

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.: 8 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: South Dade Dealership

2. Owner's Name: South Dade Dealership IV LLC

Phone: 786-465-7908

Address: 29330 S. Dixie Highway City: Homestead State: FL Zip Code: 33033

Owner's Email Address: unclefrank@southdadetoyota.com

3. Surveyor's Name: Pulice Land Surveyors, Inc.

Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 30-7908-005-0110 / 30-7908-005-0112 / _____ / _____

5. Legal Description of Parent Tract: see attached

6. Street boundaries: SW 300 Street and S. Dixie Highway

7. Present Zoning: BU-3 Zoning Hearing No.: _____

8. Proposed use of Property:

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: ☒ 20,548 showroom/office
20,548 parts/service 311,765 garage

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:

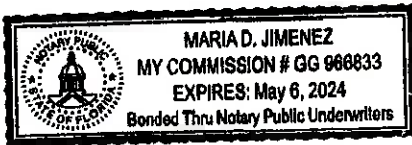
Signature of Owner: *Mari*

COUNTY OF MIAMI-DADE)

(Print name & Title here): MARIO JT BENEDETTI - MANAGER

BEFORE ME, personally appeared MARIO JT Benedetti this 15 day of Sept, 2022 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 15 day of Sept, 2022 A.D.



(NOTARY SEAL)

Signature of Notary Public: *Maria D Jimenez*

(Print, Type name here) MARIA D Jimenez

MAY 6 2024
(Commission Expires)

GG 966833
(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, 8, 14, 15, 16, 17, 18, 19, AND 20, AND PORTIONS OF LOTS 9, 10, 11, 12, AND 13, BLOCK 7, "SEMINOLE HEIGHTS NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH PORTION OF THE ALLEY LYING WITHIN SAID BLOCK 7 AND PORTION OF THE RIGHT-OF-WAY SOUTH OF AND ADJACENT TO BLOCK 7, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00°55'00" EAST ALONG THE EAST LINE OF SAID LOT 7 FOR 133.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°05'53" EAST ALONG THE SOUTH LINE OF LOTS 4 THROUGH 6 OF SAID BLOCK 7 FOR 150.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°47'42" EAST ALONG THE EAST LINE OF SAID LOT 20 AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF 198.62 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 10, OF SAID "SEMINOLE HEIGHTS NO. 1"; THENCE SOUTH 89°05'53" WEST ALONG THE NORTH LINE OF SAID BLOCK 10 FOR 456.80 FEET TO THE NORTHWEST CORNER OF LOT 12, OF SAID BLOCK 10; THENCE NORTH 00°51'35" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 7; THENCE NORTH 00°55'43" WEST ALONG THE WEST LINE OF SAID LOT 12, BLOCK 7 FOR 65.07 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (S. DIXIE HWY. / U.S. HWY. NO. 1); THENCE NORTH 41°12'47" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 292.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, BLOCK 7; THENCE NORTH 89°05'53" EAST ALONG THE NORTH LINE OF SAID LOTS 7 THROUGH 10, BLOCK 7, FOR 110.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 110,444 SQUARE FEET (2.5354 ACRES), MORE OR LESS.

TENTATIVE PLAT
OF
SOUTH DADE DEALERSHIP

A REPLAT OF PORTION OF BLOCKS 7 & 10 AND THE ADJACENT RIGHTS-OF-WAY,
"SEMINOLE HEIGHTS NO. 1" (P.B. 21, PG. 55), IN THE NW 1/4 OF SECTION 8,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

OWNER: SOUTH DADE DEALERSHIP IV LLC
29330 SOUTH DIXIE HWY.
HOMESTEAD, FL 33033
PHONE: 786.465.7908

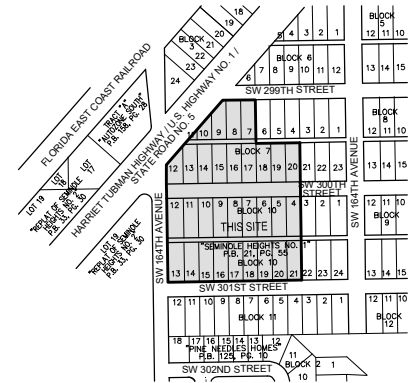
EMAIL: UNCLEFRANK@SOUTHDADETOYOTA.COM

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND GAS LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- LB LICENSED BUSINESS
- A/C AIR CONDITIONING UNIT
- ★ PALM TREE
- UNIDENTIFIED TREE

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS, INC.; JANE STORMS
TELEPHONE NUMBER: 954.572.1777
FAX NUMBER: 954.572.1778
E-MAIL: JANE@PULICELANDSURVEYORS.COM



PORTION OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

DEVELOPMENT INFORMATION	
EXISTING	USES TO REMAIN
TRACT "A"	4,633 S.F. AUTOMOTIVE SHOWROOM/OFFICE & 3,543 S.F. PARTS/SERVICE

LEGAL DESCRIPTION:

LOTS 7, 8, 14, 15, 16, 17, 18, 19, AND 20, AND PORTIONS OF LOTS 9, 10, 11, 12, AND 13, BLOCK 7, AND LOTS 4 THROUGH 21, BLOCK 10, "SEMINOLE HEIGHTS NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH PORTION OF THE ALLEY LYING WITHIN SAID BLOCK 7 AND PORTION OF THE RIGHT-OF-WAY BETWEEN BLOCKS 7 AND 10, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00°55'00" EAST ALONG THE EAST LINE OF SAID LOT 7 AND THE SOUTHERLY EXTENSION THEREOF FOR 148.62 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 18; THENCE NORTH 89°05'53" EAST ALONG THE NORTH LINE OF SAID LOTS 18 THROUGH 20 150.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 00°47'42" EAST ALONG SAID EAST LINE OF LOT 20, BLOCK 7, AND THE EAST LINE OF LOTS 4 AND LOT 21, BLOCK 10, AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 468.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 89°05'53" WEST ALONG THE SOUTH LINE OF SAID BLOCK 10 FOR 456.80 FEET; THENCE NORTH 00°47'42" WEST ALONG THE WEST LINE OF SAID BLOCK 10 AND THE EXTENSION THEREOF 285.00 FEET TO THE NORTHWEST CORNER OF LOT 12, OF SAID BLOCK 10; THENCE NORTH 00°51'35" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 7; THENCE NORTH 00°55'43" WEST ALONG THE WEST LINE OF SAID LOT 12, BLOCK 7 FOR 65.07 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (HARRIET TUBMAN HWY. / U.S. HWY. NO. 1); THENCE NORTH 41°12'47" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 292.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, BLOCK 7; THENCE NORTH 89°05'53" EAST ALONG THE NORTH LINE OF SAID LOTS 7 THROUGH 9, BLOCK 7, FOR 110.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 238,378 SQUARE FEET (5.472 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- MIAMI-DADE COUNTY BENCHMARK: U-787; ELEVATION: 9.58 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY 120635; PANEL #12086C0727L; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF BLOCK 10 BEING S89°05'53"W PER GPS FIELD OBSERVATIONS.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 10365379, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED APRIL 1, 2022 AT 11:00 PM. REVISION NUMBER 3-5/4/22. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 5: RIGHT OF WAY DEDICATIONS AND RELATED REVERSIONARY RIGHTS IN PLAT BOOK 21, PAGE 55 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
ITEM 6: RESERVATIONS IN DEED BOOK 2731, PAGE 270 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
- FOLIO NO.'S: 30-7908-005-0100, 30-7908-005-0101, 30-7908-005-0110, 30-7908-005-0112, 30-7908-005-0121, 30-7908-005-0122, 30-7908-005-0123, 30-7908-005-0124.
- CURRENT ZONING DISTRICTS: BU-3 & BU-1A
- NUMBER OF PROPOSED TRACTS: 2
- DADE COUNTY FLOOD CRITERIA IS 9.5' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP OF 1988 (NAVD88).
- AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE & ABANDON AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF SW 300TH STREET AND RETAIN THE AREA OF THIS REPLAT ALSO TO BE VACATED THE SOUTH HALF OF THE 15' ALLEY NORTH OF LOTS 18, 19 & 20, BLOCK 7, "SEMINOLE HEIGHTS NO. 1", PLAT BOOK 21, PAGE 55.
- NO ADDITIONAL DEVELOPMENT IS PROPOSED.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice

Digitally signed by John F Pulice
Date: 2025.07.21 12:13:38
-04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

SHEET 1 OF 2

NO.	REVISIONS	BY
8	174485-REV 1-PLAT-6/23/25	A.B.
7	17129-BOUNDARY & LEGAL 1-PLAT-7/26/24	M.M.M.
6	17179-LOCATE COLUMNS & REVISE 1-PLAT-8/14/23	R.V.
5	17111-REVISE 1-PLAT BOUNDARY & UPDATE 3/15/23	Y.M.
4	REVISE 1-PLAT BOUNDARY 2/6/23	D.C.W.
3	170005-UPDATE & 1-PLAT 7/18/22	D.C.W.
2	169822-ADD NORTH PANEL 4/19/22	S.E.
1	168135-REV. BNDY/REVIEW COMMITMENT 6/28/21	B.B.
0	166684-SURVEY 12/4/19	M.O.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SOUTH DADE DEALERSHIP
29901 & 29943 S. DIXIE HIGHWAY
HOMESTEAD, FLORIDA 33033
(UNINCORPORATED MIAMI-DADE COUNTY)

BOUNDARY & TOPOGRAPHIC SURVEY
& TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

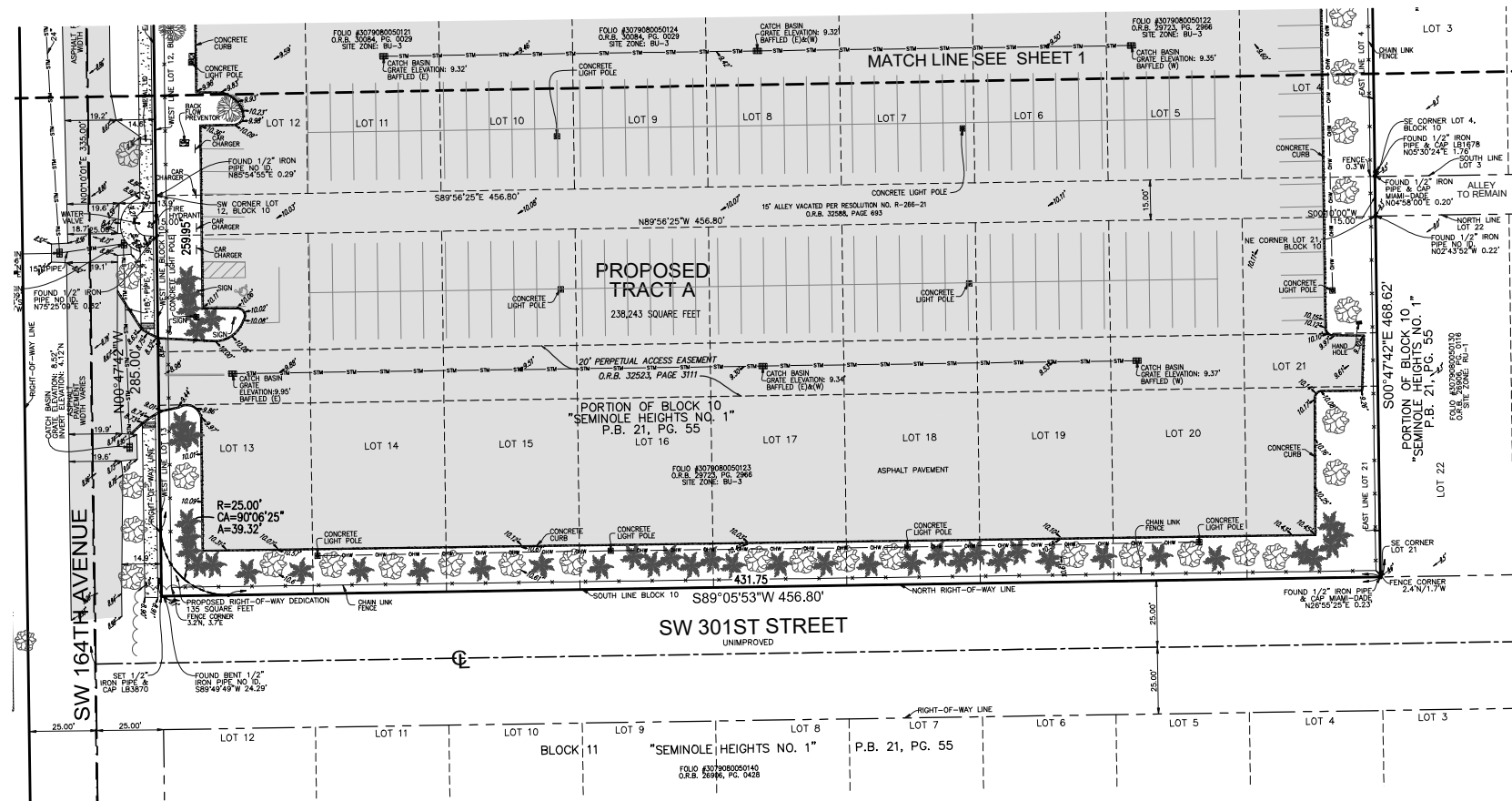
DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 3/15/23

FILE: SOUTH DADE DEALERSHIP III LLC
ORDER NO.: 74485



TENTATIVE PLAT
OF
SOUTH DADE DEALERSHIP
A REPLAT OF PORTION OF BLOCKS 7 & 10 AND THE ADJACENT RIGHTS-OF-WAY,
"SEMINOLE HEIGHTS NO. 1" (P.B. 21, PG. 55), IN THE NW 1/4 OF SECTION 8,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

SOUTH DADE DEALERSHIP
29901 & 29943 S. DIXIE HIGHWAY
HOMESTEAD, FLORIDA 33033
(UNINCORPORATED MIAMI-DADE COUNTY)

**BOUNDARY & TOPOGRAPHIC SURVEY
& TENTATIVE PLAT**



PULICE LAND SURVEYORS, INC.
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SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 3/15/23

FILE: SOUTH DADE DEALERSHIP III LLC
ORDER NO.: 74485

