

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. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

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: _____ Zoning Hearing No.: _____

8. Proposed use of Property: 10,000 Sq. Ft. of Commercial/Retail

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ 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.

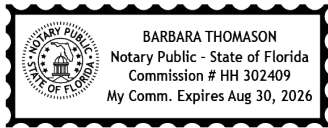
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Signature]
(Print name & Title here): Anthony Hodes, Manager

BEFORE ME, personally appeared Anthony Hodes this 11 day of March, 2026 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 11 day of March, 2026 A.D.



(NOTARY SEAL)

Signature of Notary Public: [Signature]
(Print, Type name here: Barbara Thomason)

August 30, 2026 HH 302409
(Commission Expires) (Commission Number)

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

EXHIBIT "A"

PARCEL 1:

A portion of Tract "A" of Norin Plaza, Plat Book 98, Page 45 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the intersection of the prolongation East of the North line of the said Tract "A" and the prolongation North on the East line of the said Tract "A"; thence South 00 degrees 10 minutes 21 seconds West, along the prolongation North of the East line of the said Tract "A", for a distance of 35.112 feet to a point on the East line of the said Tract "A" to the Point of Beginning of the parcel of land herein described; thence continue South 00 degrees 10 minutes 21 seconds West, along the East line of the said Tract "A", for a distance of 75.888 feet; thence South 89 degrees 59 minutes 22 seconds West, parallel to the North line of the said Tract "A", for a distance of 166.00 feet; thence North 00 degrees 10 minutes 21 seconds East for a distance of 111.00 feet to a point on the North line of the said Tract "A"; thence North 89 degrees 59 minutes 22 seconds East, along the North line of the said Tract "A" for a distance of 130.888 feet to the beginning of a tangential circular curve; thence Southeasterly, along the said circular curve to the right having a radius of 35 feet through a central angle of 90 degrees 10 minutes 59 seconds for an arc distance of 55.09 feet to the Point of Beginning of the parcel of land herein described.

Being the same property conveyed by Deed recorded in Official Records Book [10610, Page 2273](#) of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

A portion of Tract "A", "NORIN PLAZA", according to the plat thereof, as recorded in Plat Book [98, Page 45](#), of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the intersection of the centerline of Northeast 121st Street and the West Line of the Southeast 1/4 of Section 29, Township 52 South, Range 42 East, as shown on the said plat of "NORIN PLAZA"; thence North 0 degrees 20 minutes 00 seconds East, along the said West Line of the Southeast 1/4 of said Section 29, for 350.01 feet; thence South 89 degrees 59 minutes 41.3 seconds East, along a line that is parallel with the South Line of said Tract "A", for 40.00 feet; thence North 0 degrees 20 minutes 00 seconds East, along the West Line of said Tract "A", for 40.00 feet; thence South 89 degrees 59 minutes 41.3 seconds East, parallel with and 365.00 feet North of, as measured at right angles to, the South Line of said Tract "A", for 1085.51 feet to the Point of Beginning of the hereinafter described parcel: thence North 0 degrees 10 minutes 21 seconds East, parallel with the East Line of said Tract "A", for 108.58 feet; thence North 89 degrees 59 minutes 22 seconds East, along a line that is parallel with the North Line of said Tract "A", for 166.00 feet;

thence South 0 degrees 10 minutes 21 seconds West, along the East Line of said Tract "A", for 108.63 feet; thence North 89 degrees 59 minutes 41.3 seconds West, along a line that is parallel with the South Line of said Tract "A", for 166.00 feet to the Point of Beginning; all lying and being in the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 52 South, Range 42 East, City of North Miami, Dade County, Florida.

PARCEL 3

A portion of Tract "A", "NORIN PLAZA", according to the plat thereof, as recorded in Plat Book [98, Page 45](#), of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the intersection of the centerline of Northeast 121st Street and the West line of the Southeast 1/4 of Section 29, Township 52 South, Range 42 East, as shown on the said plat of "NORIN PLAZA"; thence North 0°20'00" East, along the West line of the Southeast 1/4 of said Section 29, for 350.01 feet; thence 89°59'41.3" East, along a line that is parallel with and 325.00 feet North of, as measured at right angles to, the South line of said Tract "A", for 40.00 feet; thence North 0°20'00" East for 178.97 feet to a Point of Curvature; thence Northeasterly along a circular curve to the right, having a radius of 150.00 feet and a central angle of 28°07'45" for an arc distance of 73.642 feet to a Point of Tangency; thence North 28°27'45" East for 422.848 feet to a Point of Curvature; said last mentioned three courses being coincident with the Westerly line of said Tract "A"; thence Northeasterly, Easterly, and Southeasterly along a circular curve to the right, having a radius of 25.00 feet and a central angle of 90°51'00" for an arc distance of 39.64 feet to a Point of Tangency; thence South 60°41'15" East for 389.171 feet; thence South 65°14'12" East for 409.87 feet to the Point of Beginning of the hereinafter described parcel; thence continue South 65°14'12" East for 22.74 feet; thence North 89°59'22" East for 99.32 feet, said last mentioned five courses being coincident with the Northerly line of said Tract "A"; thence South 0°10'21" West, parallel with the East line of said Tract "A", for 45.00 feet; thence South 89°59'22" West, parallel with the Northerly line of said Tract "A", for 120.00 feet; thence North 0°10'21" East, parallel with the East line of said Tract "A", for 54.53 feet to the Point of Beginning, all lying and being in the City of North Miami, Miami-Dade County, Florida.

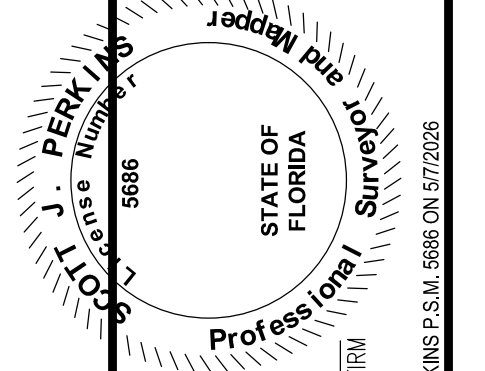
BOUNDARY AND TOPOGRAPHIC SURVEY TENTATIVE PLAT FOR "AUREVIA APARTMENTS"

A RE-PLAT OF A PORTION OF TRACT "A" OF THE RE-PLAT OF NORIN PLAZA WITHIN THE N 1/2 OF SW 1/4 OF SE 1/4 AND A PORTION OF THE S 1/4 OF NW 1/4 OF SE 1/4 SECTION 29, TOWNSHIP 52 SOUTH, RANGE 42 EAST RECORDED IN PLAT BOOK 98 PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CITY OF NORTH MIAMI

TABLE OF STRUCTURES

- | | |
|---|--|
| <p>① DRAINAGE INLET TYPE "UNKNOWN"
RIM EL= 6.01'
INV EL (NE) 2.11' CONCRETE PIPE 15"
BOTTOM EL 2.01'</p> <p>② DRAINAGE INLET TYPE "UNKNOWN"
RIM EL= 5.61'
INV EL (N) 1.38' CMP 15"
INV EL (E) 1.41' CMP 18"
BOTTOM EL 1.31'</p> <p>③ STORM MANHOLE
RIM EL= 7.67'
INV EL (NW) 1.67' CMP 15"
INV EL (S) 1.52' CMP 15"
BOTTOM EL 1.37'</p> <p>④ STORM MANHOLE
RIM EL= 6.96'
INV EL (N) 1.51' CMP 15"
INV EL (S) 1.76' CMP 12"
INV EL (E) 1.86' CMP 12"
INV EL (W) 1.86' CMP 12"
BOTTOM EL 1.66'</p> <p>⑤ DRAINAGE INLET TYPE "UNKNOWN"
RIM EL= 6.86'
INV EL (E) 2.16' CMP 12"
BOTTOM EL 2.16'</p> <p>⑥ CATCH BASIN
RIM EL= 7.38'
INV EL (W) 4.25' CMP 8"
INV EL (E) 4.85' PVC 4"
BOTTOM EL 1.23'</p> <p>⑦ STORM MANHOLE
RIM EL= 7.54'
SLAB COVERED TRENCH RUN E-W WIDTH 4'</p> <p>⑧ CATCH BASIN
RIM EL= 7.34'
INV EL (E) 4.30' CMP 8"
BOTTOM EL 4.34'</p> <p>⑨ CATCH BASIN
RIM EL= 6.41'
INV EL (E) 0.66' CMP 24"
BOTTOM EL (-)0.34'</p> <p>⑩ STORM MANHOLE
RIM EL= 6.68'
INV EL (E) 1.13' CMP 24"
INV EL (W) 1.23' CMP 24"
BOTTOM EL (-)0.67'</p> | <p>⑪ CATCH BASIN
RIM EL= 6.15'
INV EL (W) 1.00' CMP 24"
BOTTOM EL (-)0.70'</p> <p>⑫ UNKNOWN MANHOLE
RIM EL= 7.37'
(FULL OF WATER)
BOTTOM EL (-)2.36'</p> <p>⑬ WATER MANHOLE
RIM EL= 7.37'
(FULL OF WATER)
BOTTOM EL (-)7.93'</p> <p>⑭ STORM MANHOLE
RIM EL= 6.33'
INV EL (W) 1.08' CMP 18"
INV EL (S) 1.03' CMP 18"
BOTTOM EL 1.13'</p> <p>⑮ COMMUNICATION MANHOLE
RIM EL= 7.10'
(FULL OF WATER)
BOTTOM EL (-)3.45'</p> <p>⑯ STORM MANHOLE
RIM EL= 5.30'
INV EL (S) 2.03' CONCRETE PIPE 15"
INV EL (NE) 2.90' CLAY 6"
INV EL (N) 3.45' CLAY 6"
BOTTOM EL 2.00'</p> <p>⑰ STORM MANHOLE
RIM EL= 5.27'
INV EL (N) 2.00' CONCRETE PIPE 15"
INV EL (S) 1.17' CONCRETE PIPE 15"
INV EL (E) 0.92' CONCRETE PIPE 24"
INV EL (W) 0.67' CONCRETE PIPE 24"
BOTTOM EL 0.94'</p> <p>⑱ CATCH BASIN
RIM EL= 5.49'
INV EL (NE) 0.69' CONCRETE PIPE 24"
INV EL (S) 1.21' CONCRETE PIPE 15"
INV EL (W) 0.64' CONCRETE PIPE 24"
BOTTOM EL 0.89'</p> |
|---|--|

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SCOTT J. PERKINS, P.S.M. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE:	11/19/2025
REVISIONS:	UPDATE FLOOR CRITERIA ELEVATION
CERTIFICATION:	FOR THE FIRM
FIELD BOOK:	2205
DRAWN:	AA-ER
CHECKED:	SJP
SCALE:	1" = 20'
ROBAYNA AND ASSOCIATES INC.	
ENGINEERS, SURVEYORS	
1925 NW 15TH STREET MIAMI LAKES, FL 33014 PH: (305) 823-9316	
L.B. # 5004	
DRAWING NAME:	BOUNDARY AND TOPOGRAPHIC SURVEY
PROJECT:	1590 NE 123 St North Miami, FL 33161
PREPARED FOR:	1590 NE 123rd St LLC
SHEET:	2
DATE:	11/13/2025
DATE:	11/11/2025
PROJ. No:	250215

E:\01-PROJECTS\1590 NE 123RD ST LLC\250215 - 1590 NE 123RD ST PLATTING SERVICES\11-DRAWINGS\02-SURVEY\250215110201 - T-PLAT 1590 NE 123 ST (CHANGE NAME).DWG 3/13/2026 10:24 AM

