

## 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.: 5 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: A.S.D SUBDIVISION

2. Owner's Name: Unicapital Medley QOZB LLC Phone: 305-215-7954

Address: 850 NW 42nd Avenue, Suite 310 City: Miami State: FL Zip Code: 33126

Owner's Email Address: jcuetto@unicapitalassets.com

3. Surveyor's Name: Contour Line Surveyors and Mappers, LLC Phone: 305-570-1726

Address: 19860 NW 65th Court City: Hialeah State: FL Zip Code: 33015

Surveyor's Email Address: ajorge@clinesurvey.com, asosa@clinesurvey.com

4. 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 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): 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:

COMMENCE at the SE corner of the SW 1/4 of Section 5, Township 57 S, 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) 346.50 feet; thence

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 of the South ½ of the NE ¼ of the SE ¼ of the SW ¼, and a portion of the North ½ of the South ½ of the SE ¼ of the SW ¼ 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 ¼ of the SW ¼ of said Section 5; thence N89°14'12"E as a basis of bearings along the South line of said SW ¼ 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 ½ of the South ½ of the SE ¼ of the SW ¼ 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 ½ of the NE ¼ of the SE ¼ of the SW ¼ of Section 5; thence N01°00'19"W along the West line of said South ½ of the NE ¼ of the SE ¼ of the SW ¼ 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 ½ of the NE ¼ of the SE ¼ of the SW ¼ 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

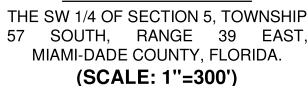
NUMBER C-103-7, Sheet 7; thence S58°42'56"E along said line for a distance of 576.55 feet to the point of intersection with the West right-of-way line of HARRIET TUBMAN HIGHWAY; thence S41°16'57"W along said line for a distance of 34.95 feet to the point of intersection with said South line of the South ½ of the NE ¼ of the SE ¼ of the SW ¼ 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.



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

COMMENCE, at the South west corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 5; thence N89°14'12"E as a basis of bearings along the South line of said SW  $\frac{1}{4}$  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  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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 Southwestwest corner of said South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 5; thence N01°00'19"W along the West line of said South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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 10, Page 46 of the public records of Miami-Dade County, Florida, for a distance of 156 feet to the point of intersection with the North line of said South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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 10-1, as shown on the said map, 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  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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 "MASON'S SUBDIVISION" for a distance of 204.10 feet to the point of intersection with the NW corner of said Lot 1 of said "MASON'S SUBDIVISION"; thence S41°16'57"W along the North line of said Lot 1 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 "MASON'S 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 N89°14'10"W for a distance of 233.20 feet to the POINT OF BEGINNING.

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.



E

Arturo A. Sosa  
Professional Surveyor and Mapper No. 2629  
State of Florida  
aqsosa@clinesurvey.com

*Check positive response codes before you dig!*

SHEET:  
**1**  
OF 2 SHEETS



## 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 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ADJUTING 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](http://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 Link Fence
- C.T.O.B. Canal Top of Bank
- C.&G. Curb & Gutter
- Conc. Concrete
- (D) Dead Distance or Bearing
- Elv. Elevation
- F.F.E. Finish Floor Elevation
- F.D.O.T. Florida Department of Transportation
- F.P.&L. Florida Power & Light Company
- Fnd Found
- LB Licensed Business
- L.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. Plat Book
- P.S. 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

TPLAT #

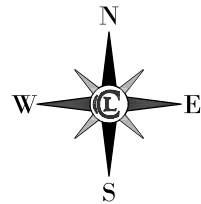
## TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

## 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.

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.



SW 293rd ST.

"PARADISE PINES"  
(P.B. 108, PG. 45)

SW 294th ST.

ZONE AH  
(ELV. 8)

ZONE X

SW 296th ST. (AVOCADO DR.)

SOUTH LINE OF THE SW 1/4 OF SEC. 5-57-39

SW 296th ST. (AVOCADO DR.)

SOUTH LINE OF THE SW 1/4 OF SEC. 5-57-39

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

A. S. D. SUBDIVISION

UNICAPITAL ASSET MANAGEMENT GROUP  
850 NW 42nd Ave, Suite 310  
Miami, FL 33126

CONTOUR LINE  
SURVEYORS AND MAPPERS, LLC  
CERTIFICATE OF AUTHORIZATION NO. LB 8637  
19860 NW 65th Court, Hialeah, FL 33015  
Phone: 305-570-1726 | [info@clinesurvey.com](mailto:info@clinesurvey.com)



DRAWN: A.J.  
CHECKED: A.A.S.  
SCALE: AS SHOWN  
DATE: 01-06-2026  
PROJ. #: 2025 UA1  
FIELD BOOK Sketch

SHEET:  
2  
OF 2 SHEETS