

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

1. Name of Proposed Subdivision: SKY RESIDENCE- ASPR# A2022000098

2. Owner's Name: UNIQUE SPACE LLC

Phone: 954 533 4492

Address: 1953 HARBOR VIEW CIR City: WESTON State: FL Zip Code: 33327

Owner's Email Address: jose.b.coll@gmail.com

3. Surveyor's Name: JOSE G. HERNANDEZ

Phone: 305-526-0606

Address: 3300 NW 112 AVENUE, SUITE 10 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 30-3111-010-0190 / _____ / _____ / _____

5. Legal Description of Parent Tract: LOTS 1 AND 2, LESS THE SOUTH 15 FEET OF THEREOF; LOT 3, LESS THE SOUTH 15 FEET THEREOF AND THE EAST 10 FEET THEREOF, ALL IN BLOCK 3, EL - RITO, A SUBDIVISION (P.B. 15, PG. 46).

6. Street boundaries: SOUTH: N.W. 79th STREET, WEST: N.W. 12TH COURT, EAST: N.W. 12TH AVENUE

7. Present Zoning: NCUAD-North Central Urban Area District

Zoning Hearing No.: ASPR# A2022000098

8. Proposed use of Property:

Single Family Res.(0 Units), Duplex(0 Units), Apartments(40 Units), Industrial/Warehouse(0 Square .Ft.), Business(2,676 Sq. Ft.), Office(0 Sq. Ft.), Restaurant(0 Sq. Ft. & No. Seats 0), Other (0 Sq. Ft. & No. of Units 0)

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)

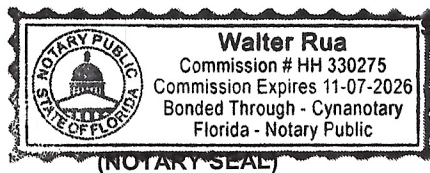
SS:

Signature of Owner: _____

(Print name & Title here):

BEFORE ME, personally appeared Jote Coll this 5 day of June, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL DL or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5 day of June, 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: WALTER RUA)

11-07-2026
(Commission Expires)

330275
(Commission Number)

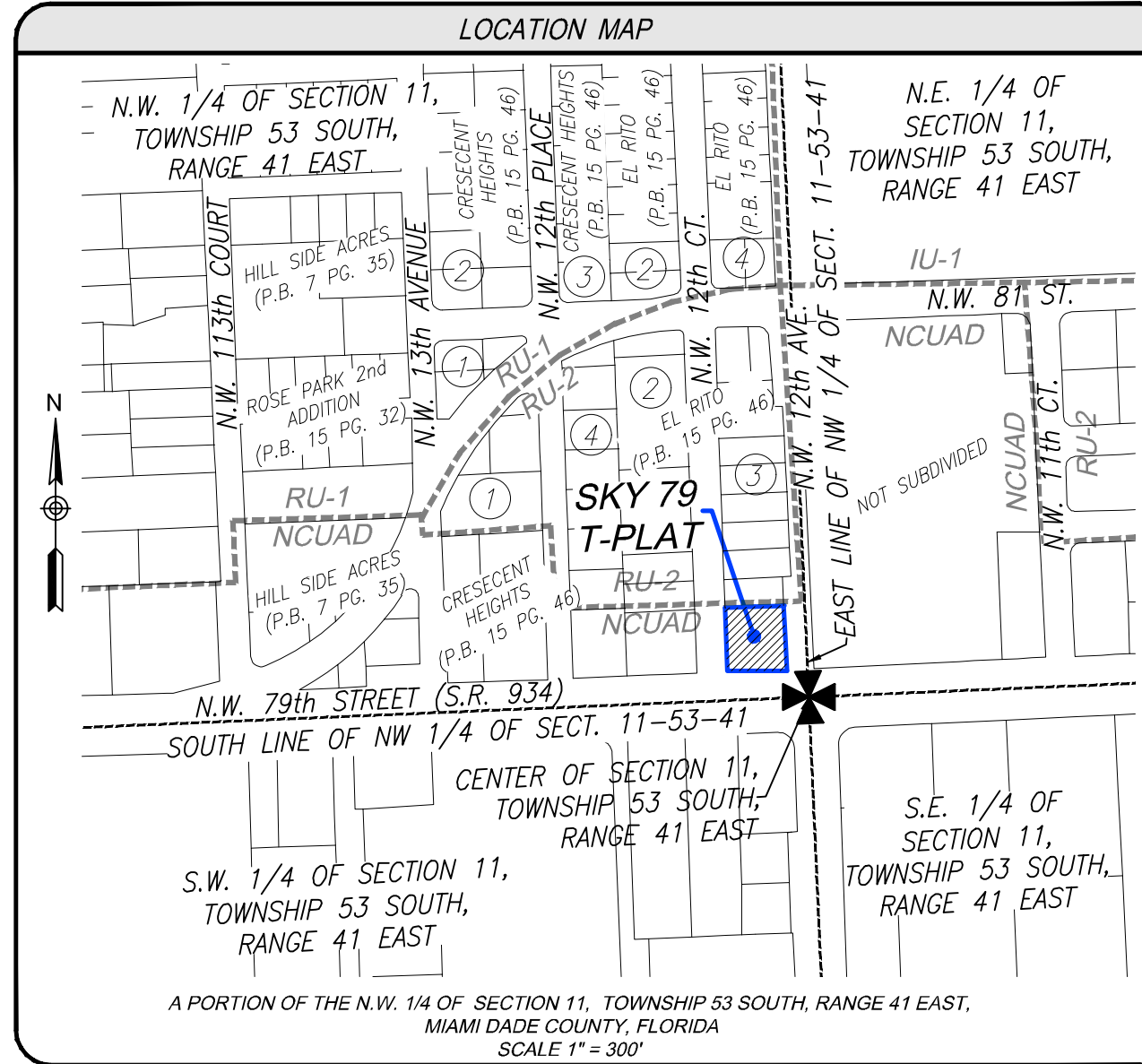
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

LEGEND AND ABBREVIATIONS

CONCRETE POLE
CONCRETE POWER POLE
CONCRETE LIGHT POLE
ALUMINUM POLE
WOOD POLE
WOOD POWER POLE
WOOD LIGHT POLE
TRAFFIC BOX
STREET LIGHT BOX
PHONE BOX
IRIGATION BOX
ELECTRIC BOX
COMMUNICATION BOX
CABLE T.V. BOX
UNKNOWN BOX
TRAFFIC CONTROL BOX
CULVERT
BOLLARD
ANCHOR
WATER METER
IRIGATION METER
GAS METER
ELECTRIC METER
SQUARE COLUMN
ROUND COLUMN
MAIL BOX
IRRIGATION PUMP
GUARD POST
TRAFFIC SIGN
SURVEILLANCE CAMERA

GROUND LIGHT
FLAG POLE
DRAINAGE WELL
SQUARE DRAINAGE
PIE INLET
PS INLET
CURB INLET
HANDICAP PAINT MARK
BABY STROLLER PAINT MARK
UNKNOWN MANHOLE
WATER MANHOLE
SEWER MANHOLE
PHONE MANHOLE
IRRIGATION MANHOLE
GREASE TRAP MANHOLE
GAS MANHOLE
FORCEMAIN MANHOLE
ELECTRICITY MANHOLE
DRAINAGE MANHOLE
COMMUNICATION MANHOLE
WELL SOUTH MANHOLE
PARKING METER
PARKING KIOSK
WATER VALVE
SEWER VALVE
IRRIGATION VALVE
GAS VALVE
FORCE MAIN VALVE
TRAFFIC SIGNAL POLE
CIRCULAR DRAINAGE
CATCH BASIN

VACUUM BREAKER ASSEMBLY
SMI-SHED CONNECTION
POST INDICATOR VALVE
FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTER
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
RADIUS
DELTA ANGLE
ARC DISTANCE
PCP
PERMANENT REFERENCE MONUMENT
PLAT BOOK AND PAGE
OVERHEAD UTILITY WIRES
OPTIONAL RECORDS BOOK
CONCRETE BLOCK STRUCTURE
CONCRETE
CHAINLINK FENCE
W.F.
FOUND IRON PIPE
FOUND NAIL & BRASS DISC
CLEAR
ENCROACHMENT
DEED OR LEGAL DISTANCE
MEASURED DISTANCE
RECORD OF PLATTED DISTANCE
RECORD CALCULATED
UTILITY EASEMENT
CURB & GUTTER
VALLEY GUTTER
CONCRETE
PAVEMENT ASPHALT
ACCESSIBLE MANHOLE
SMALL INLET
UNDERGROUND SEWER PIPE
UNDERGROUND DRAINAGE PIPE



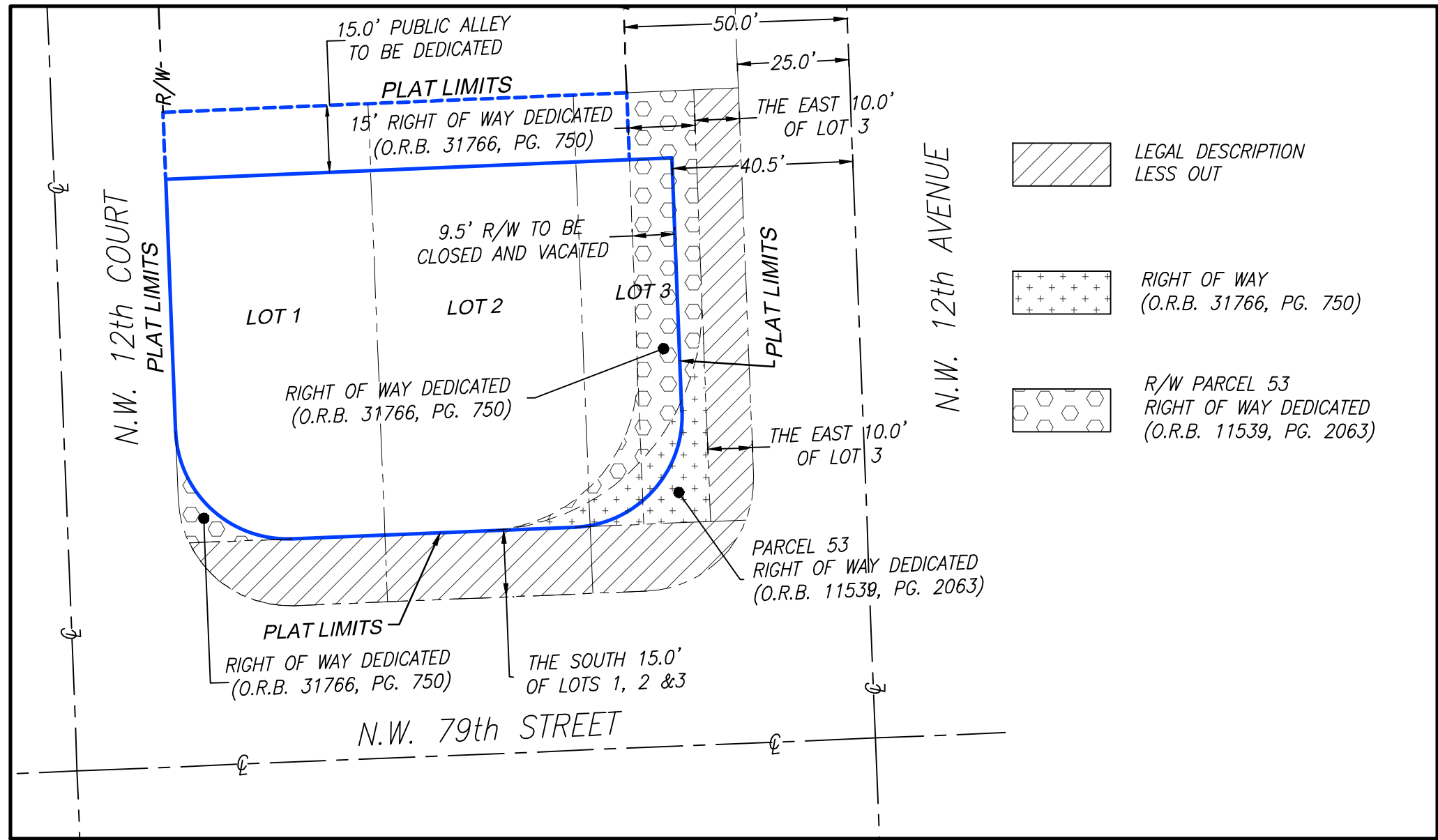
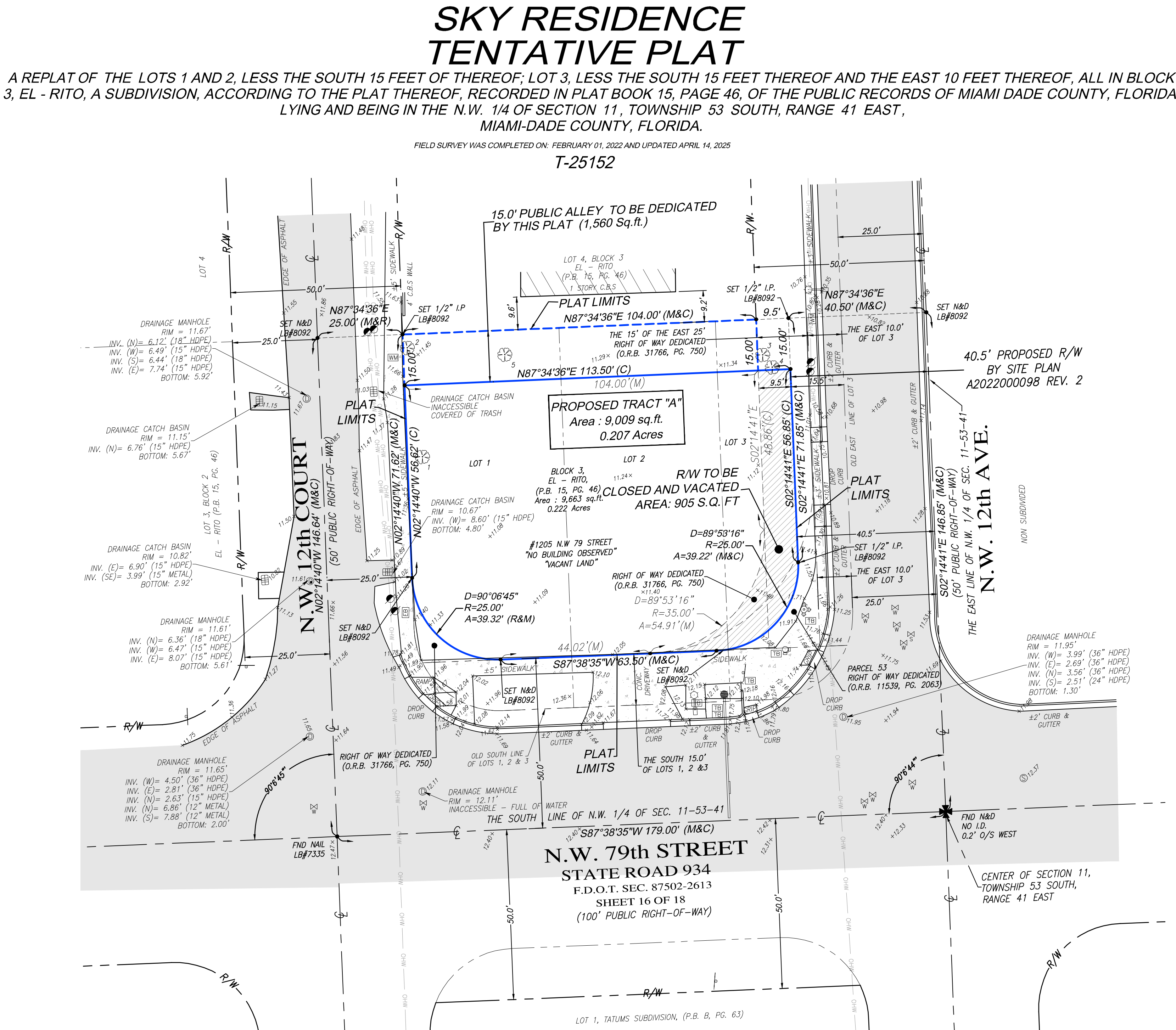
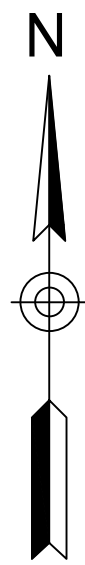
TREE TABULATION

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNRY. Ø
1	BLACK OLIVE	"Bucida buceras"	48	35	35
2	LIVE OAK	"Quercus virginiana"	36	35	35
3	LIVE OAK	"Quercus virginiana"	24	20	15
4	LIVE OAK	"Quercus virginiana"	24	20	15
5	LIVE OAK	"Quercus virginiana"	24	30	15

REVISIONS

DATE	JOB No.	REV.	BY.
02/05/24	154058	UPDATE BOUNDARY SURVEY/T-PLAT	J.A.C.
04/17/24	154058	UPDATE BOUNDARY SURVEY/T-PLAT	J.A.C.
06/04/24	154058	PLAT COMMITTEE COMMENTS 05/31/24	J.A.C.
11/18/24	154058	UPDATE BOUNDARY SURVEY/T-PLAT	J.G.H.
4/14/24	154058	UPDATE BOUNDARY SURVEY/T-PLAT	J.G.H.



BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
UNIQUE SPACE LLC
LYING AND BEING IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 12th AVE, SUITE #10, DORAL, FL 33172
(P) 305-526-0808 (E) info@jhsurveys.com

DRAWN BY: J.A.C. CHECKED BY: J.G.H. JOB NUM.: 152698
DATE: 02/01/22 DATE: 02/01/22 F.B. MD-33, PG. 35

LEGAL DESCRIPTION

LOTS 1 AND 2, LESS THE SOUTH 15 FEET OF THEREOF; LOT 3, LESS THE SOUTH 15 FEET THEREOF AND THE EAST 10 FEET THEREOF; ALL IN BLOCK 3, EL - RITO, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: FEBRUARY 01, 2022 AND UPDATED APRIL 14, 2025.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- BEARINGS BASED ON AN ASSUMED BEARING OF S87°38'35"W ALONG THE CENTER LINE OF N.W. 79th STREET.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO FROM NW 79th STREET AND NW 12th AVENUE, BOTH PUBLIC DEDICATED RIGHT-OF-WAYS.
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 1205 NW 79 ST, MIAMI, FL 33138
- FOLIO NUMBER: 30-3111-010-0190

CERTIFY TO:

- UNIQUE SPACE LLC

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE N-3000. ELEVATION: 13.73. NW 79 ST - 28.5' NORTH OF PROJECTED NORTH EDGE OF PAVEMENT. NW 14 AVE - 24' EAST OF CL. DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC SIDEWALK.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0302L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

POSSIBLE ENCROACHMENTS

- THERE ARE NO OBSERVED CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO UNIDENTIFIED PARTIES.

Digitally signed by jose hernandez
DN: cn=jose hernandez, o=J.Hernandez and Associates, Inc., email=jhernandez@jhsurveys.com, c=FL

BY: JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 3852
STATE OF FLORIDA

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 3852 OF THE STATE OF FLORIDA ON APRIL 21, 2025.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-432
SHEET NUMBER: 1 OF 1