0170

30-2123-016-0050

30-2123-016-0040

30-2123-016-0240



LOCATION SKETCH  
SCALE: 1" = 300'

**DEVELOPMENT  
CONTACT PERSON INFORMATION**

Name: Damian Thomason  
Telephone Number: (248) 794-0264  
E-mail Address: Damian@dot-sc.com

LEGAL DESCRIPTION:

Lots 7 through 24, Block 1, and Lots 5 through 14, Block 2, TROPICAL FARMS, according to the plat thereof as recorded in Plat Book 42, at Page 86, Public Records of Miami-Dade County, Florida,

LESS the East 36 feet of said Lot 5, Block 2.

**AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE, ABANDON AND DISCONTINUE FROM USE THAT PORTION OF NW 136TH STREET AS SHOWN HEREON, CONTAINING 36,453 SQUARE FEET.**

That portion of N.W. 136th Street as shown on the Plat of Tropical Farms, according to the plat thereof as recorded in Plat Book 42 at Page 86 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 24, Block 1, of said Tropical Farms; the following two (2) courses being along the Northerly Right-of-Way line of said N.W. 136th Street (1) thence North 90°00'00" West for 698.53 feet to a point of curvature; (2) thence Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°09'31" for an arc distance of 39.34 feet to a point of cusp; thence South 00°09'31" West along the East Right-of-Way line of N.W. 10th Avenue as shown on said Plat of Tropical Farms for 100.00 feet to a point of cusp; the following two (2) courses being along the Southerly Right-of-Way of said N.W. 136th Street; (1) thence Northeasterly along a 25.00 foot radius curve leading to the right through a central angle of 89°50'29" for an arc distance of 39.20 feet to a point of tangency; (2) thence South 90°00'00" East along the Southerly Right-of-Way line of said N.W. 136th Street for 698.85 feet; thence North 00°02'46" West along the Southerly extension of the Easterly line of said Lot 24, Block 1 for 50.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 23, Township 52 South, Range 41 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N00°09'31"E for the East right-of-way line of NW 10th Avenue, and evidenced by one (1) found nail & disk LB3653 and two (2) found Permanent Reference Monuments (P.R.M.'s), both being nails & disks LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. LB-1, Elevation +13.24, located on March 15, 2011 at the intersection of Opa-Locka Boulevard and NW 7th Avenue.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0139L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 332,522 square feet, or 7.634 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the limits of this "Boundary & Topographic Survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- The underground utilities shown have been located from field survey information and existing drawing. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SITE DEVELOPMENT INFORMATION

OWNER:  
Northwest Baptist Church, Inc.  
951 NW 136th Street  
Miami, FL 33168

FOLIO NUMBERS:  
30-2123-016-0060  
30-2123-016-0050  
30-2123-016-0040  
30-2123-016-0170  
30-2123-016-0240

DEVELOPMENT INFORMATION:  
Proposed Tract "A" containing 332,522 Square Feet±, or 7.634 Acres±.  
Containing existing, school, church, office and gymnasium buildings to remain.

PRESENT ZONE:  
RU-1 & RU-3

FLOOD CRITERIA:  
+10' NAVD 1988 (+11.5' NGVD 1929), BASED ON:  
- EMAIL RECEIVED FROM THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERM), ON JULY 14, 2025.  
- UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21.  
- DATA FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE.

An express purpose of this re-plot is to close and vacate a portion of Northwest 136th Street, lying within the limits of this plat containing 36,453 Sq. Ft. per Resolution R-395-22.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on April 8, 2025, and as a "Tentative Plat" for Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"**

FORTIN, LEAVY, SKILES, INC., LB3653

By: \_\_\_\_\_  
Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

| No. | O.N. | Revision | Description |
|-----|------|----------|-------------|
|     |      |          |             |
|     |      |          |             |
|     |      |          |             |
|     |      |          |             |

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 N.E. 168th Street, North Miami Beach, Florida 33162  
Phone: 305-653-4493 / Email: fls@flsurvey.com

**TENTATIVE PLAT**  
**NORTHWEST BAPTIST CHURCH**  
SECTION 23, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

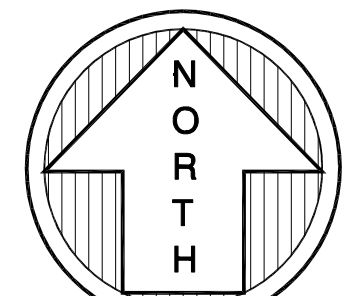
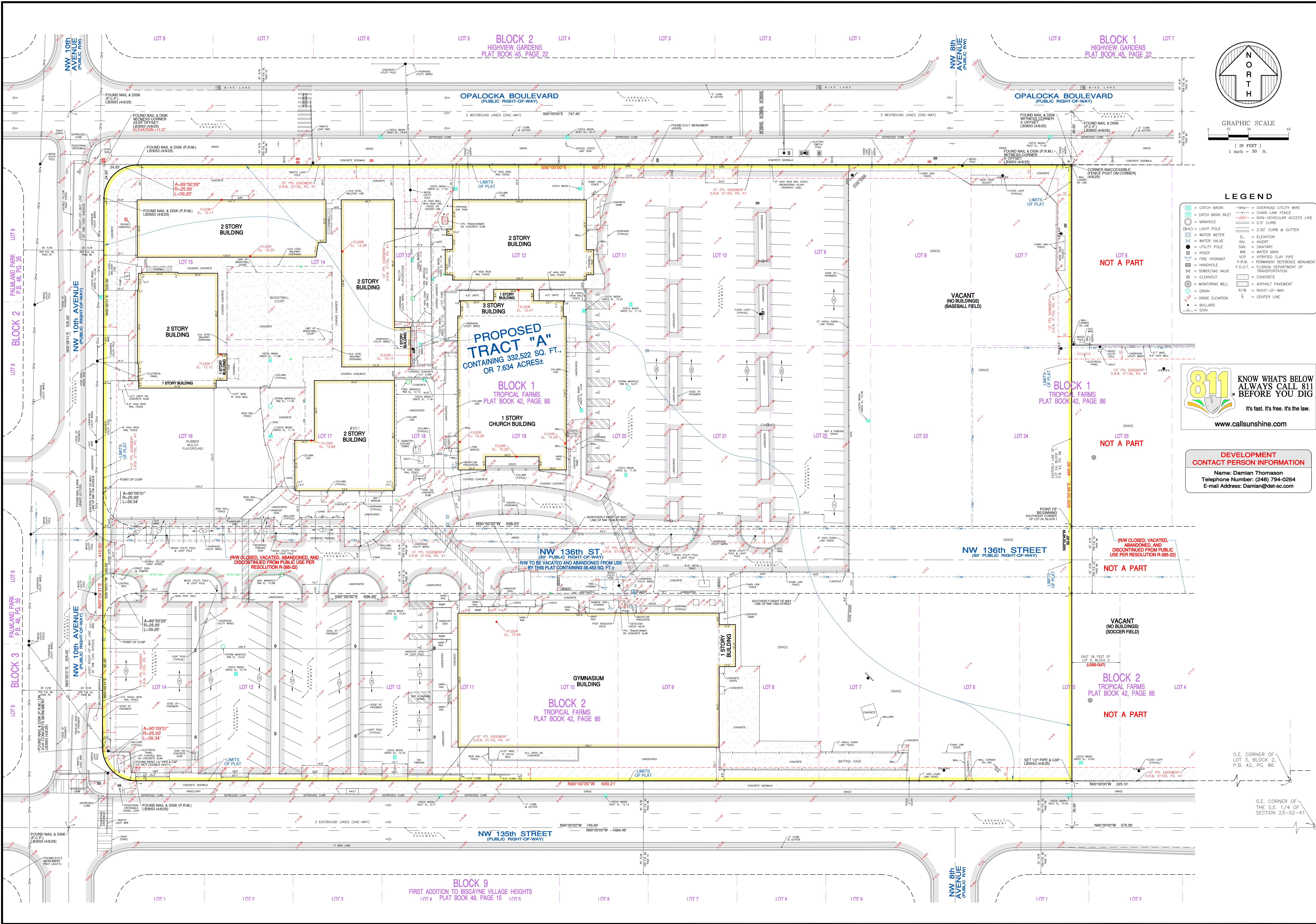
|               |                      |
|---------------|----------------------|
| Original Date | 4/8/25               |
| Scale         | 1" = 30'             |
| Drawn By      | GEM                  |
| CAD No.       | 110189               |
| Plotted       | 8/15/25 2:06p        |
| Ref. Dwg.     | 2011-041-1-TPLAT     |
| Field Book    | 613/72-73 & F.S. RLL |
| Job No.       | 250188               |
| Dwg. No.      | 2011-041-4-TPLAT     |
| Sheet         | 1 of 2               |



**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 N.E. 168th Street, North Miami Beach, Florida 33162

**TENTATIVE PLAT**  
**NORTHWEST BAPTIST CHURCH**  
SECTION 23, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

Original Date  
4/8/25  
Scale  
1" = 30'  
Drawn By  
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CAD No.  
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613/72-73 & F.S. RLL  
Job No.  
250188  
Dwg. No.  
2011-041-4-TPLAT  
Sheet  
2 of 2



GRAPHIC SCALE  
0 15 30 60  
( IN FEET )  
1 inch = 30 ft.

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- SEWER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- MONITORING WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- NON-VEHICULAR ACCESS LINE
- 0.5" CURB
- 2.00" CURB & GUTTER
- ELEVATION
- INVERT
- SANITARY
- WATER MAIN
- VITRIFIED CLAY PIPE
- PERMANENT REFERENCE MONUMENT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- CONCRETE
- ASPHALT PAVEMENT
- RIGHT-OF-WAY
- CENTER LINE

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**DEVELOPMENT**  
**CONTACT PERSON INFORMATION**  
Name: Damian Thomason  
Telephone Number: (248) 794-0264  
E-mail Address: Damian@det-sc.com

S.E. CORNER OF  
LOT 3, BLOCK 2,  
P.B. 42, PG. 86

(RW CLOSED, VACATED,  
ABANDONED AND  
DISCONTINUED FROM PUBLIC  
USE PER RESOLUTION R-395-22)

VACANT  
(NO BUILDINGS)  
(SOCCER FIELD)

BLOCK 2  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

NW 136th STREET  
(50' PUBLIC RIGHT-OF-WAY)

NOT A PART

VACANT  
(NO BUILDINGS)

BLOCK 1  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 2  
HIGHVIEW GARDENS  
PLAT BOOK 45, PAGE 22

OPALOCKA BOULEVARD  
(PUBLIC RIGHT-OF-WAY)

NOT A PART

BLOCK 1  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 2  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 1  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 2  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 1  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 2  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 1  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

NOT A PART

BLOCK 2  
TROPICAL FARMS  
PLAT BOOK 42, PAGE 86

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BLOCK 2  
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