

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

1. Name of Proposed Subdivision: NORTHSIDE TOWN STATION

2. Owner's Name: 79 NORTHSIDE TOWN STATION, LLC Phone: (305) 981-3222

Address: 696 NE 125TH STREET City: NORTH MIAMI State: FL Zip Code: 33161

Owner's Email Address: carlos.segrera@imcequitygroup.com

3. Surveyor's Name: Jorge L. Cabrera Phone: (305) 302 2522

Address: 2852 SW 149th Place City: Miami State: FL Zip Code: 33185

Surveyor's Email Address: jorgelcabrerapl@gmail.com

4. Folio No(s): 30 3109 005 0171 / 30 3109 005 0170 / 30 3109 005 0163 / 30 3109 000 0150

5. Legal Description of Parent Tract: SEE ATTACHED SEPARATE PAGE WITH LEGAL DESCRIPTION

6. Street boundaries: NW 79TH STREET ALONG THE SOUTH BOUNDARY AND NW 30TH AVENUE ALONG THE WEST BOUNDARY

7. Present Zoning: UC-MM / UC-MC Zoning Hearing No.: _____

8. Proposed use of Property: MIXED USE OF RESIDENTIAL / COMMERCIAL / RETAIL SPACE 11,420 sq Ft

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(244 Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(4,000 Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒ NO DRIVE-THRU

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: _____

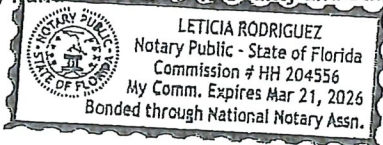
COUNTY OF MIAMI-DADE)

(Print name & Title here):

Yoram Izhak, Mgr.

BEFORE ME, personally appeared Yoram Izhak this 29 day of JUNE, 2023 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 29 day of JUNE, 2023 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____)

Leticia Rodriguez

03/21/2026
(Commission Expires)

HH 204556
(Commission Number)

(NOTARY SEAL)

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

"NORTHSIDE TOWN STATION"

A REPLAT OF LOTS 1 THROUGH 11, BLOCK 27, OF "SUBURBAN GARDENS OF MIAMI, FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 132, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

REFERENCE FOLIO NUMBERS BY PUBLIC RECORDS:

Miami Dade County Public Records/Property Appraiser Office

- 30-3109-005-0171
- 30-3109-005-0170
- 30-3109-005-0163
- 30-3109-000-0150

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in the County of Miami-Dade, State of Florida and more particularly described as follows:

Lots 5 through 11, Block 27, SUBURBAN GARDENS, as recorded in Plat Book 4, Page 132, Miami-Dade County, Florida; together with a part of Lot 4 in said Block 27 lying North of a line that is (230 feet measured) 200 feet North of and parallel to the South line of the Northeast 1/4 of said Section 9, together with that part of the East 5 feet of Northwest 30th Avenue lying between the Westerly extension of the North line of said Lot 11 and that line (230 feet measured) 200 feet North of and parallel to the South line of the Northeast 1/4 of said Section 9.

together with,

Lots 1 and 2 less the South (20 feet measured) 35 feet and Lot 3, in Block 27, of SUBURBAN GARDENS OF MIAMI, according to the plat thereof as recorded in Plat Book 4, page 132, of the Public Records of Miami-Dade County, Florida.

together with,

The East 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4, less the South 50 feet of Section 9, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

together with,

The South 40 feet of Lot 4, Block 27 and the East 5 feet of Street lying (West) East and adjacent, Suburban Gardens, Plat Book 4, page 132, of the Public Records of Miami-Dade County, Florida.

The property hereinabove described being in the NE 1/4 of Section 9, Township 53 South, Range 41 East, lying and being in Miami-Dade County, Florida.

NOTES:

NUMBER OF TRACTS: 3

METHOD OF SEWER: Public Sanitary Sewer / Miami-Dade Water & Sewer Department

METHOD OF WATER: Public Water (existing) / Miami-Dade Water & Sewer Department

ZONING: (NCUAD) North Central Urban Area District, (UC) Urban Center, Mixed Use Corridor (MC) - Main Street (MM)

ASPR NUMBER: A2020000050

DADE COUNTY FLOOD CRITERIA: 9.0 ft., NGVD

FEMA BASE FLOOD ELEVATION: "AH" 9' (NGVD-1929 Datum)

NUMBER OF PRM'S: 5

NUMBER OF PCP'S: 3

DEVELOPMENT INFORMATION:

RETAIL SPACE: 11,420 SF
4,000 SF RESTAURANT (NO DRIVE-THRU)
TOTAL COMMERCIAL: 15,420 SF

MULTI-FAMILY:
TOTAL OF 244 UNITS
SEVENTY ONE (71) 1 BEDROOM UNITS
ONE HUNDRED-SEVENTY THREE (173) 2 BEDROOM UNITS

RESIDENTIAL DENSITY:
LAND AREA: 5.19 ACRES
MAXIMUM ALLOWED: 90 UNITS/ACRE: 467 UNITS
PROPOSED: 244 UNITS
(WITHIN THE PROPOSED 244 UNITS, 12.5% OF THE UNITS SHALL BE DEDICATED TO WORKFORCE HOUSING UNITS = 31 UNITS)

BUILDING HEIGHT:
MAXIMUM ALLOWED: 12 STORIES
PROPOSED: 7 STORIES (FLOOR 1: RETAIL / RESTAURANT / MULTI-FAMILY)
(FLOOR 2 - 7: MULTI-FAMILY)

Development information obtained from:
Sheet No. C-6.0 - Master Plan from URBN Design Group
ASRP No. A2020000050
MIAMI-DADE COUNTY PROCESS NO: A20-050 - DATE: MAY 17 2023

Development information by:
URBN Design
Christopher P. Collins, P.E. - REG-# 73819
666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

PREPARED FOR / PROPERTY OWNER:
79 Northside Town Station, LLC, a Florida limited liability company
c/o Yoram Izhak, Manager
696 NE 125th Street
North Miami, FL 33161

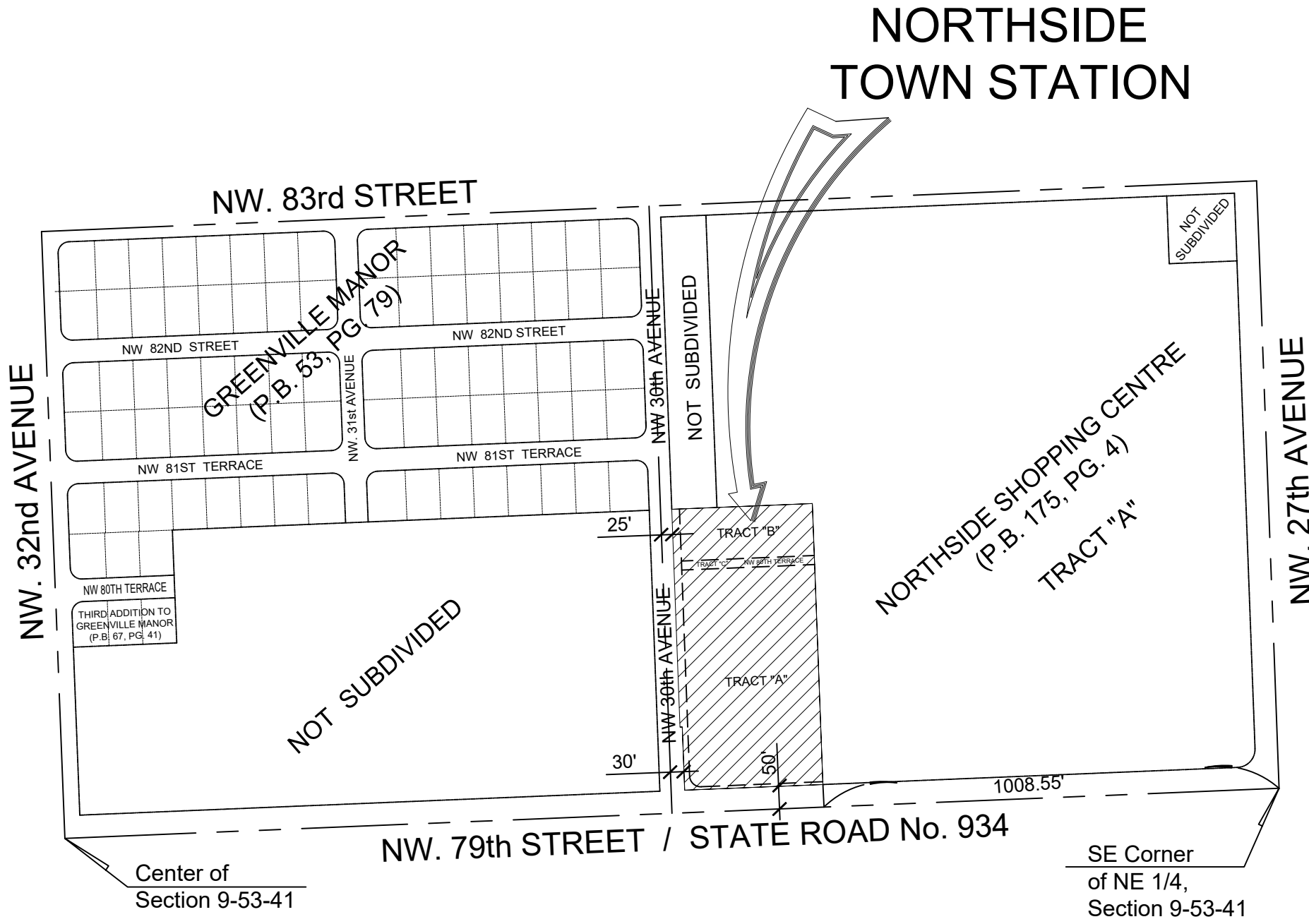
CONTACT PERSON INFORMATION:
Jorge L. Cabrera, PSM
2852 SW 149th Place, Miami, FL 33185
Office: (305) 207-3300
Fax: (305) 207-9537
Mobile: (305) 302-2522
E-mail address: jorgelcbrerapl@gmail.com

SYMBOLS

	CATCH BASIN
	WATER METER
	CONCRETE POLE
	WOOD POLE
	LIGHT POLE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC BOX
	TELECOMMUNICATION BOX
	TRAFFIC SIGNAL BOX
	HANDICAP SIGN
	SIGN
	WATER VALVE
	FIRE HYDRANT
	ANCHOR GUY
	ATT MANHOLE
	FLOW TRAFFIC
	OVERHEAD LINES
	CHAIN LINK FENCE (C.L.F.)
	METAL FENCE (M.F.)
	WOOD FENCE (W.F.)
	CBS. WALL
	EXISTING ELEVATIONS
	DENOTE PARKING SPACES NUMBER

LEGEND

(C) = CALCULATED
CL = CLEAR
CL = CENTER LINE
CONC. = CONCRETE
CBS. = CONCRETE BLOCK STRUCTURE
(D) = DEED
Δ = DELTA
DIAM. = DIAMETER
F.F.ELEV. = FINISH FLOOR ELEVATION
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.PK&N. = FOUND PARKER KALON & NAIL
F.N&D. = FOUND NAIL & DISC
F.O.D.T. = FLORIDA OF DEPARTMENT TRANSPORTATION
F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT
I.D. = IDENTIFICATION
L = LENGTH
(M) = MEASURED
O/L = ON LINE
R = PROPERTY LINE
(P) = PLAT
P.C. = POINT OF CURVATURE
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
(R) = RECORD
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT



SOUTH 1/2, NE 1/4, SECTION 9, TOWNSHIP 53 SOUTH,
RANGE 41 EAST

LOCATION MAP

SCALE: 1" = 300'

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

The measured and calculated dimensions/directions as shown hereon are based on the undersigns review of the entire content of the legal description and would be necessary for the survey to have a mathematical closure and conform to the existing rights-of-ways, adjacent plats and other calls within the legal description.

Bearings are based/referred to an assumed meridian where the South boundary line of the subject property bears N 88° 20' 52" E.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (Unincorporated Areas of Miami-Dade County), 12086 C, 0301 L, 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 of 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. The Base Flood Elevation "AH" 9' refers to the NGVD (1929) Datum.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BM #1) Elevations shown hereon are referred to N.G.V. D. Datum (1929). Elevations are based on a Miami-Dade County BM Name N-535 located at the intersection of NW 32nd Avenue and NW 79th Street, the same being a PK nail and brass washer in concrete curb of divider. Elevation 10.14 feet (NGVD) 1929 Datum.

BM #2) Elevations shown hereon are referred to N.G.V. D. Datum (1929). Elevations are based on a Miami-Dade County BM Name L-32 located at the SW corner of the intersection of NW 27th Avenue and NW 87th Street, the same being a brass bar in concrete monument. Elevation 7.70 feet (NGVD) 1929 Datum.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due to equipment vertical displacement.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed corners are witnessed by improvements.

Any notorious evidence of occupation and/or use of Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this Survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plats and referenced documents as it appears on this drawing.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This "Tentative Plat" is intended to be displayed at a scale of 1" = 30'.

This Tentative Plat Survey drawing is not valid without the signature and the raised seal of a FL Licensed Surveyor and Mapper.

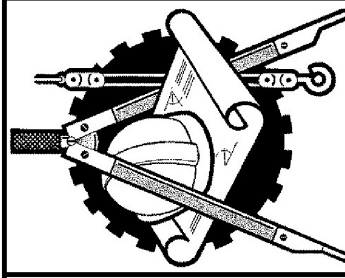
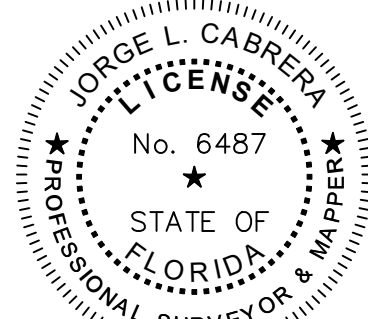
The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "TENTATIVE PLAT" is a "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.

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



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

No.	DATE	DESCRIPTION
1	6/03/2023	-CORRECTIONS No. 1
2	6/17/2024	-CORRECTIONS No. 2
3	9/30/2024	-REVISED TO SHOW MONITORING WELLS
4	5/06/2025	-REVISED TO UPDATE

TENTATIVE PLAT

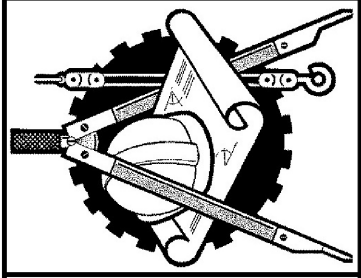
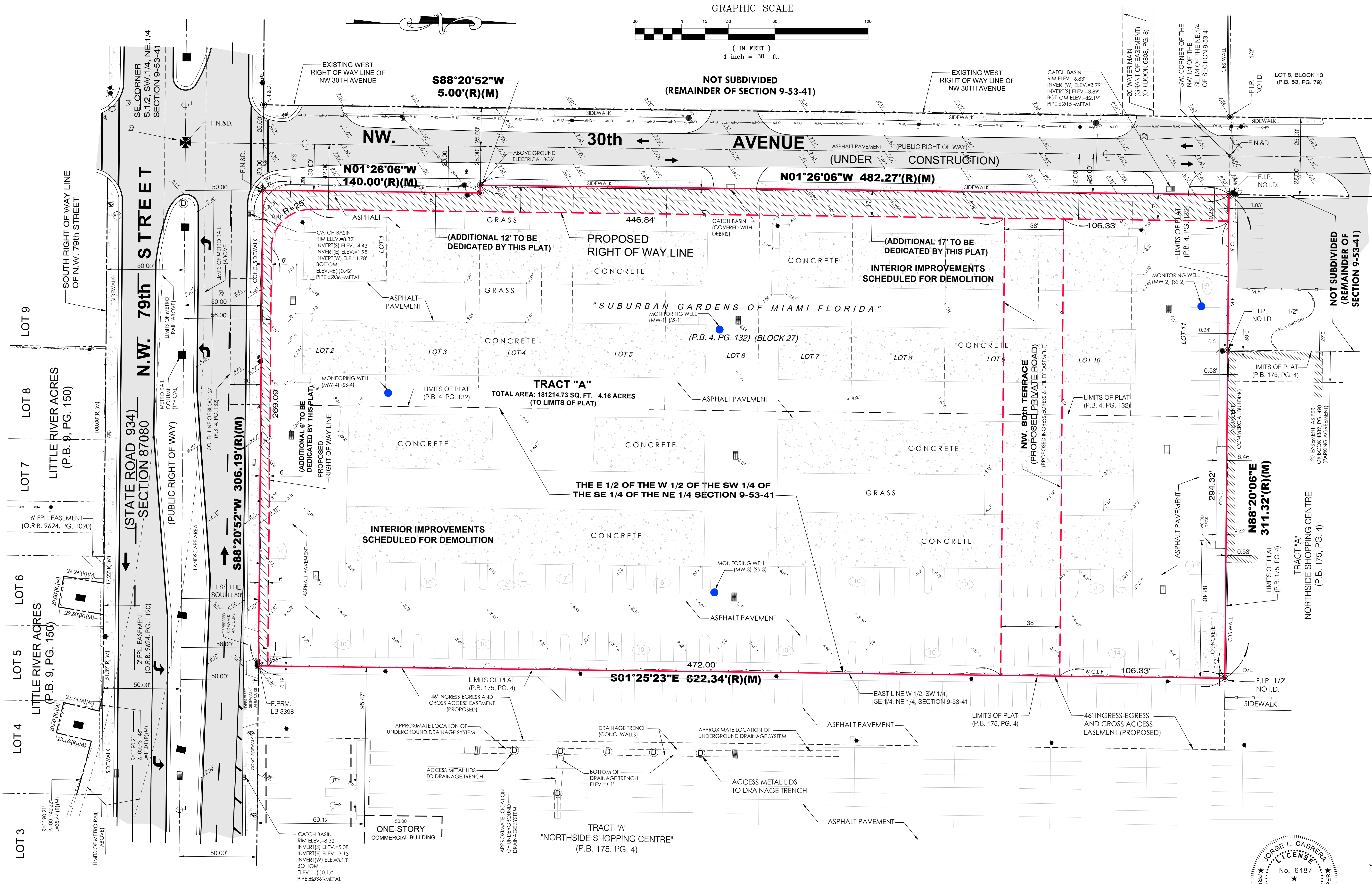
NORTHSIDE TOWN STATION

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 05/23/2023
DATE: 05/26/2023
SCALE: AS SHOWN
JOB No. 23-7508

SHEET:
1 OF 2

"NORTHSIDE TOWN STATION"

A REPLAT OF LOTS 1 THROUGH 11, BLOCK 27, OF "SUBURBAN GARDENS OF MIAMI, FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 132, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



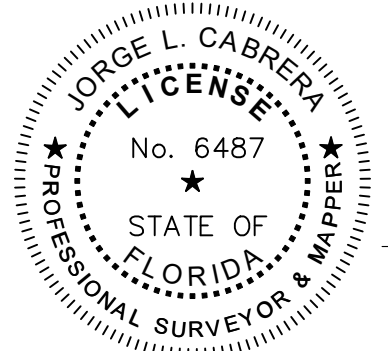
JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 14th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	DATE	DESCRIPTION
1	8/03/2023	-CORRECTIONS No. 1
2	6/17/2024	-CORRECTIONS No. 2
3	9/30/2024	-REVISED TO SHOW MONITORING WELLS
4	5/06/2025	-REVISED TO UPDATE

TENTATIVE PLAT
NORTHSIDE TOWN STATION

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	05/23/2023
DATE:	05/26/2023
SCALE:	1" = 30'
JOB No.	23-7508

SHEET:
2 OF 2



JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida