

## 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.: 27 Twp.: 56 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Feldman Storage & Resi

2. Owner's Name: CH REALTY X-SS NARANJA STORAGE, L.L.C., Phone: 305-632-9346

Address: 3323 NE 163rd Street Ste 501 City: North Miami Beach State: FL Zip Code: 33160

Owner's Email Address: santiago@thefeldmancompanies.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: plattling@hadonne.com

4. Folio No(s): 30-6927-015-0015 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: 26140 S Dixie Hwy

7. Present Zoning: NCUC Zoning Hearing No.: M2025000001

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 21 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), 153,279 SF  
Business( \_\_\_\_\_ Sq. Ft. ), Office( 1,970 Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( Self storage 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.

**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

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:

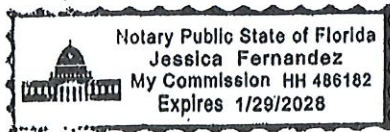
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Mitchell Feldman, Manager

BEFORE ME, personally appeared Mitchell Feldman this 01 day of July, 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 01 day of July, 2025 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Jessica Fernandez)

(NOTARY SEAL)

01/29/28  
(Commission Expires)

HH 486182  
(Commission Number)

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



# TENTATIVE PLAT OF FELDMAN STORAGE AND RESI

A REPLAT OF A PORTION OF LOT 1 OF "M.C.R. INDUSTRIAL PARK", RECORDED IN PLAT BOOK 148, PAGE 41 AND TRACT "B" OF "CASA MATIAS", RECORDED IN PLAT BOOK 169, PAGE 16, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

## SURVEYOR'S NOTES:

## SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on March 16, 2022.
2. The date of completion of the field work for the Update Survey was on August 03, 2022.
3. The date of completion of the field work for the Update Survey was on September 28, 2023.
4. The date of completion of the field work for the Update Survey was on January 3, 2024.
5. The date of completion of the field work for the Update Survey was on May 29, 2025.

## SECTION 2) LEGAL DESCRIPTION:

A parcel of land being a portion of Lot 1, M.C.R. INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 148, Page 41 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of said Lot 1; thence along the North line of said Lot 1, South 89°22'22" West, 137.78 feet to the POINT OF BEGINNING; thence South 00°35'49" East, 108.60 feet; thence South 41°17'47" West, 192.02 feet; thence North 33°11'03" West, 20.81 feet; thence North 48°42'13" West, 81.71 feet; thence South 41°17'47" West, 136.94 feet; thence North 50°25'40" West, 149.44 feet; thence North 39°34'20" East, 130.56 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 100.00 feet, a central angle of 26°43'34", an arc distance of 46.65 feet to a point of reverse curvature; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 160.00 feet, a central angle of 27°06'26", an arc distance of 75.70 feet to a point of reverse curvature; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 80.00 feet, a central angle of 13°24'05", an arc distance of 18.71 feet to a point on the North line of Lot 1; thence along said line, North 89°22'22" East, 210.79 feet to the Point of Beginning.

Containing 69,690 Square Feet or 1.60 Acres, more or less, by calculations.

## Property Address and Tax Folio Number:

26140 S Dixie Highway, Naranja, Florida 33032

Folio No. 30-6927-015-0015

## SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards 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:

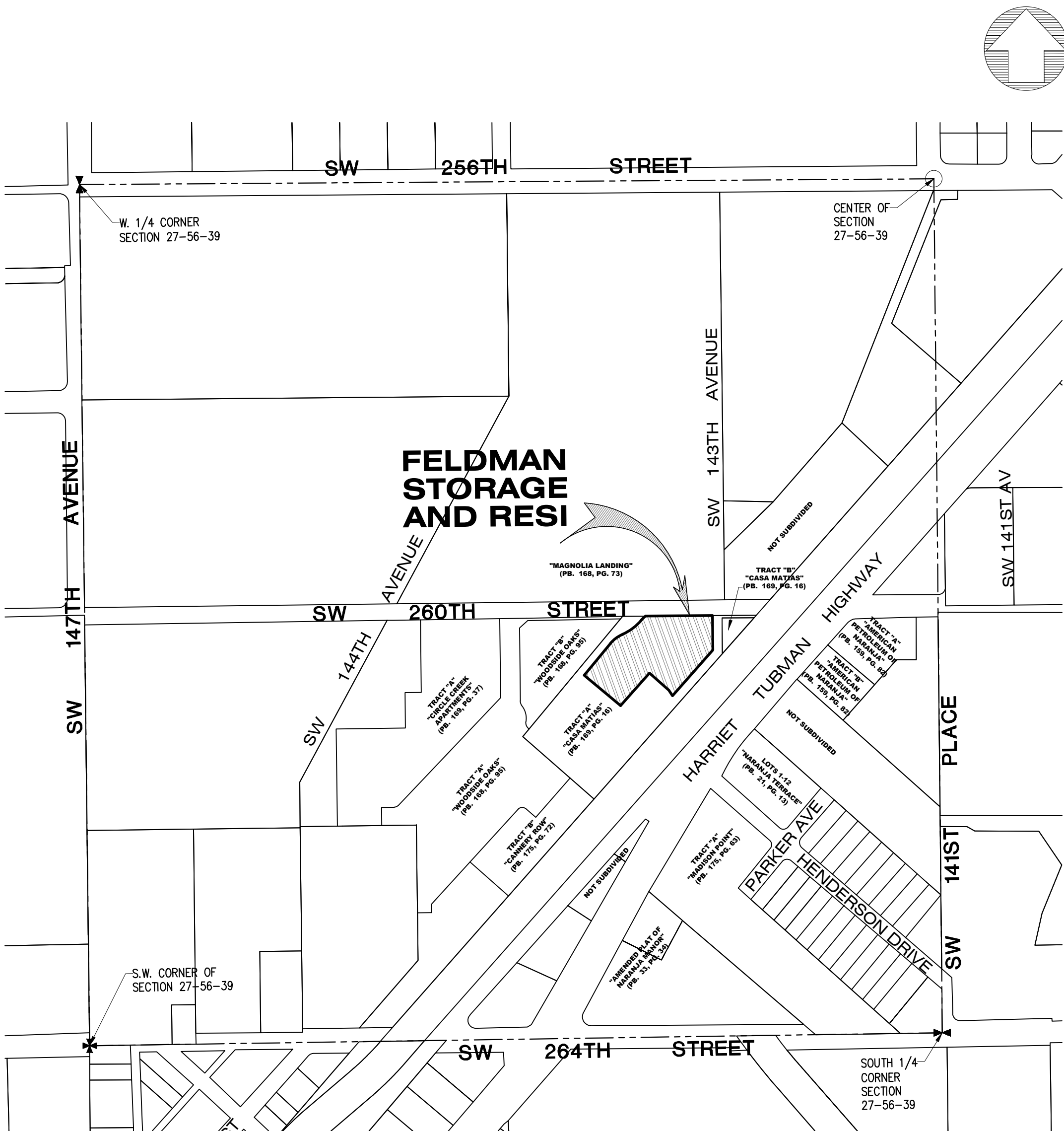
North arrow direction is based on an assumed Meridian.

Plat of "CASA MATIAS", recorded in Plat Book 169, at Page 16, Miami-Dade County Records.

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of S89°22'53"W, 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 Unincorporated), Map Panel No. 12086C0593, 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 MB-56, Elevation 10.19 feet (NGVD 29).



## LOCATION MAP

THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1" = 300'

## NOTICE:

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

## SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

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:

### NARANJA STORAGE LLC

2323 NE 163rd Street, Suite 506  
North Miami Beach, Florida 33160

Contact: Mitchell Feldman

Phone: 786.627.5183

Email: mitch@thefeldmancompanies.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

SANITARY SEWER: Miami-Dade Water & Sewer Department

## SECTION 8) DEVELOPMENT INFORMATION:

The following Development Information was obtained from Site Plan C-5.0 prepared by URBN Design, addressed at 666 NE 125th Street, Suite 247, North Miami, Florida 33161, last dated on July 28, 2022:

1. Zoning:  
Existing and Proposed: NCUC - Naranja Community Urban Center District
2. Proposed Number of Tracts: 1  
2a.Tract "A": 4 Stories Mix-Use Building (Proposed Self-Storage & Residential)
  - Storage Building Area: 153,979 S.F.±
  - Residential Building Area: 28,891 S.F.±  
Total Apartment Units: 21 Units
  - Office Building Area: 1,970 S.F.±
  - Total Building Area: 184,840 S.F.±
3. Administrative Modification No. M2025000001

## SECTION 9) 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

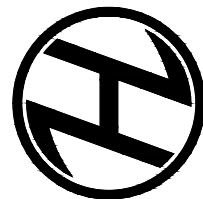
Phone: 305.266.1188

Fax: 305.207.6845

NOTICE: Not valid without the signature and original raised 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.

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

**HADONNE**



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

for

NARANJA STORAGE LLC

of

26140 S DIXIE HIGHWAY, NARANJA, FLORIDA 33032

REVISIONS	
1.	ADDRESSING PLAT COMMITTEE COMMENTS ON 01-04-2023
2.	ADDRESSING PLAT COMMITTEE COMMENTS ON 04-24-2023
3.	FIELD UPDATE SURVEY ON 01-03-2024
4.	ADDRESSING PLAT COMMITTEE COMMENTS ON 08-18-2025
5.	

FILE

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JS

22027

1/2



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