

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.: 21 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: frazier industrial tract

2. Owner's Name: lorepo Investments II&III-llc and hl land holding llc Phone: 305-634 3342

Address: 3500 nw 46 street City: miami State: fl Zip Code: 33185

Owner's Email Address: hjmariag4310@gmail.com

3. Surveyor's Name: jorge l cabrera pls Phone: 305 302 2522

Address: 2852 sw 149 place City: miami State: fl Zip Code: 33185

Surveyor's Email Address: jorgelcabrerapls@gmail.com

4. Folio No(s): 30-3121000080860-0880 / 30-3121-046-0040 / _____ / _____

5. Legal Description of Parent Tract: see attached

6. Street boundaries: nw 48 street/35 avenue

7. Present Zoning: lu-2 Zoning Hearing No.: res #7600

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(2400 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)
COUNTY OF MIAMI-DADE)

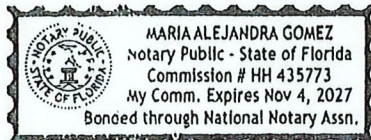
SS:

Signature of Owner: 

(Print name & Title here): Jorge I. Cabrera psm 6487

BEFORE ME, personally appeared Humberto Lorenzo this 23rd day of JUNE, 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 23rd day of July, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: MARIA ALEJANDRA GOMEZ)

Nov. 4/27
(Commission Expires)

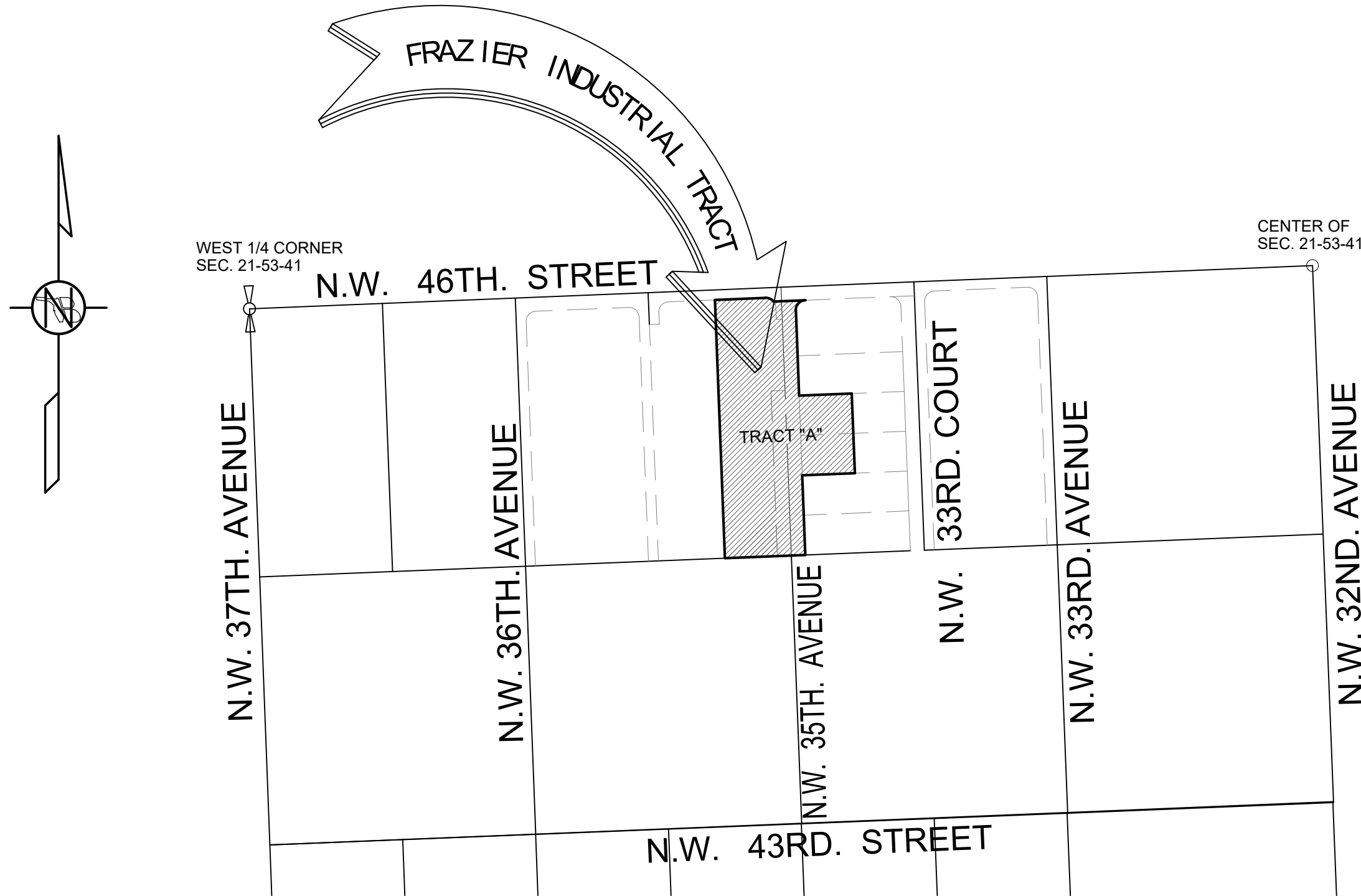
HH 435773
(Commission Number)

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

ABBREVIATIONS:	
(1)	As-Built info. by others
A/C	Air Conditioner Unit
B.D.G	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2'W, 0.2'N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV.	Elevation
F.F.ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Alas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
P-OC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter
SYMBOL LEGEND:	
	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	A/C Compressor Unit
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water

FRAZIER INDUSTRIAL TRACT

A REPLAT OF THE WEST 1/2 OF LOTS 3 AND 4 OF "FRAZIER INDUSTRIAL PROPERTIES", RECORDED IN PLAT BOOK 69, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST MIAMI-DADE COUNTY, FLORIDA



THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
LOCATION SKETCH
SCALE: 1" = 300'

DEVELOPMENT INFORMATION:

NOTE:

THE EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE ALL THAT RIGHT-OF-WAY OF N.W. 35th. AVENUE, LYING SOUTH OF N.W. 46th. STREET, LYING WEST OF LOTS 1 THROUGH 6 AS SHOWN ON RECORDED PLAT OF "FRAZIER INDUSTRIAL PROPERTIES", AS RECORDED IN PLAT BOOK 69, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE EAST 35 FEET OF THE SOUTH 414.63 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH 55 FEET OF THE NORTH 80.00 FEET OF THE EAST 15.00 FEET AND THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST TANGENT TO THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 21 AND TANGENT TO THE WEST LINE OF THE EAST 15.00 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21.

DEVELOPMENT INFORMATION:

Existing asphalt paving plant and batching facility with 2,400 Sq. Ft. Office to remain as is. No additional development proposed

Proposed Tract "A" containing 155,461.8 Sq. Ft. +/- (3.57 Acres +/-)

FLOOD CRITERIA:

Dade County Flood Criteria is 8.5 feet NGVD 1929 or 7.00 feet NGVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13-1 to 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

ZONING NOTE:

IU-2 (Industrial Districts, heavy manufacturing)

ZONING HEARING #: Z-2022-000280

PREPARED FOR:

LORENZO INVESTMENT III, LLC.
240 Crandon Boulevard, Suite 242
Key Biscayne, Florida 33140
Tel. 954-592-4374

CONTACT PERSON INFORMATION:

Name Angel Lopez
Telephone Number: (305) 860-3866
Fax Number: (305) 860-3870
e-mail address: alopez@erbrownell.com

SURVEYOR'S NOTES:

Bearings as shown hereon are based on an assumed meridian, where the North Line of the Southwest 1/4, of Section 21, Township 53 South, Range 41 East, of Miami-Dade County, Florida, the Center Line of NW 46th Street bears North 87°40'16" East. All distances as shown are based on the US Survey foot.

PREPARED BY

JORGE L. CABRERA
PROFESSIONAL SURVEYOR AND MAPPER
2852 S.W. 149TH PLACE, MIAMI, FLORIDA, 33185
PHONE: (305) 302-2522, FAX: (305) 207-9537
CERTIFICATION NO. PLS/PSM 6487
JULY, 2025

DADE COUNTY BENCHMARK REFERENCES:

Name: N-704
Elevation (NGVD 1929): 9.31 feet
Location 1: NW 46 ST --- 6' North of projected north edge of pavement
Location 2: NW 37 AVE --- 10' West of projected west edge of pavement
Description 1: PK Nail and Brass Washer in concrete curb of handicapped ramp.

Name: N-703
Elevation (NGVD 1929): 10.50 feet
Location 1: NW 46 ST --- 10' North of projected north edge of pavement
Location 2: NW 32 AVE --- 15' West of projected west edge of pavement
Description 1: PK Nail in top of culvert headwall. 10' ese of a witness post

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051, FAC at an equivalent distance standard of 1 foot in 10,000 feet for Commercial Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of "FRAZIER INDUSTRIAL PROPERTIES", recorded in Plat Book 69 at Page 66; (iv) the Miami-Dade County, Florida, Section 21, Township 53 South, Range 41 East.

A comparison between measured (M), plat (P), Recorded (R) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. (P) are based on the Recorded Plat. (R) are based on Legal Description. Calculated dimensions (C) are a protraction based on the Legal Description, the underlying plats and recovered monumentation.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (Unincorporated Areas of Miami-Dade County) 12086C0284L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AH", Base Flood Elevation 9 feet. refers to the NGVD (1929) Datum.

The Subject Property as described contains 155,461.8 square feet more or less (3.57 acres more or less).

The purpose of this Tentative Plat Survey is to consolidate into a single tract of land all of the parcels along with the closed right of way.

There will be no new development or construction and the site will remain with the same use as it has been in the past.

At the time of this Survey, the site is currently being used as an asphalt plant production facility with multiple industrial machinery, equipment and accessory infrastructure to support asphalt production where large amount of material and equipments are being moved constantly, therefore not all of improvements were located and there could be some utilities within the subject site not visible to the surveyor due to the existing field conditions.

Noted as an Special Exception on the Opinion of Title provided to the surveyor, the Easement from Lorenzo Investments III, LLC, a Florida limited liability company in favor of Florida Power & Light, recorded in O. R. Book 34656, Page 3582, of the Public Records of Miami-Dade County, Florida is not shown in the Public Records as an FPL Easement. When searching in the Public Records for O. R. Book 34656, Page 3582 instead of an Easement, a Financial Statement Form appears recorded, therefore no Florida Power & Light easement was plotted in this Tentative Plat Survey.

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

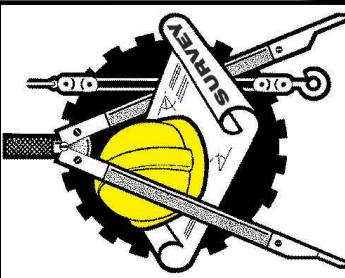
This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 20' feet or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this " Tentative Plat " meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

JORGE L. CABRERA

The survey map and notes and/or report has been electronically signed and sealed by JORGE L. CABRERA, Professional Surveyor & Mapper # 6487, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" *may not* reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and **the Digital Signature and Seal must be verified on any electronic copies.**



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No.: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcaberapls@gmail.com

No.	Date	Job No.			

TENTATIVE PLAT

3500 NW 46TH STREET, MIAMI, FLORIDA 33142

CHECKED BY:	JLC.
DRAWN BY:	AA
FIELD DATE:	7/01/2025
DATE:	06/16/2025
SCALE:	1" = 300'
JOB No.	25-8556

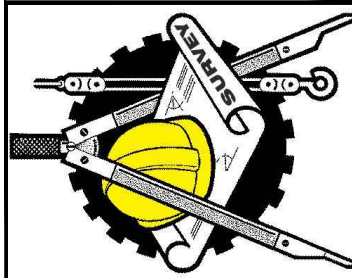
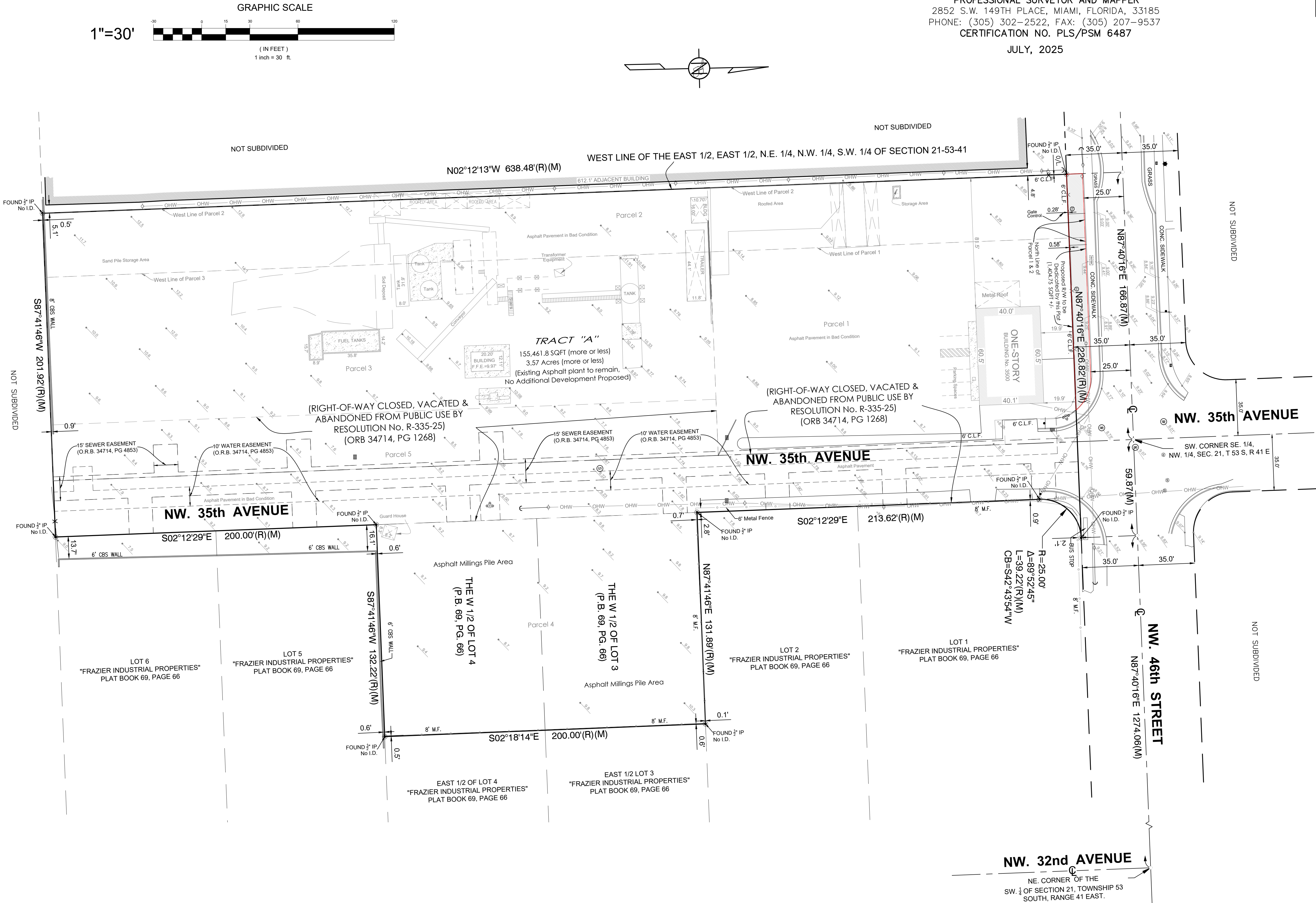
SHEET:
1 OF 2

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E	Box Electric
C	Box Communications
T	Electrical Transformer
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SHEET:
2 OF 2