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:

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality:	Sec.:	_ Twp.:S. F	Rge.:E. / Se	c.: Twp.:S	i. Rge.: E.
Name of Proposed Subdivision:					
2. Owner's Name:			Phone:		
Address:	City:		State:	Zip Code:	
Owner's Email Address:					
3. Surveyor's Name:					
Address:	City:		State:	Zip Code:	
Surveyor's Email Address:					
4. Folio No(s).:				/	
5. Legal Description of Parent Tract:					
6. Street boundaries:					
7. Present Zoning:					
8. Proposed use of Property:					
Single Family Res.(Units), Duplex(_ Business(Sq. Ft.), Office(
9. Does the property contain contamination	on? 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. Futhermore, 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 FL	ORIDA)
-------	-------	--------

SS:

Signature of Owner:

COUNTY OF MIAMI-DADE)

(Print name & Title here): VV

William A Jacome, Manager

BEFORE ME, personally appeared William Jacome this 8 day of September 2015 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 18 day of September

, 2025 A.D.

ANDREINA ESPINA
MY COMMISSION # HH 246403
EXPIRES: April 23, 2026

NI AND SHAP

Signature of Notary Public:

Andreina Espina

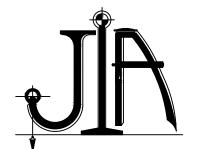
04/23/2026 (Commission Expires)

(Commission Number)

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

RESET FORM

PRINT FORM



JOHN IBARRA & ASSOC., INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400

3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660

LEGAL DESCRIPTION:

LOTS 1 AND 2 AND NORTH 4 FEET OF LOT 3, BLOCK 25, AMENDED PLAT SECOND ADDITION TO PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

THE EXPRESSED PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND INTO ONE SINGLE TRACT

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTION AND TITLE EXCEPTIONS SHOWN HEREON ARE BASED ON AN OPINION OF TITLE PROVIDED TO THE SURVEYOR.
- 2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) MIAMI-DADE COUNTY AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI-DADE COUNTY BENCHMARK N-446; LOCATOR No. 3111 E, PK NAIL AND BRASS WASHER IN CONC DECK OF A CATCH BASIN: NW 85 ST --- 25' SOUTH OF SOUTH EDGE OF PAVING PROJECTED FROM THE WEST AND NW 2 AVE --- 15' WEST OF C/L: 9' SE OF A FIRE HYDRANT. ELEVATION IS 3.58 FEET N.G.V.D. 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE
- NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE LOCATED. IF APPLICABLE SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT THE SURFACE GROUND LEVEL ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDING, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.
- THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N 87° 39' 40" E, ALONG THE CENTERLINE OF THE NW 92ND STREET, MIAMI-DADE COUNTY, FLORIDA.
- 10. THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN). THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED ABOVE AND MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- 11. BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE: THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

DEVELOPMENT INFORMATION:

OWNERS: WAJ PORTAL DJ, LLC, A FLORIDA LIMITED LIABILITY COMPANY

MAILING ADDRESS: 1408 BRICKELL BAY DR 715, MIAMI, FL 33131

FOLIO NUMBER: 30-3101-003-2900

PROPERTY ADDRESS:

9135 NW 4TH AVENUE, MIAMI, FLORIDA 33150 DESCRIBED AS LOTS 1, 2 AND THE N. 4 FT OF LOT 3, BLOCK 25 LAND AREA: ±14,803 SQ. FT. OR ± 0.34 ACRES

ZONING NOTE: RU-3B 5100 BUNGALOW COURTS

PROPOSED DEVELOPMENT PROPOSED TRACT "A"

LAND AREA: ±14,803 SQ. FT. OR ± 0.34 ACRES

PROPOSED

TWO BUILDINGS / (6) UNITS 3 STORY BUILDING - 1 (2) DWELLING UNITS, 2,000 SQ. FT.

3 STORY BUILDING - 2 (4) DWELLING UNITS, 2,000 SQ. FT. EACH UNIT. DWELLING UNITS TO BE DEVELOPED USING WORK FORCE

HOUSING (WFH) PROGRAM WITH MIAMI-DADE COUNTY (R2024000049).

PARKING:

STANDARD - UNIT SPACE REQUIRED: 12 (2 SPACES PER DWELLING UNIT) PROVIDED: 13 (+1 ADDITIONAL VISITOR) HANDICAP ACCESSIBLE PARKING SPACE REQUIRED: 1 (FROM 1 TO 25 SPACES) PROVIDED: 1 SPACE

EV STATION REQUIRED: 2.6 (20% OF THE REQUIRED SPACES) PROVIDED: 3 SPACES

WATER AND SEWER SERVICES:

MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT

TABLE OF MONUMENTS TO BE SET:

TYPE OF MONUMENT TOTAL P. R. M. P. C. P. IN ACCORDANCE WITH FLORIDA STATUTES, CHARTER 177.091

FLOOD CRITERIA:

THE MIAMI-DADE FLOOD CRITERIA IS 10.85 FEET N.G.V.D. 1929. MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION WAS OBTAINED USING ARCGIS SOFTWARE IN COMBINATION WITH MIAMI-DADE COUNTY FLOOD CRITERIA RASTER IMAGE.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: BASE FLOOD ELEVATION: N/A COMMUNITY:

120635 (UNINCORPORATED AREA) PANEL: 0302

SUFFIX: DATE OF FIRM:

09/11/2009

CONTACT INFORMATION: WAJ PORTAL DJ, LLC WILLIAM A. JACOME, MANAGER

MAILING ADDRESS: 1408 BRICKELL BAY DR. 715 MIAMI, FL 33131 EMAIL: waj@cloudco.life

PHONE:(786) 614-7980

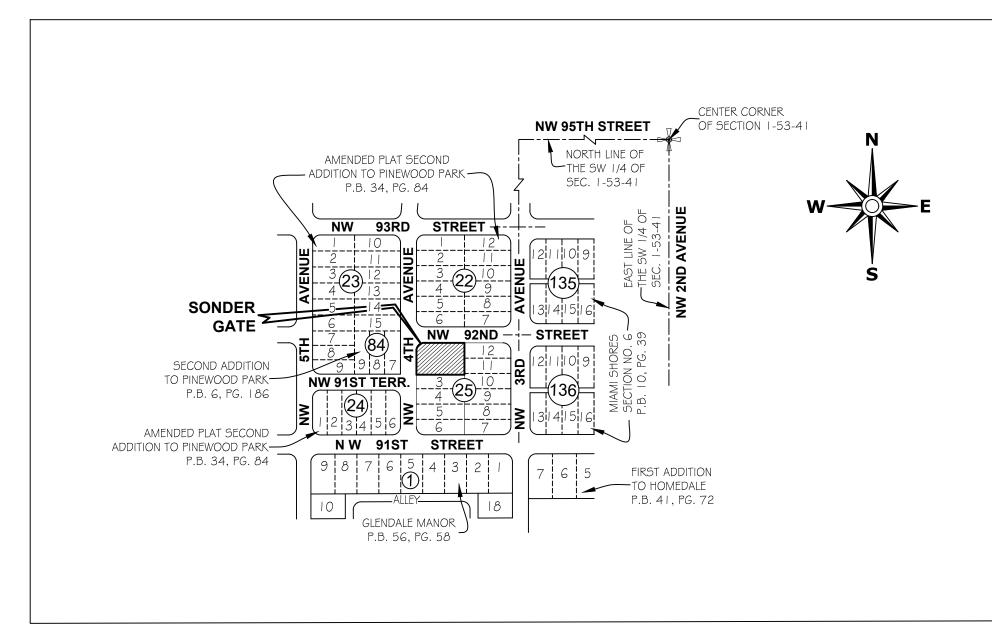
OTHER CONTACT: JULIO E. PEREZ, PSM JOHN IBARRA & ASSOCIATES, INC. (305) 262-0400 777 NW 72nd AVE, SUITE 3025 MIAMI, FL 33126

JULIOP@IBARRALANDSURVEYORS.COM JAVIER MOREJON, PLAT MANAGER JAVIER@IBARRALANDSURVEYORS.COM

TENTATIVE PLAT OF SONDER GATE SUBDIVISION

BOUNDARY & TOPOGRAPHIC SURVEY

A REPLAT OF LOTS 1 AND 2 AND NORTH 4 FEET OF LOT 3, BLOCK 25, AMENDED PLAT SECOND ADDITION TO PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 1, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



A PORTION OF THE SW 1/4 OF SECTION 1, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

SCALE 1" = 300'

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND A

TENTATIVE OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027. FLORIDA STATUTES.

UPDATE SURVEY

ORIGINAL SURVEY

REVISED ON: 05-05-2025

REVISED ON: __12-10-2024

REVISED ON: _

REVISED ON:

JULIO E. PEREZ, P.S.M. FOR THE FIRM

SURVEYOR'S CERTIFICATION:

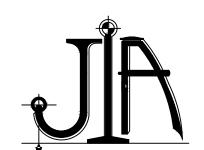
PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA. (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER). LB #7806

DRAWN BY: IG CHECKED BY: | **JEP** SURVEY NO: 24-001175-2 SHEET: 1 OF 2

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND

SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



JOHN IBARRA & ASSOC., INC.

Professional Land Surveyors & Mappers
www.ibarralandsurveyors.com

587°41′14"W 25.00′

> 587°39'40''W 25.00'

777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400

LOT - 7 —

BLOCK - 84 SECOND ADDITION

TO PINEWOOD PARK

P.B. 6, PG. 186

NW 91ST TERRACE

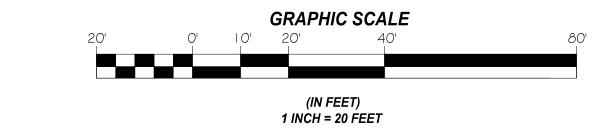
50' TOTAL RIGHT-OF-WAY

BLOCK - 24

AMENDED PLAT SECOND ADDITION TO PINEWOOD PARK P.B. 34, PG. 84 3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660

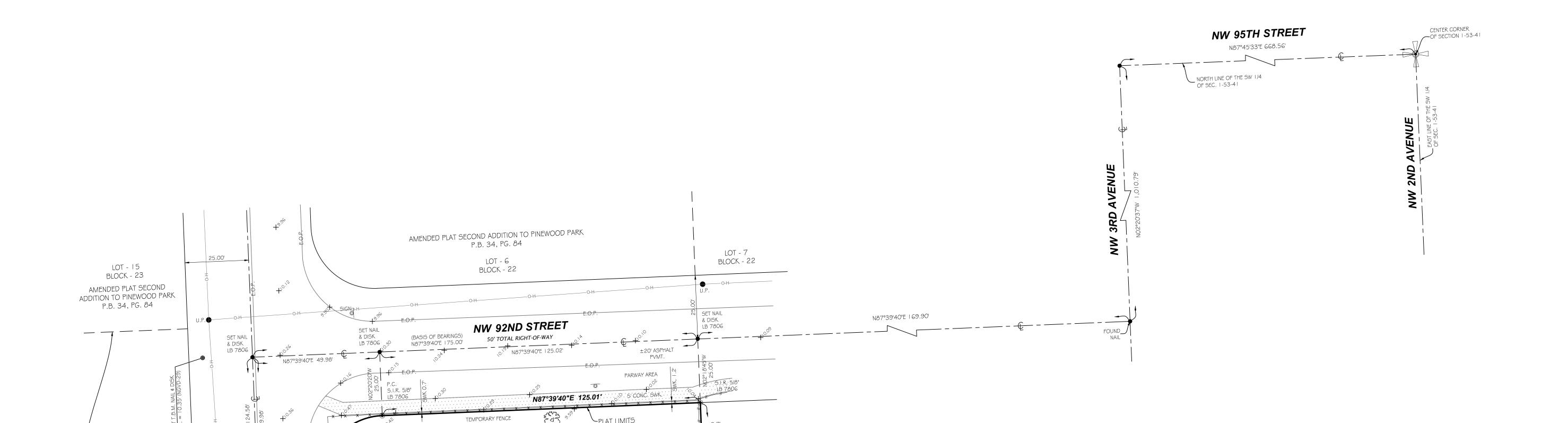
TENTATIVE PLAT OF SONDER GATE SUBDIVISION

BOUNDARY & TOPOGRAPHIC SURVEY



W

A REPLAT OF LOTS 1 AND 2 AND NORTH 4 FEET OF LOT 3, BLOCK 25, AMENDED PLAT SECOND ADDITION TO PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 1, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.



LOT - 12 BLOCK - 25

LOT - 11 BLOCK - 25

> LOT - 10 BLOCK - 25

+9 € LOT - 1 BLOCK - 25

PROPOSED TRACT "A"

GROSS LAND AREA= ± 21,802 SQ. FT. (± 0.50 ACRES) NET LAND AREA= ± 14,803 SQ. FT. (± 0.34 ACRES)

> LOT - 2 BLOCK - 25

NORTH LINE OF

REMAINDER OF LOT - 3

BLOCK - 25

AMENDED PLAT SECOND ADDITION TO PINEWOOD PARK

P.B. 34, PG. 84

SURVEYOR'S NOTE:

AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY

MAY NOT BE THE CORRECT NAME OF THE TREES.

LAND SURVEYORS ARE NOT ARBORIST.

	TRE	EE TABL	E	
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	OAK	2.5	35	40
2	TREE	1.0	20	20
3	OAK	2.15	40	45
4	OAK	2.0	40	30
5	OAK	1.15	40	20

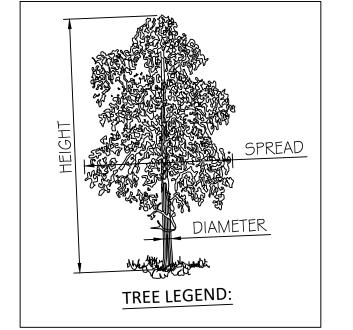


ABB	<u>REVIATIONS</u>			LEGEND	
D.M.H. E.B. E.O.P E.T.P. EL. OF F.H F.I.P. L LB L.P MH N.T.S. N.G.V.I	CALCULATED CATCH BASIN CHORD BEARING CLEAR CHAIN LINK FENCE CONCRETE DRAINAGE MANHOLE ELECTRIC BOX EDGE OF PAVEMENT ELECTRIC TRANSFORMER PAD RELEV. ELEVATION FIRE HYDRANT FOUND IRON PIPE FOUND IRON ROD LENGTH OF CURVE LICENSE BUSINESS LIGHT POLE MANHOLE NOT TO SCALE NATIONAL GEODETIC VERTICAL DATUM OFFICIAL RECORDS BOOK POINT OF CURVE	P.O.C. P.O.B. P.B. P.B. P.R.M. PLS R (R) RGE. SEC. S.I.R TB T.S.B. T.S.P. TWP. U.P. W.M. W.V. A ST. AVE. TERR.	POINT OF COMMENCEMENT POINT OF BEGINNING PLAT BOOK PAGE PERMANENT REFERENCE MONUMENT PROFESSIONAL LAND SURVEYOR RADIUS RECORDED DISTANCE RIGHT-OF-WAY RANGE SECTION SET IRON REBAR TELEPHONE BOOTH TRAFFIC SIGNAL BOX TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POLE TOWNSHIP UTILITY POLE WATER METER WATER VALVE DELTA STREET AVENUE TERRACE		DRAINAGE MANHOLE SANITARY MANHOLE FIRE HYDRANT ELECTRIC BOX TRAFFIC SIGNAL BOX LIGHT POLE SIGN CURB INLET CURB INLET GATE VALVE SEWER VALVE CATCH BASIN WATER METER DRAIN WELL GUY ANCHOR CENTER

x O.OO EXISTING ELEVATION

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DRAWN BY:	IG
CHECKED BY:	JEP
SURVEY NO:	24-001175-2