

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 DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 5 Twp.: 57 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.1. Name of Proposed Subdivision: A.S.D SUBDIVISION2. Owner's Name: Unicapital Medley QOZB LLC Phone: 305-215-7954Address: 850 NW 42nd Avenue, Suite 310 City: Miami State: FL Zip Code: 33126Owner's Email Address: jcueto@unicapitalassets.com3. Surveyor's Name: Contour Line Surveyors and Mappers, LLC Phone: 305-570-1726Address: 19860 NW 65th Court City: Hialeah State: FL Zip Code: 33015Surveyor's Email Address: ajorge@clinesurvey.com, asosa@clinesurvey.com4. Folio No(s).: 30-7905-000-0221 / 30-7905-000-0291 / 30-7905-006-0010 / _____5. Legal Description of Parent Tract: See attached Exhibit "A"6. Street boundaries: Harriet Tubman Highway (Old Dixie Highway), North of SW 296th Street and South of Canal C-103 (MOWRY CANAL)7. Present Zoning: Government Facility Zoning Hearing No.: G2025000005

8. Proposed use of Property:

Single Family Res. (_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(27,943 Sq. Ft.), Office(_____ 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 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): Ivan Herrera, Authorized Member

BEFORE ME, personally appeared Ivan Herrera this 9 day of January, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 9 day of January, 2026 A.D.

Signature of Notary Public: _____

(Print, Type name here): Lisset Rodriguez

8/3/2027 (Commission Expires) HH 429131 (Commission Number)

(NOTARY SEAL)

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

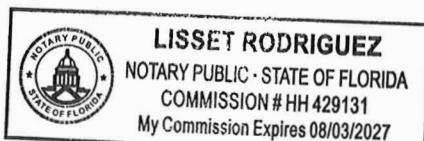


Exhibit A

Parcel 1

Lots 1, 2, 3, 4, 5, 6 and 7, "MASONS SUBDIVISION", according to the plat thereof as recorded in Plat Book 30, Page 10, public records of Miami-Dade County, Florida.

Parcel Identification Number: 30-7905-006-0010

and

Parcel 2

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 5, Township 57 S, Range 39 E, Miami-Dade County, Florida, lying Northwesterly of the Northwesterly right of way line of Dixie Highway and being more particularly described as follows:

COMMENCE at the SE corner of the SW 1/4 of Section 5, Township 57 5S, Range 39 E, thence along the South line of said SW 1/4 S 89°14'12" W (Bearings derived from Florida State Plane Coordinate System, East Zone, 1974 NGS Adjustment) 733.68 feet to a point of intersection with the Northwesterly right of way line of Old Dixie Highway, and the POINT OF BEGINNING of the following described parcel of land; thence continue along the said South line of the SW 1/4, S 89°14'12" W 122.73 feet; thence leaving said South line of the SW 1/4, N 0°30'31" E (interior angle of 88°43'41" - Deed) 663.41 feet (663.85 - Deed) to a point of intersection with the North line of the South 1/2 of the SE 1/4, of said SW 1/4 of Section 5; thence along said North line of the South 1/2 of the SE 1/4, of the SW 1/4 of Section 5, N 89°16'44" E (interior angle of 91°16'21" - Deed) 472.76 feet (470.26 - Deed) to a point of intersection with the Northwesterly boundary of "MASONS SUBDIVISION" as recorded in Plat Book 30, Page 10, public records of Miami-Dade County, Florida; thence along said Northwesterly boundary S37°09'43" W (interior angle of 52°14'23" - Deed) 369.9, feet to a point of intersection with the South boundary of said "MASONS SUBDIVISION"; thence along said South boundary of "MASONS SUBDIVISION", S 87°53'24" E (exterior angle of 55°06'25" - Deed) 188.98 feet (188.88 - Deed) to a point of intersection with the aforementioned Northwesterly right of way line of Old Dixie Highway; thence along said Northwesterly right of way line S 41°16'S6" W (interior angle of 50°59'15" - Deed) 486.98 feet (485.95 - Deed) to the POINT OF BEGINNING.

LESS

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 5, Township 57 S, Range 39 E, Miami-Dade County, Florida, lying Northwesterly of the Northwesterly right of way line of Dixie Highway and being more particularly described as follows:

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N 89°14'10" E (interior angle of 91°16'21" - Deed) 233.20 feet to a point of intersection with Southwesterly extension of the aforementioned Northwesterly boundary of "MASONS SUBDIVISION"; thence along said Northwesterly boundary N 37°09'43" E - 31.31 feet to a point of intersection with the South boundary of said "MASONS SUBDIVISION"; thence N 87°53'24" E - 188.98 feet to a point of intersection with the Northwesterly right of way line of Old Dixie Highway; thence along said Northwesterly right of way line S 41°16' 56" W (interior angle of 50°59'15" - Deed) 486.98 feet (484.95 - Deed) to the POINT OF BEGINNING.

Parcel Identification Number: 30-7905-000-0221

And

Parcel 3

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4, lying Southwesterly of Canal Right of Way #103, in Section 5, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

Parcel Identification Number: 30-7905-000-0291

ALSO KNOWN AS:

(SURVEYOR'S LEGAL DESCRIPTION)

Lots 1 through 7 of "MASONS SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 30, Page 10 of the public records of Miami-Dade County, Florida, together with a portion of the South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4, and a portion of the North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 5; thence N89°14'12"E as a basis of bearings along the South line of said SW 1/4 of Section 5 for a distance of 480.59 feet; thence N00°30'31"E for a distance of 346.50 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N00°30'31"E along said line for a distance of 316.91 feet to the point of intersection with the North line of said North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 5; thence N89°16'43"E along said line for a distance of 170.38 feet to the point of intersection with the Southwest corner of said South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 5; thence N01°00'19"W along the West line of said South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 5, and along the East line of Lots 7 and 16 of Block 5 of "PARADISE PINES", according to the Plat thereof, as recorded in Plat Book 108, Page 45 of the public records of Miami-Dade County, Florida for a distance of 331.56 feet to the point of intersection with the North line of said South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 5; thence N89°17'59"E along said line for a distance of 27.01 feet to the point of intersection with the South right-of-line of CANAL C-103, as shown in CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT OF WAY AND TOPO MAP, DRAWING

NUMBER C-103-7, Sheet 7; thence S58°42'56"E along said line for a distance of 576.55 feet to the point of intersection with the West right-of-way line of HARRIET TUBMAN HIGHWAY; thence S41°16'57"W along said line for a distance of 34.95 feet to the point of intersection with said South line of the South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 5; thence S89°16'43"W along said line for a distance of 188.51 feet; thence S37°09'43"W along the West line of Lots 8 through 14 of said Plat of "MASONS SUBDIVISION" for a distance of 204.10 feet to the point of intersection with the NW corner of Lot 7 of said Plat of "MASONS SUBDIVISION"; thence S87°51'37"E along the North line of said Lot 7 for a distance of 161.71 feet to the point of intersection with the NE corner of said Lot 7; thence S41°16'57"W along the East line of Lots 1 through 7 of said Plat of "MASONS SUBDIVISION" for a distance of 174.97 feet to the point of intersection with the SE corner of said Lot 1; thence N87°53'24"W along the South line of said Lot 1 for a distance of 146.41 feet to the point of intersection with the SW corner of said Lot 1; thence S37°09'43"W for a distance of 31.31 feet; thence S89°14'10"W for a distance of 233.20 feet to the POINT OF BEGINNING.

CONTACT PERSON INFORMATION	
Name	ARTURO A. SOSA
Telephone number	305-570-1726
e-mail address	asosa@clinesurvey.com

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

A. S. D. SUBDIVISION

A REPLAT OF LOTS 1-7, "MASONS SUBDIVISION", PLAT BOOK 30, PAGE 10, MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4, AND A PORTION OF THE NORTH 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4, OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA" MUST BE CONTACTED AT 1-800-432-4772 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

LEGAL DESCRIPTION:

(Warranty Deed, O.R.B. 34857, PG. 1709)

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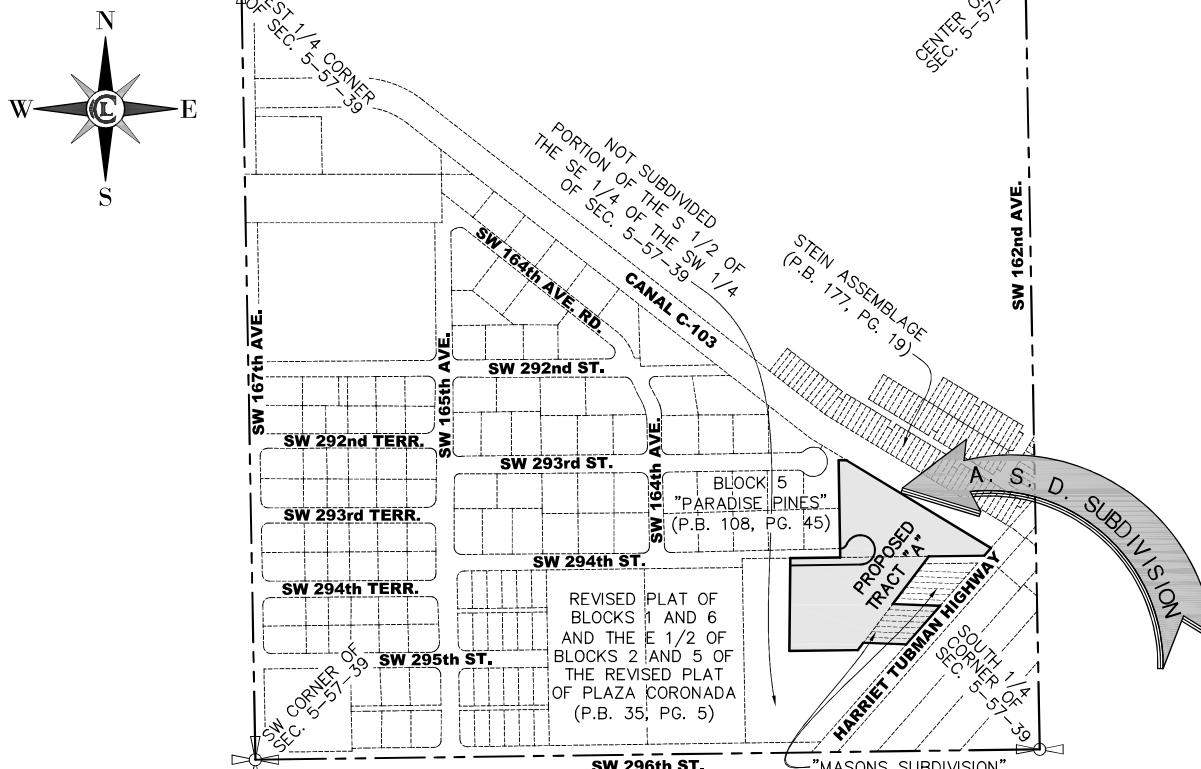
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LOCATION SKETCH

THE SW 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.

(SCALE: 1"=300')

SURVEYOR'S REPORT:

-For informational purposes only:

Number of proposed P.R.M.s: 15
Number of proposed P.C.P.s: 7
Number of proposed Tract Corners: 15

-The streets' rights-of-way abutting this property are physically open to traffic unless otherwise noted.

-Legal Description Source: Warranty Deed, recorded in Official Records Book 34857, Page 1709 of the public records of Miami-Dade County, Florida.

-No other instruments of record reflecting easements, right of way, and/or ownership were furnished to this surveyor except as those shown.

-Bearings shown hereon are based on an assumed value of N89°14'12"E along the South line of the SW 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida.

-Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee (FGCC) standards and specifications for geodetic leveling:

Benchmarks Used:

Benchmark Name: J-538
Locator: 7941 W
Elevation: 10.31, (8.80 NAVD88)
Northing: 422,083.00
Easting: 836,500.00
Location: SW 296th Street - just North of Canal C-103 - at Southeast corner of bridge - Harriet Tubman Highway (Old Dixie Highway)
Description: Brass bar in concrete wheel guard.

-This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

-No underground installations of utilities or improvements have been located.

-FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.

-The boundary line dimensions and directions as shown on the survey hereon form a mathematically closed figure.

-No excavation or determination was made as to how the property or properties is/are served by utilities.

-No footing/foundation of buildings (if any) and concrete walls (if any) or any of their underground structures have been determined with respect to the property line(s). This firm has not attempted to locate underground improvements of any nature.

-The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

-The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

-This survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed.

-Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-The symbols (if any) reflected in the legend and on the sketch of survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-The surveyor did not inspect the property for environmental hazards nor observed any wetland delineation markers during the course of the survey.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

-Legal ownership of any located fences and/or walls (if any) during the course of the survey is not determined by surveyor.

-Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'.

-Limits of asphalt paving (if any) are approximate and, unless otherwise shown, are reasonably consistent with existing topographic conditions.

-Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)-(2011)-(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).

-Set 1/2 rebar with plastic cap and/or PK Nail & Disc with stamped Certificate of Authorization No. LB 8537 at all property corners unless otherwise noted.

TOTAL PROPERTY AREA:

228,480 sq. ft or 5.25 acres ±

TAX FOLIO NUMBER(S):

30-7905-000-0221 - No address assigned yet
30-7905-000-0291 - No address assigned yet
30-7905-006-0010 - 29500 Harriet Tubman Highway, Miami, FL 33033

OWNER:

Unicapital Medley QOZB LLC, a Florida limited liability company
850 NW 42nd Avenue, Suite 310
Miami, FL 33126
Joseneque Cueto
jcueto@unicapitalassets.com
305-215-7954

SURVEYOR:

Contour Line Surveyors and Mappers, LLC
19860 NW 65th Court
Hialeah, FL 33015
Arturo A. Sosa, Alberto Jorge
asosa@clinesurvey.com, ajorge@clinesurvey.com
305-570-1726

WATER AND SEWER SERVICES:

Miami-Dade Water and Sewer Department

MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 7-9 feet ± NAVD88 (North American Vertical Datum of 1988) or 8.5-10.5 ± NGVD 1929 (National Geodetic Vertical Datum of 1929), as per Miami-Dade County Flood Criteria Map GIS website, effective October 28, 2022.

FEMA INFORMATION:

As per Federal Emergency Management Agency FEMA Flood Map Service Center website located at <https://msc.fema.gov/portal/home>
NGVD 1929 (National Geodetic Vertical Datum of 1929)
Flood Zone: X and AH
Base Flood Elevation: 8
Map Number: 12086C0727L, effective date: September 11, 2009
Community Name & Number: Miami-Dade County, 120635

ZONING INFORMATION:

Zoning Classification: Government Facilities. Process Number: G202500005

DEVELOPMENT INFORMATION:

27,943 sq. ft 1-story animal shelter with 200 large dog runs with separate kennel areas, surgical rooms, isolation rooms, wellness centers, outside play areas, shared workstations, office space and storage space.

NUMBER OF SITES:

Number of Tracts: 1 (Tract "A")
Right-of-Way to be dedicated:
Total: 228,480 sq. ft (5.25 acres ±)
214,738 sq. ft (4.93 acres ±)
13,742 sq. ft (0.32 acres ±)

SURVEYOR'S CERTIFICATE:

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

A. S. D. SUBDIVISION

CONTACT PERSON INFORMATION	
Name	ARTURO A. SOSA
Telephone number	305-570-1726
e-mail address	asosa@clinesurvey.com

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBDIVISION PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

LEGEND:	
A/C Unit	
Anchor	
Benchmark	
Brick Pavers	
Centerline	
Catch Basin	
Clean Out	
Diameter	
Fire Hydrant	
Guard Rail	
Guard Post	
Handicap	
Mail Box	
Monitoring Well	
Overhead Electrical Line	
P.C.P. (Permanent Control Point)	
P.R.M. (Permanent Reference Monument)	
Section Line	
Spot Light	
Street Sign	
Wood Fence	
AT&T Manhole	
Manhole Unknown	
Electric Meter	
Water Meter	
Concrete Pole	
Concrete Power Pole	
Wood Pole	
Wood Power Pole	
A.T.&T. Utility Box	
Electric Utility Box	
Utility Box (Unknown)	
Irrigation Control Valve	
Valve (Unknown)	
Tree	
Palm	
Palm (Areca)	
Pine	

ABBREVIATIONS:	
A/C	Air Conditioning
A.T.&T.	American Telephone and Telegraph Company
Asph.	Asphalt
Avg.	Average
Approx.	Approximate
Bldg.	Building
(C)	Calculated Distance or Bearing
C.E.O.W.	Canal Edge of Water
C.L.F.	Chain Line Fence
C.T.O.B.	Canal Top of Bank
C.&G.	Curb & Gutter
Conc.	Concrete
(D)	Deed Distance or Bearing
Elev.	Elevation
F.F.E.	First Floor Elevation
F.D.O.T.	Florida Department of Transportation
F.P.&L.	Florida Power & Light Company
Find	Found
L.	Licensed Business
S.	Licensed Surveyor
I.P.	Iron Pipe
(M)	Measured Distance or Bearing
M.B.	Map Book
M.F.	Metal Fence
N.&D.	Nail & Disc
Min.	Minimum
Max.	Maximum
NGVD	National Geodetic Vertical Datum
O.R.B.	Official Records Book
P.B.	Polymer Book
P.	Plastic Gate
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.S.M.	Professional Surveyor and Mapper
PG.	Page
(R)	Record Distance or Bearing
R/W	Right-of-Way
S.C.P.	Survey Control Point
SQ. FT	Square Feet
SEC.	Section
SEC. 5-57-39	Section 5, Township 57 South, Range 39 East
Swk	Sidewalk
TYP.	Typical
U.B.	Utility Box
W.F.	Wood Fence

P.O.C.	SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC. 5-57-39
(BASIS OF BEARINGS)	N89°14'12"E 480.59'

TPLAT #

SW 296th ST. (AVOCADO DR.)
SOUTH LINE OF THE SW 1/4 OF SEC. 5-57-39

SW 296th ST. (AVOCADO DR.)
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