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.:** 3 **Twp.:** 54 S. **Rge.:** 39 E. / **Sec.:** ____ **Twp.:** ____ S. **Rge.:** ____ E.

1. **Name of Proposed Subdivision:** Metrobloks
2. **Owner's Name:** MB Sweetwater Site LLC **Phone:** 786-264-7200
   Address: 880 Apollo Street, Suite 329 **City:** El Segundo **State:** CA **Zip Code:** 90245
   Owner's Email Address: shea@metrobloks.com
3. **Surveyor's Name:** Pulice Land Surveyors, Inc. **Phone:** 954-572-1777
   Address: 5381 Nob Hill Drive **City:** Sunrise **State:** FL **Zip Code:** 33351
   Surveyor's Email Address: Jane@pulicelandsurveyors.com
4. **Folio No(s).:** 30-4903-003-0014 / 30-4903-003-0015 / 30-4903-003-0019 / 30-4903-003-0012
5. **Legal Description of Parent Tract:** see attached
6. **Street boundaries:** NW 137 Avenue and NW 6 Street
7. **Present Zoning:** IU-1 **Zoning Hearing No.:** 24-255, Resolution CZAB5-2-25
8. **Proposed use of Property:**
   Single Family Res.(____ **Units), Duplex(** ____ **Units), Apartments(** ____ **Units), Industrial/Warehouse(** 113,704 **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. 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 FLORIDA)
SS:
COUNTY OF ~~MIAMI-DADE~~)
Seminole HC

Signature of Owner: Scott Couzens

(Print name & Title here): Scott Couzens Director

BEFORE ME, personally appeared Scott Couzens **this** 9th **day of** December, 2025 **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 9th **day of** December, 2025 **A.D.**

MAYBRITT CARRASCO
Notary Public - State of Florida
Commission # HH 494973
Expires on February 20, 2028

(NOTARY SEAL)

Signature of Notary Public: Maybritt Carrasco

(Print, Type name here: Maybritt Carrasco**)**

02/20/2028 **(Commission Expires)** HH 494973 **(Commission Number)**

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

Notarized remotely online using communication technology via Proof.

LEGAL DESCRIPTION:

PARCEL 1 (FEE SIMPLE):

A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 167.00 FEET OF THE NORTH 165.00 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY.

AND LESS:

THE NORTH 5 FEET OF A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 167.00 FEET OF THE NORTH 165.00 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22506, PAGE 1373, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2 (FEE SIMPLE)

THE SOUTH 102 FEET OF THE NORTH 267 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDINGS IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTERS, INC.) RECORDED IN FINAL JUDGEMENT AS TO PARCEL 15, IN OFFICIAL RECORDS BOOK 27176, PAGE 422.

PARCEL 3 (FEE SIMPLE):

THE SOUTH 39.92 FEET OF THE NORTH 306.92 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDINGS IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTER, INC.) RECORDED IN FINAL JUDGEMENT AS TO PARCEL 15, IN OFFICIAL RECORDS BOOK 27176, PAGE 422.

PARCEL 4 (FEE SIMPLE):

THE SOUTH 141 FEET OF THE NORTH 447.92 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, OF EVERGLADES GARDENS ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDING IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTERS. INC.).

PARCEL 5 (EASEMENT):

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES, BY AND BETWEEN STOR-ALL NW 137TH AVE., LLC A LIMITED LIABILITY COMPANY, LJP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FABC5, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACTION CAPPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT OF RECORD IN OFFICIAL RECORDS BOOK 31720, PAGE 2057.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 176,487 SQUARE FEET (4.052 ACRES), MORE OR LESS.

TENTATIVE PLAT
OF
METROBLOKS

PORTION OF TRACT 1, EVERGLADES GARDENS (PLAT BOOK 8, PAGE. 14),
IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

OWNER: MB SWEETWATER SITE LLC
880 APOLLO ST, STE 329
EL SEGUNDO, CA 90245
PHONE: +1 (310) 963-6614
EMAIL: SHEA@METROBLOKS.COM

LEGAL DESCRIPTION:

PARCEL 1 (FEE SIMPLE):

A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 167.00 FEET OF THE NORTH 165.00 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY.

AND LESS:

THE NORTH 5 FEET OF A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 167.00 FEET OF THE NORTH 165.00 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AS CONVEYED TO MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22506, PAGE 1373, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2 (FEE SIMPLE)

THE SOUTH 102 FEET OF THE NORTH 267 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDINGS IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTERS, INC.) RECORDED IN FINAL JUDGEMENT AS TO PARCEL 15, IN OFFICIAL RECORDS BOOK 27176, PAGE 422.

PARCEL 3 (FEE SIMPLE):

THE SOUTH 39.92 FEET OF THE NORTH 306.92 FEET OF THE EAST 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, EVERGLADES GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDINGS IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTER, INC.) RECORDED IN FINAL JUDGEMENT AS TO PARCEL 15, IN OFFICIAL RECORDS BOOK 27176, PAGE 422.

PARCEL 4 (FEE SIMPLE):

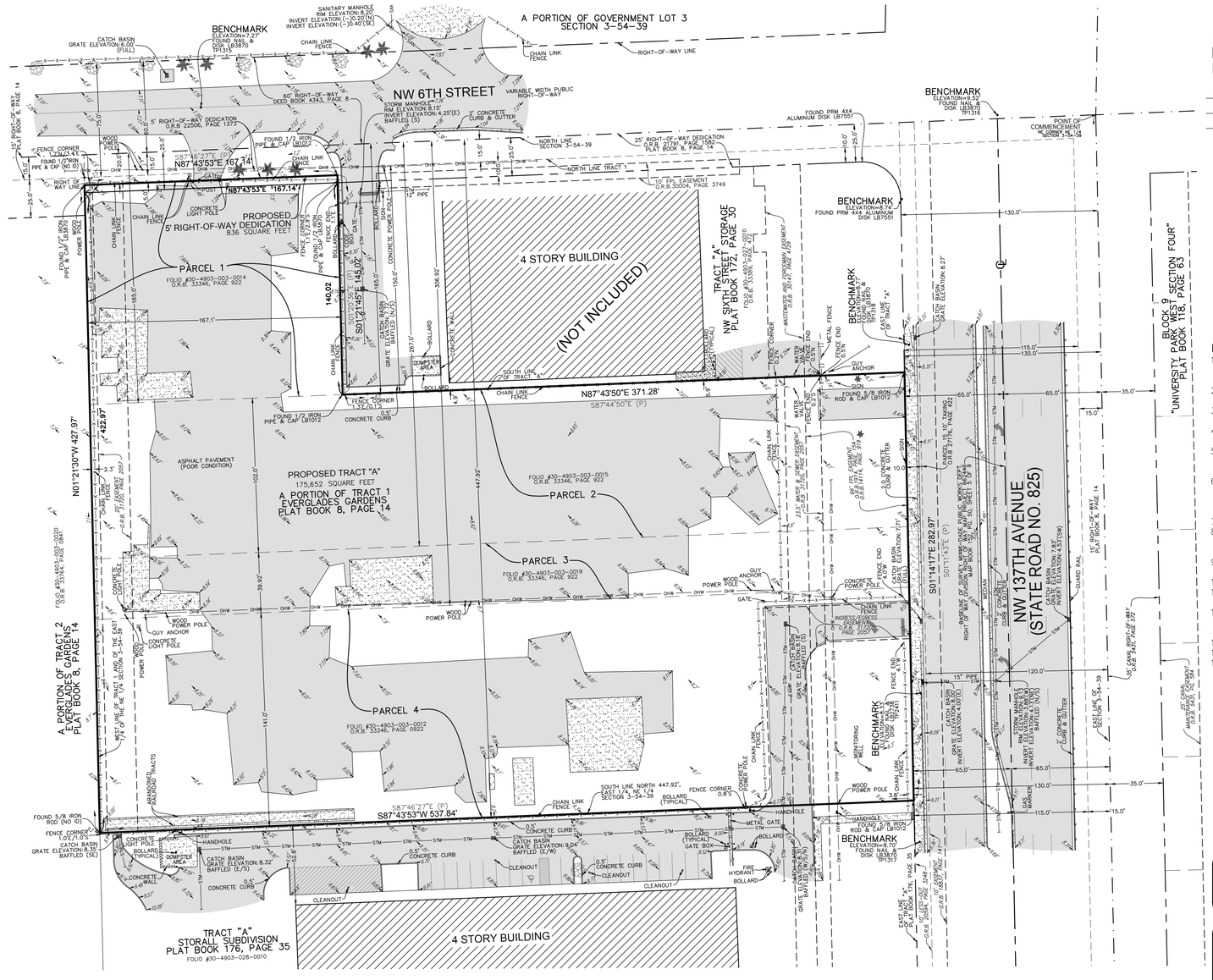
THE SOUTH 141 FEET OF THE NORTH 447.92 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 120 FEET THEREOF, A PORTION OF TRACT 1, OF EVERGLADES GARDENS ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION TAKEN BY THE EMINENT DOMAIN PROCEEDING IN CASE NO. 2003-18155 CA 11 (MIAMI-DADE COUNTY VS LOWE'S HOME CENTERS. INC.).

PARCEL 5 (EASEMENT):

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES, BY AND BETWEEN STOR-ALL NW 137TH AVE., LLC A LIMITED LIABILITY COMPANY, LJP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FABC5, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACTION CAPPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT OF RECORD IN OFFICIAL RECORDS BOOK 31720, PAGE 2057.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 176,487 SQUARE FEET (4.052 ACRES), MORE OR LESS.


A PORTION OF GOVERNMENT LOT 3
SECTION 3-54-39
NW 6TH STREET
60' RIGHT-OF-WAY PER DEED BOOK 4343, PAGE 8
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
BENCHMARK
ELEVATION=9.27'
FOUND NAIL & DISK LB3870 TP1315
CATCH BASIN
GRATE ELEVATION:6.00' (FULL)
SANITARY MANHOLE
RIM ELEVATION:8.00
INVERT ELEVATION:(-)0.29'(N)
INVERT ELEVATION:(-)0.40'(SE)
CHAIN LINK FENCE
RIGHT-OF-WAY LINE
5' RIGHT-OF-WAY DEDICATION O.R.B 22506, PAGE 1373
FOUND 1/2 IRON PIPE & CAP LB1012
WOOD POWER POLE
FENCE CORNER LENA 0.4'
FOUND 1/2"IRON PIPE & CAP (NO ID)
S87°46'27"E (P)
N87°43'53"E 167.14'
GATE
CONCRETE LIGHT POLE
PROPOSED 5' RIGHT-OF-WAY DEDICATION 836 SQUARE FEET
FOUND 1/2" IRON PIPE & CAP LB3870
FOUND 1/2"X3/5 IRON ROD & CAP LB3870
BOLLARD
CONCRETE POWER POLE
12" PIPE
NORTH LINE SECTION 3-54-39
NORTH LINE TRACT 1
25' RIGHT-OF-WAY DEDICATION O.R.B. 21791, PAGE 1567 PLAT BOOK 8, PAGE 14
FOUND PRM 4X4 ALUMINUM DISK LB7551
POINT OF COMMENCEMENT NE CORNER SECTION 3-54-39
10' FPL EASEMENT O.R.B.30004, PAGE 3749
PARCEL 1
FOLIO #30-4903-003-0014
O.R.B. 33346, PAGE 922
4 STORY BUILDING
(NOT INCLUDED)
TRACT "A" NW SIXTH STREET STORAGE PLAT BOOK 172, PAGE 30
BENCHMARK
ELEVATION=8.74'
FOUND PRM ELEVA ALUMINUM DISK LB7551
BENCHMARK
ELEVATION=8.76'
FOUND NAIL & DISK LB3870
POINT OF BEGINNING
EAST LINE OF TRACT "A"
WASTEWATER AND DRAINAGE EASEMENT O.R.B. 31720, PAGE 2057
CATCH BASIN ELEVATION:8.27'
METAL FENCE
WATER METER
FENCE END
DOME CORNER
GUY ANCHOR
SOUTH LINE OF TRACT "A"
N87°43'50"E 371.28'
S87°44'50"E (P)
FOUND 5/8 IRON ROD & CAP LB1012
SIGN
FOUND 1/2 IRON PIPE & CAP LB1012
CONCRETE CURB
0.5'
FENCE CORNER 0.1'S
PROPOSED TRACT "A"
175,652 SQUARE FEET
A PORTION OF TRACT 1 EVERGLADES GARDENS PLAT BOOK 8, PAGE 14
PARCEL 2
FOLIO #30-4903-003-0015
O.R.B. 33346, PAGE 922
PARCEL 3
FOLIO #30-4903-003-0019
O.R.B. 33346, PAGE 922
PARCEL 4
FOLIO #30-4903-003-0012
O.R.B. 33346, PAGE 0922
N01°21'30"W 427.97'
425.97'
2.3'
ASPHALT PAVEMENT (POOR CONDITION)
FOLIO #30-4903-003-0010
O.R.B.# 33494, PAGE 0941
A PORTION OF TRACT 2 EVERGLADES GARDENS PLAT BOOK 8, PAGE 14
EAST LINE OF TRACT 1 AND OF THE EAST 1/4 OF THE NE 1/4 SECTION 3-54-39
ABANDONED RAILROAD TRACTS
S87°46'27"E (P)
S87°43'53"W 537.84'
SOUTH LINE NORTH 447.92' EAST 1/4 NE 1/4 SECTION 3-54-39
FENCE CORNER 0.8'S
FOUND 5/8 IRON ROD (NO ID)
FENCE CORNER 1.0'E/1.0'S
CATCH BASIN GRATE ELEVATION:8.32' BAFFLED (S)
HANDHOLE
GUY ANCHOR
CONCRETE LIGHT POLE
DUMPSTER AREA
CATCH BASIN GRATE ELEVATION:8.32' BAFFLED (E/S)
CATCH BASIN GRATE ELEVATION:9.04' BAFFLED (E/W)
CONCRETE WALL
0.5' CONCRETE CURB
CLEANOUT
METAL GATE
GATE BOX
FIRE HYDRANT
TRACT "A" STORALL SUBDIVISION PLAT BOOK 176, PAGE 35
FOLIO #30-4903-028-0010
4 STORY BUILDING
BENCHMARK
ELEVATION=8.70'
FOUND 5/8 IRON ROD & CAP LB1012
FOUND NAIL & DISK LB3870 TP1317
EAST LINE "A" PLAT BOOK 176, PAGE 35
N87°46'27"E (P)
N87°43'53"E 167.14'
NW 137TH AVENUE (STATE ROAD NO. 825)
S01°14'17"E 282.97'
S01°14'43"E (P)
MEDIAN
CONCRETE POWER POLE
CONCRETE CURB & GUTTER
PAVEMENT OF NW 137TH AVENUE PER FDOT RIGHT-OF-WAY MAP BOOK 192, PG. 30, SHEET 5 OF 9
PARCEL 15.10'-N AMING O.R.B 31716, PAGE 2057
INGRESS/EGRESS EASEMENT O.R.B. 31720 PAGE 2057
FENCE END
CATCH BASIN GRATE ELEVATION:7.71'
CATCH BASIN GRATE ELEVATION:7.40'(E)
CATCH BASIN GRATE ELEVATION:7.40'(W)
GUARD RAIL
15" PIPE
EAST LINE S.E. 1/4 SECTION 3-54-39
FOUND 5/8" IRON ROD & CAP LB3870
FOUND 1/2" IRON PIPE & CAP LB1012
EAST LINE "A" PLAT BOOK 176, PAGE 35
FOUND 5/8 IRON ROD & CAP LB1012
FOUND 5/8" IRON ROD & CAP LB3870
BENCHMARK
ELEVATION=8.70'
FOUND NAIL & DISK LB3870 TP1317
MONITORING WELL
CONCRETE POWER POLE
CHAIN LINK FENCE
FENCE END
GRATE ELEVATION:8.03'
INVERT ELEVATION:4.03'(E)
INVERT ELEVATION:4.03'(W)
STORM MANHOLE RIM ELEVATION:9.15' INVERT ELEVATION:4.25'(E) BAFFLED (S)
CONCRETE LOAR & GUTTER
GAS MARKER
FPL EASEMENT O.R.B.19741, PAGE 3414
FPL EASEMENT O.R.B.21791, PAGE 1567
"UNIVERSITY PARK WEST SECTION FOUR" PLAT BOOK 118, PAGE 13
BLOCK 9
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT