

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.: 4 Twp.: 52 S. Rge.: 42 E. / Sec.: 4 Twp.: 52 S. Rge.: 42 E.

1. Name of Proposed Subdivision: Canal by IQ

2. Owner's Name: 18550 IQ, LLC Phone: 305-415-9437

Address: 200 South Biscayne Blvd., Suite 4100 City: Miami State: FL Zip Code: 33131

Owner's Email Address: dcoviello@shutts.com

3. Surveyor's Name: Hadonne Phone: _____

Address: 1985 NW 88th Street, Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: ma@hadonne.com

4. Folio No(s): 30-2204-004-0020 / 30-2204-004-0010 / _____ / _____

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: NE 186th Street and NE 23rd Court

7. Present Zoning: Ojus Urban Center District Zoning Hearing No.: ASPR 2021000003

8. Proposed use of Property:

Single Family Res.(34 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.

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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:

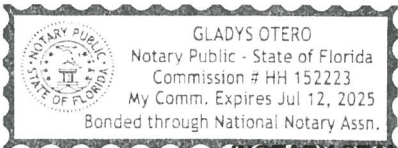
Signature of Owner: _____

(Print name & Title here):

Samir Dichey
Samir Dichey, Authorized Representative

BEFORE ME, personally appeared Samir Dichey this 20 day of October, 2023 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 20 day of October, 2023 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here): _____

Gladys Otero

(Commission Expires)

(Commission Number)

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

TENTATIVE PLAT OF "CANAL BY IQ"

A REPLAT OF A PORTION OF LOTS 1, 2 & 3, BLOCK "F" OF SLONE'S SUBDIVISION, RECORDED IN PLAT BOOK 4, AT PAGE 133 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF THE OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE, COUNTY FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on September 27, 2023.

SECTION 2) LEGAL DESCRIPTION:

Parcel 1:

Beginning at the Northeast corner of Lot One (1), Block Six (6) of RIVERDALE as recorded in Plat Book 44, Page 71, of the Public Records of Miami-Dade County, Florida; thence run West along the North line of said Lot One (1) for a distance of One Hundred Seventy-three (173) feet, more or less, to a point on the Easterly bank of the Oleta River; thence meander Northwesterly along the Easterly bank of the Oleta River for a distance of Sixty-seven and eight tenths (67.8) feet, more or less, to a point; thence run Easterly along a line Sixty-six and Thirty-eight Hundredths (66.38) feet North of and parallel to the North line of said Lot One (1) for a distance of One Hundred Fifty-five and Eighty-three Hundredths (155.83) feet, more or less, to a point; said point lying on a circular curve having for its elements a central angle of 3°05'52" and a radius of One Thousand Four Hundred (1400) feet; thence run along said circular curve to the right in a southeasterly direction for an arc distance of Seventy-five and Sixty-nine Hundredths (75.69) feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida, more or less, and being part of Lots One (1), TWO (2) and Three (3), Block "F" of SLONE'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 4, Page 133, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Miami-Dade County, Florida.

Parcel 2:

A portion of Lots 1 and 2, Block "F" of SLONE'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 4, Page 133, of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 6, RIVERDALE, according to the Plat thereof recorded in Plat Book 44, Page 71 of the Public Records of Miami-Dade County, Florida; thence Northwesterly 75.47 feet along the Westerly right of way of N.E. 23rd Court to the Point of Beginning; continue Northwesterly along the said Westerly right of way line for 29.39 feet to a point of reverse curve; thence continue Northwesterly along a circular curve to the left, having for its elements a radius of 25.00 feet, an angle of 61°53'07" and an arc distance of 26.98 feet; thence West 31.67 feet to a point; thence South 69° West, 105 feet more or less to the East Bank of the Oleta River to the intersection of a line 66.38 feet North of and parallel to the North line of Lot 1, Block 6 of RIVERDALE, as recorded in Plat Book 44, Page 71 of the Public Records of Miami-Dade County, Florida; thence East along the last described course for 155.83 feet to the Point of Beginning.

ALSO BEING KNOWN AS:

A portion of Tract 2, of AMENDED PLAT OF OJUS CENTER, according to the Plat thereof, recorded in Plat Book 31, Page 67, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Point of Intersection of the North line of said Tract 2, Extended East, and the East line of said Tract 2, extended North, (also known as the Northeast corner of said Tract 2); thence South 0°33'20" East, along the East line of said Tract 2, for a distance of 73.62 feet; thence run West along a line that is 66.38 feet North of and parallel to the South line of Lot 3, of Block "F", of "SLONE'S SUBDIVISION", according to the Plat thereof, recorded in Plat Book 4, Page 133, for a distance of 445.00 feet to the West Right of Way Line of N.E. 23rd Court, being the Point of Beginning of the hereinafter described Parcel:

FROM said Point of Beginning, the center of the next described curve bears South 60°01'33" West, run Northwesterly, along the arc of a circular curve to the left, also being the West Right of Way line of N.E. 23rd Court, having for its elements a central angle of 0°34'53", a radius of 1400 feet, for an arc distance of 14.21 feet to a point of reverse curve, thence run Northwesterly along the arc of a circular curve to the right, having for its elements a central angle of 2°26'27", a radius 350.00 feet, for an arc distance of 14.91 feet to a Point of Reverse curve; thence Northwesterly and Westerly, along the arc of a circular curve to the left, having for its elements a central angle of 61°53'07", a radius of 25.00 feet, for an arc of 27.00 feet to the Point of Tangent of said curve; thence run West along the South Right of Way line of Miami Gardens Drive, for a distance of 31.67 feet to a point; thence run South 69°00'00" West, for a distance of 89 feet, more or less, to the East Bank of the Oleta River; thence run Southerly, along the East Bank of the Oleta River for 7 feet, more or less, to a Point on a line that is 66.38 feet North of and parallel to the previously described South line of Lot 3, of Block "F", of "SLONE'S SUBDIVISION" (Plat Book 4, Page 133); thence run East, along last described line, for 156 feet, more or less, to the Point of Beginning.

Property Address and Tax Folio Numbers:

18550 N.E. 23th Court, Miami, Florida 33180
Folio No. 30-2204-004-0020
30-2204-004-0010

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

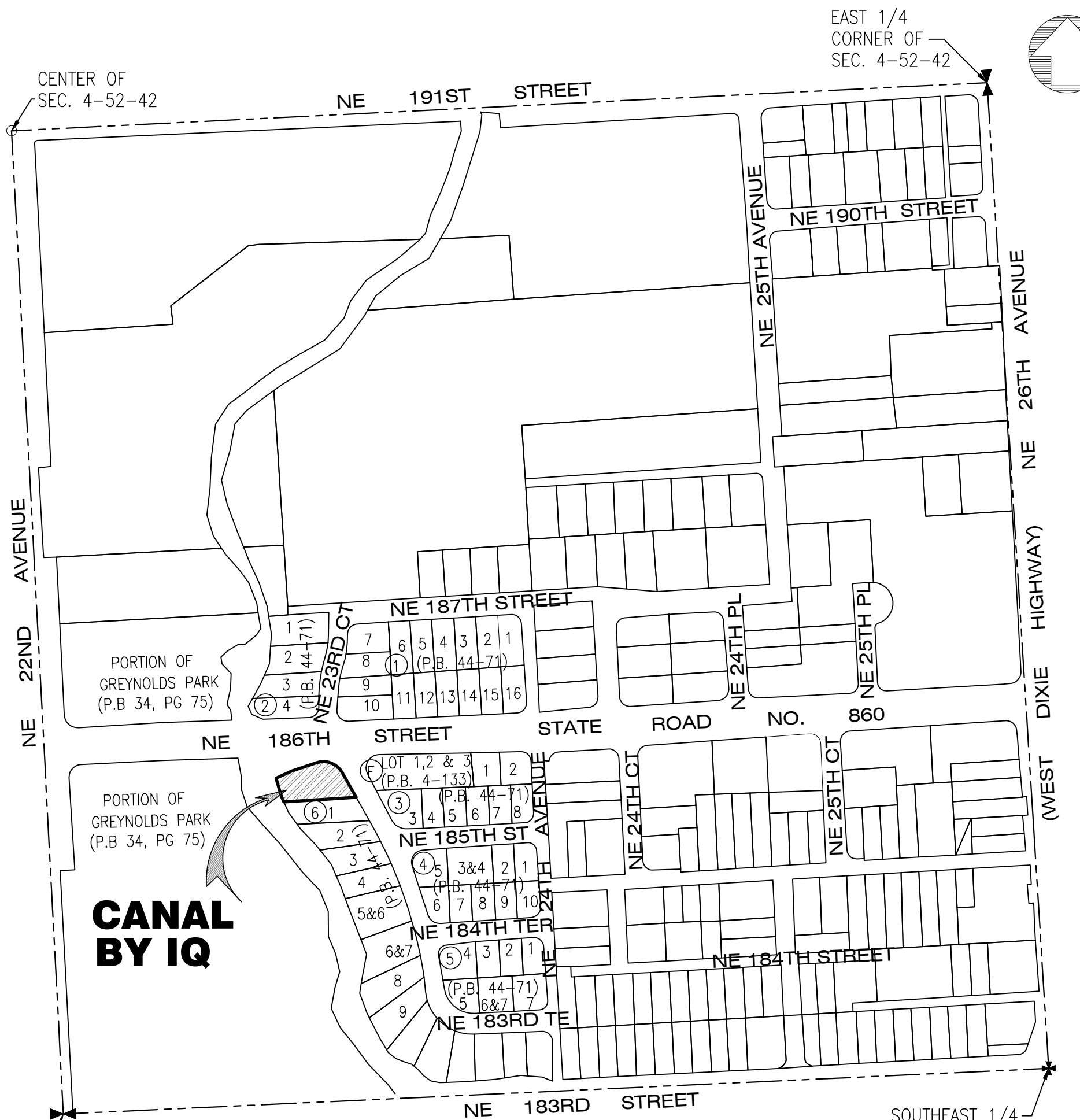
This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of N.E. 186th Street with an assumed bearing of S87°14'41"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" Elev.=6.0, as per Federal Emergency Management Agency (FEMA) Community Number 120635(Miami-Dade County), Map Panel No. 12086C0134, Suffix L, Map Revised Date: September 11, 2009.



LOCATION MAP

THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

NOTICE:

This Document is not full and complete without all pages.
(Total of Two (2) pages)

Warranty Deed, recorded January 13, 2023, recorded in Official Records Book 33541, Page 4371, Miami-Dade County Records.

Warranty Deed, recorded January 13, 2023, recorded in Official Records Book 33541, Page 4369, Miami-Dade County Records.

Plat of "RIVERDALE", recorded in Plat Book 44, at Page 71, Miami-Dade County Records.

Plat of "SLONE'S SUBDIVISION", recorded in Plat Book 4, at Page 133, Miami-Dade County Records.

Plat of "AMENDED PLAT OF OJUS CENTER", recorded in Plat Book 31, at Page 67, Miami-Dade County Records.

Plat of "OJUS CENTER", recorded in Plat Book 23, at Page 27, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark.

Benchmark No. N-3102-R, Elevation 12.55 feet.

Description: PK nail and aluminum washer set on concrete traffic control box.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

18550 IQ LLC
150 SE 2nd Avenue, Suite 804
Miami, Florida 33131
Contact: C/O David Coviello
Phone: 305.415.9020
email: DCoviello@shutls.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc., Comcast
TV-CABLE: ATT-Uverse, Comcast
POTABLE WATER: Miami Dade Water & Sewer Department
SANITARY SEWER: Miami Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

- 1a. Zoning District: OJUS (Ojus Urban Area District)
- 1b. Existing Land Use: 0101 RESIDENTIAL - SINGLE FAMILY
And 3261 UC CENTER - RES MODIFIED LIVE-WORK
- 1c. Proposed Use:
One 6 Story Multifamily Residential Building: 34 Total Units
All existing improvements to be demolished
2. Number of Tracts: 1
3. Parking Spaces: 28
Handicap Parking Spaces: 2
4. Administrative Site Plan Review ASPR A2021000003

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Flood Criteria: 7.0 feet ± (NAVD 88), 5.5 feet ± (NGVD 29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33174
Phone No. 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM

For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

HADONNE CORP., a Florida corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101, Doral, Florida 33172
Phone: 305.266.1188
Fax: 305.207.6845
Date: December 6, 2023

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING
 F. - (305)207-8845 - W. www.hadonne.com

HADONNE

MAP BOUNDARY & TOPOGRAPHIC SURVEY
 for
 18550 IQ LLC
 or
 18550 NE 23th COURT, MIAMI FL 33180

REVISIONS	1	2	3	4	5
DATE					
BY					
DESCRIPTION					

Field Book: FILED

DRAWN BY: LD

TECH BY: RI

QA/QC BY: JS

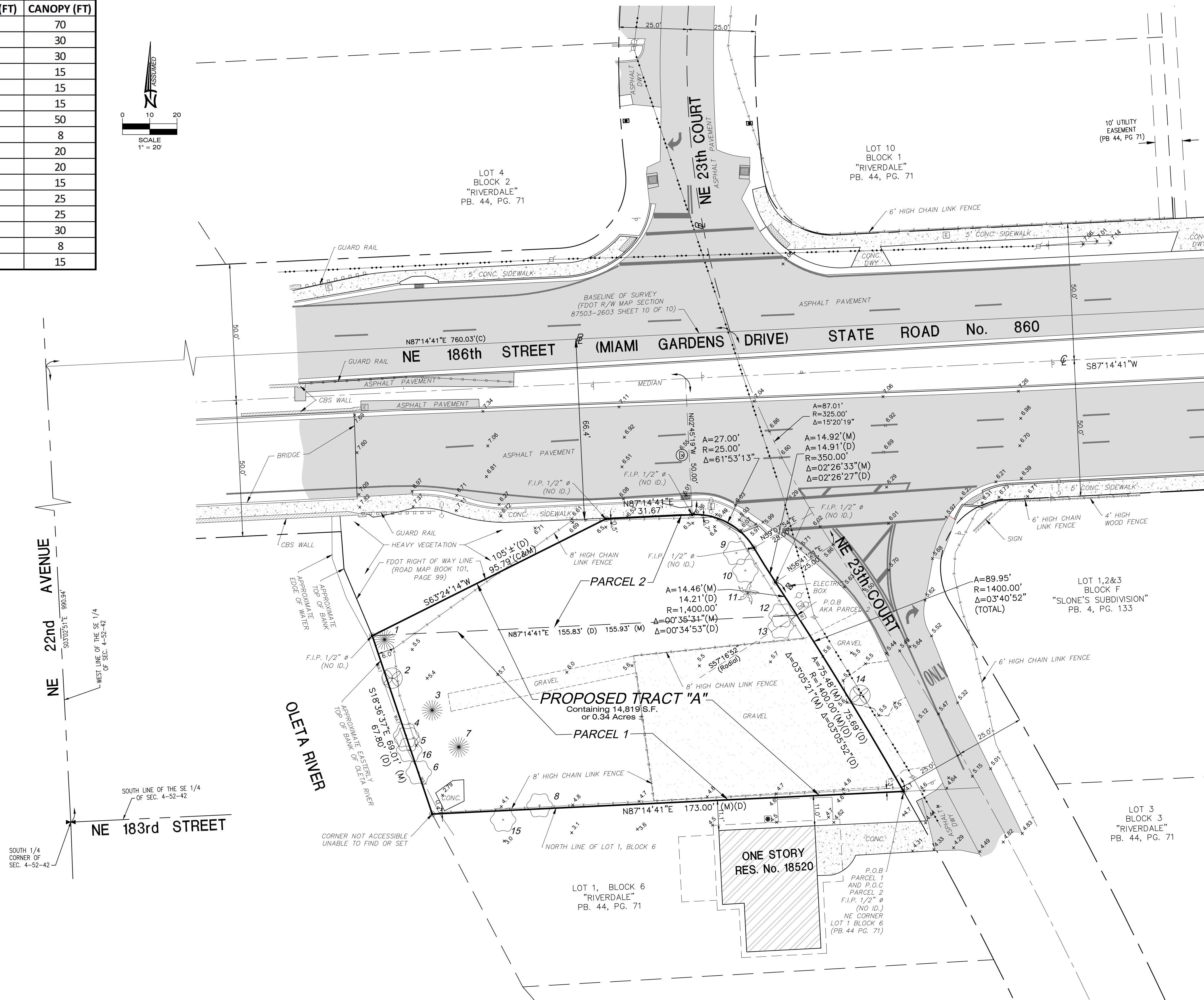
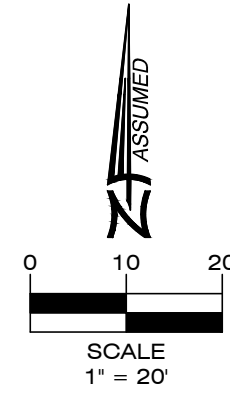
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1/2

TENTATIVE PLAT OF "CANAL BY IQ"

A REPLAT OF A PORTION OF LOTS 1, 2 & 3, BLOCK "F" OF SLONE'S SUBDIVISION, RECORDED IN PLAT BOOK 4, AT PAGE 133 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF THE OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE, COUNTY FLORIDA

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	PINE	80	70	70
2	SEAGRAPE	12	40	30
3	PINE	24	70	30
4	TREE	6	20	15
5	TREE	6	20	15
6	TREE	6	20	15
7	PINE	48	70	50
8	TREE	10	10	8
9	TREE	24	40	20
10	TREE	24	40	20
11	PALM	24	15	15
12	TREE	18	25	25
13	TREE	18	25	25
14	SEAGRAPE	60	40	30
15	TREE	10	10	8
16	TREE	6	20	15



LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
⊕	CENTER LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
(P)	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊕	ELECTRICAL WALL PANEL
⊕	CATCH BASIN
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE LINKDOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
⊕	TREE NUMBER
⊕	UTILITY STRUCTURE NUMBER
⊕	CBS WALL
⊕	WOOD FENCE
⊕	IRON FENCE
⊕	IRON ROLLING GATE
⊕	IRON SWING GATE
⊕	CHAIN-LINK FENCE
⊕	CHAIN-LINK ROLLING GATE
⊕	CHAIN-LINK SWING GATE
⊕	FENCE_OTHER
⊕	TREE
⊕	PINE TREE
⊕	PALM TREE
⊕	PROPERTY LINE
⊕	RIGHT-WAY-LINE
⊕	EASEMENT LINE
⊕	STW
⊕	X-UTL-DRAIN
⊕	X-UTL-SAN
⊕	OVERHEAD UTILITY LINE
⊕	EXISTING ELEVATION
⊕	BRICK
⊕	BUILDING HATCH
⊕	CONCRETE
⊕	TILE
⊕	ASPHALT PAVEMENT
⊕	HANDICAP TACTILE STRIP
⊕	FLORIDA DEPARTMENT OF TRANSPORTATION

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1986 NW 88th Court, Suite 101 - Doral, FL 33172 - P. - (305) 668-1188 - F. - (305) 607-8845 - W. www.hadonne.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

HADONNE

18550 IG LLC

FOR

HADONNE

18550 NE 23rd COURT, MIAMI FL 33180

REVISIONS

NO.	DATE	DESCRIPTION
1	12-05-2020	1
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Field Book:

FILED

DRAWN BY:

LD

TECH BY:

RI

CHECK BY:

JS

Job No.:

23095

Page:

2/2