

## 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.: 3 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: TERRACE

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): 30-3103-028-0170 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: THE EAST 50 FEET OF THE WEST 250 FEET OF TRACT 4-A, REVISED PLAT OF PARTS OF OXFORD GATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

6. Street boundaries: NORTH: N.W. 88th STREET; SOUTH: N.W. 87th TERRACE

7. Present Zoning: NCUAD-North Central Urban Area District Zoning Hearing No.: A2023000077

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 30 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), Business( \_\_\_\_\_ Sq. Ft. ), Office( 682 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.

**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:

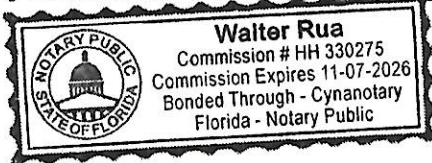
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Unique Space LLC - Jose Coll - Mgr

BEFORE ME, personally appeared Jose Coll this 18 day of March, 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 Plat - DL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 18 day of March, 2025 A.D.



(NOTARY SEAL)

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

(Print, Type name here: Walter Rua)

11/7/26  
(Commission Expires)

HA 330275  
(Commission Number)

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

<h1 style="margin: 0;">BOUNDARY SURVEY</h1> <p style="margin: 0;">PREPARED FOR: <b>UNIQUE SPACE LLC</b> LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 41 EAST MIAMI-DADE COUNTY, FLORIDA.</p>		
<div style="display: flex; align-items: center; justify-content: center;"><div><p style="margin: 0;"><b>J. Hernandez &amp; Associates Inc</b> <b>LAND SURVEYORS AND MAPPERS</b> CERTIFICATE OF AUTHORIZATION No. LB8092 3300 NW 112th AVE, SUITE #10, DORAL, FL 33172 (P) 305-526-0066 (E) info@jhasurveys.com</p><div style="display: flex; justify-content: space-between; width: 100%;"><div><p style="margin: 0;">DRAWN BY: C.A.F DATE: 01/29/23</p></div><div><p style="margin: 0;">CHECKED BY: J.E.H DATE: 01/29/23</p></div><div><p style="margin: 0;">JOB NUM.: 153352 F.B. MD-43, PG. 31</p></div></div></div></div>		
<h2 style="margin: 0;">LEGAL DESCRIPTION</h2> <p style="margin: 0;">THE EAST 80 FEET OF THE WEST 250 FEET OF TRACT 4-A, REVISED PLAT OF BLOCKS 1 AND 4 AND THE SOUTH FOUR-FIFTHS (8/40S) OF LOT 3, 4 TO 18, S 12 OF LOTS 19 TO 28, BLOCK 5 OXFORD GATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 65, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.</p> <p style="margin: 0;">LYING AND BEING IN SECTION 3, TOWNSHIP 33, RANGE MIAMI-DADE COUNTY, FLORIDA.</p>		
<h2 style="margin: 0;">SURVEYOR'S NOTES</h2> <ol style="list-style-type: none"><li>1. FIELD SURVEY WAS COMPLETED ON: FEBRUARY 27, 2023 AND UPDATED ON FEBRUARY 14, 2025.</li><li>2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT</li><li>3. SUBJECT PROPERTY AREA: 10,000 ± Sqt. (0.250 ACRES)</li><li>4. BEARINGS BASED ON AN ASSUMED BEARING OF N87°12'00" E ALONG THE CENTERLINE OF N.W. 6TH STREET.</li><li>5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORDED AND/OR MEASURED UNLESS OTHERWISE NOTED.</li><li>6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.</li><li>7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.</li><li>8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.</li><li>9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM N.W. 68th STREET AND N.W. 87th TERRACE.</li><li>10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.</li></ol>		
<h2 style="margin: 0;">DATUM AND BENCHMARKS</h2> <ul style="list-style-type: none"><li>• ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.</li><li>• BENCHMARK: NAME: MIAMI-DADE 1-L-7-R ELEVATION: 9.25 N.G.V.D. 1929 NW 95-ST -- 1.1' NORTH OF EDGE OF PAVEMENT. NW 27 AVE -- 30' EAST OF PROJECTED EASE EDGE OF PAVEMENT. DESCRIPTION: CP NAIL AND BRASS WASHER IN TOP OF CURB.</li></ul>		
<h2 style="margin: 0;">FLOOD ZONE INFORMATION</h2> <ul style="list-style-type: none"><li>• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X1" (8 IN. FEET), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 120606C0301N, DATED SEPTEMBER 11, 2009.</li><li>• ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.</li></ul>		
<h2 style="margin: 0;">CERTIFY TO:</h2> <ul style="list-style-type: none"><li>• UNIQUE SPACE LLC</li></ul>		
<h2 style="margin: 0;">PROPERTY INFORMATION</h2> <ul style="list-style-type: none"><li>• PROPERTY ADDRESS: 2580 NW 88 ST, MIAMI, FL 33147</li><li>• FOLIO NUMBER: 30-3103-028-0170</li></ul>		
<h2 style="margin: 0;">POSSIBLE ENCROACHMENTS</h2> <ul style="list-style-type: none"><li>• A PORTION OF 4' CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE, ENCROACH 1.0' TO THE ADJOINING LANDS ONTO SUBJECT PROPERTY.</li><li>• THERE ARE NO ADDITIONAL, OBSERVED, CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.</li></ul>		
<h2 style="margin: 0;">SURVEYOR'S CERTIFICATION:</h2> <p style="margin: 0;">I HEREBY CERTIFY THAT THIS "BOUNDARY 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 COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODE.</p> <p style="margin: 0;">THIS CERTIFICATION DOES NOT EXTEND TO THE ADJACENT PARTIES.</p> <div style="display: flex; align-items: center; justify-content: center;"><div style="text-align: center;"><p style="margin: 0;">BY: <b>JOSE G. HERNANDEZ</b> JOSE G. HERNANDEZ, PRESIDENT PROFESSIONAL LAND SURVEYOR</p></div><div style="margin-left: 20px;"><p style="margin: 0;">Digitally signed by Jose Hernandez DN: cn=US, st=Florida, I=Doral, serialNumber=ATL2043043932901, o=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose.hernandez, email=JHERNANDEZ@JHASURVEYS.COM Date: 2025.04.07 16:00:17 -0400</p></div></div> <p style="margin: 0;">NOTARY PUBLIC version: 2025.001.20435 STATE OF FLORIDA</p> <p style="margin: 0;">THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 8952 OF THE STATE OF FLORIDA ON APRIL 7, 2025.</p>		
<p style="margin: 0;"><b>THIS IS A BOUNDARY SURVEY</b> <b>PROJECT NUMBER: MD-578</b> <b>SHEET NUMBER: 1 OF 1</b></p>		