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:		

1)

Number of Sites: (

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

	44		
Mu	nicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 53 S. Rge.: 41 E. / Sec.: Twp.: S. Rge.: E.		
1.	Name of Proposed Subdivision: Seventy-Second Street XF		
2.	Owner's Name: 72nd Street XF, LLC Phone: 404-433-5338		
	Address: 2100 Ross Avenue, Suite 895 City: Dallas State: TX Zip Code: 75201		
	Owner's Email Address: BrooksK@XebecRealty.com		
3.	Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777		
	Address: 5381 Nob Hill Road City: Sunrise State: FL Zip Code: 33351		
	Surveyor's Email Address: jane@pulicelandsurveyors.com		
	Folio No(s).: 30-3111-035-4610 / / / / /		
5. Legal Description of Parent Tract: See Exhibit "A"			
6.	Street boundaries: SW corner of NW 72nd St. & NW 10th Ave.		
7.	Present Zoning: <u>IU-1</u> Zoning Hearing No.:		
8.	Proposed use of Property:		
	Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Sq. 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.

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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) STATE OF FLORIDA SS:	Signature of Owner: Areachen Kendrick, Authorized Signatory		
BEFORE ME, personally appeared Gretchen Kendrick acknowledged to and before me that (fre/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 17th day of March 2021 A.D.			
HAYDEN RENE KENDRICK Notary ID #131434928	Signature of Notary Public: School Signature		
My Commission Expires February 2, 2022	(Print, Type name here: Hayden Rene Kendrick		
(NOTARY SEAL)	February Z, 2022 131434928		
(NOTARY SEAL) (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"

(Property Legal Description)

LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 32; AND LOTS 1 THROUGH 23, INCLUSIVE, BLOCK 37, ALL IN STEPHENS MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

THAT PART OF THE FLORIDA EAST COAST RAILWAY COMPANY'S TRACT RIGHT OF WAY LYING WITHIN AND BETWEEN BLOCK 32 AND 37 IN STEPHENS MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST AND BEING THE AREA DESIGNATED AS "PROPOSED SPUR TRACT" WITHIN AND BETWEEN SAID BLOCKS AND BEING BOUNDED ON EAST BY THE WEST RIGHT OF WAY LINE OF N.W. 10TH AVENUE, AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF N.W. 72ND STREET, AND BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF N.W. 11TH AVENUE, ALL AS SHOWN ON SAID PLAT.

LESS AND EXCEPT THEREFROM THAT PORTION OF BLOCK 37, OF SAID STEPHENS MANOR, DESCRIBED AS FOLLOWS:

THE SOUTH 5 FEET OF LOTS 1 THROUGH 23 INCLUSIVE; AND THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 5 FEET OF SAID BLOCK 37 AND BOUNDED BY THE WEST LINE OF SAID BLOCK 37 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH THE LAST DESCRIBED LINES; AND THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 5 FEET OF SAID BLOCK 37 AND BOUNDED BY THE EAST LINE OF SAID BLOCK 37 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, SAID ARC BEING TANGENT TO BOTH THE LAST DESCRIBED LINES.

LEGAL DESCRIPTION: BOUNDARY AND TOPOGRAPHIC SURVEY LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 32; AND LOTS 1 THROUGH 23, INCLUSIVE, BLOCK 37, ALL IN STEPHENS MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND TENTATIVE PLAT TOGETHER WITH SEVENTY-SECOND STREET XF THAT PART OF THE FLORIDA EAST COAST RAILWAY COMPANY'S TRACT RIGHT-OF-WAY LYING WITHIN AND BETWEEN BLOCK 32 AND 37 IN STEPHENS MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST AND BEING THE AREA DESIGNATED AS "PROPOSED SPUR TRACK" WITHIN AND BETWEEN SAID BLOCKS AND BEING BOUNDED ON EAST BY THE WEST RIGHT-OF-WAY LINE OF NW 10TH AVENUE, A PORTION OF BLOCKS 32 & 37, STEHENS MANOR, PLAT BOOK 14, PAGE 18 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF NW 72ND STREET, AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF NW 11TH AVENUE, ALL AS SHOWN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA LESS AND EXCEPT THEREFROM THAT PORTION OF BLOCK 37. OF SAID STEPHENS MANOR, DESCRIBED AS FOLLOWS: 72ND STREET XF LLC THE SOUTH 5 FEET OF LOTS 1 THROUGH 23 INCLUSIVE; AND THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 5 FEET OF SAID BLOCK 37 AND BOUNDED BY THE WEST LINE OF SAID BLOCK 37 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH THE LAST DESCRIBED LINES; AND THE AREA BOUNDED BY THE NORTH 3010 OLD RANCH PKY STE 470 LINE OF THE SOUTH 5 FEET OF SAID BLOCK 37 AND BOUNDED BY THE EAST LINE OF SAID BLOCK 37 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST. SAID ARC BEING TRACT "A" MIAMI NORTHWESTERN SENIOR HIGH SCHOOL PLAT BOOK 144, PAGE 40 TANGENT TO BOTH THE LAST DESCRIBED LINES. SEAL BEACH, CA 90740 SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 206.687 SQUARE FEET (4.745 ACRES), MORE OR LESS. VICINITY MAP SCALE: 1"=300" BLOCK 37 STEPHENS MANOR AT BOOK 14, PAGE 18 **LEGEND** CONCRETE FOLIO #3031110354280 O.R.B. 30069, PAGE 834 ASPHALT PAVEMENT ELEVATION OVERHEAD WIRES — онw — UNDERGROUND STORM SEWER LINE WOOD POWER POLE ✓ UNDERGROUND GAS LINE UNDERGROUND SANITARY SEWER LINE MONITORING WELL NW 72ND STREET CENTERLINE MONUMENT LINE OFFICIAL RECORDS BOOK N87°40'27"E 545.64 TRAVERSE POINT (FOR FIELD INFORMATION ONLY) RADIUS CENTRAL ANGLE PROPOSED 10' SIDEWALK R=25.00' CA=89°52'00" | RON ROD & CAP | LB6791 0.6'W ARC LENGTH EASEMENT TO BE CREATED— BY SEPARATE INSTRUMENT MW-2 MONITORING WELL A=39.21' LICENSED BUSINESS _CONCRETE POWER POLE OAK TREE A=39.25 BLACK OLIVE TREE ASPHALT PAVEMENT R=25.00' BOOK 14, PAGE 18 UNIDENTIFIED TREE CA=89°57'52" PALM TREE MONITORING WELL R/W RIGHT-OF-WAY BLOCK 32 STEPHENS MANOR PLAT BOOK 14, PAGE 1 NOTES: 1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER 2. THIS SITE CONTAINS 206,670 SQUARE FEET (4.7445 ACRES) MORE OR LESS. 3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE MONITORING WELL COUNTY BENCHMARK #N-319; ELEVATION: 11.02 FEET: BENCHMARK #N-642; ELEVATION: 13.50 4. FLOOD ZONE: X/AH: BASE FLOOD ELEVATION: NONE/11 FEET: PANEL #12086C0304L: ASPHALT PAVEMENT COMMUNITY #120635; MAP DATE: 9/11/09. 5. THIS SITE LIËS IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE, FLORIDA. 6. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF BLOCK 32 BEING N87°40'27"E. 7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS PROPOSED SPUR TRACK" PLAT BOOK 14, PAGE 18 PROPOSED TRACT "A" NFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION. 206,687± SQUARE FEET 8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS (4.7449± ACRES) ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS 9. THIS SITE CONTAINS O DELINEATED PARKING SPACES. MONITORING WELL -+ 10. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT ORDER NO. 9077444, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT DATE 12/04/2020 AT 8:00 AM, REVISION 1 - 1/12/21 MB. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B SECTION II OF SAID COMMITMENT ITEMS 1, 2, 3, 4, 5 & 6: STANDARD EXCEPTIONS, NOT ADDRESSED ITEMS 7-14: INTENTIONALLY DELETED. ITEM 15: AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES IN O.R.B. 30964, PAGE 4726, APPLIES TO THIS SITE BUT IS NOT PLOTTABLE. GUY ANCHOR-11. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY RECORDS 12. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE MONITORING WELL LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE. WOOD POWER/LIGHT POLE 13. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY 14. THIS SITE WILL BE SERVED BY CENTRAL WATER AND SEWER. STEPHENS MANOR PLAT BOOK 14, PAGE 18 15. MIAMI-DADE COUNTY FLOOD CRITERIA IS 7.0' NATIONAL GEODETIC VERTICAL DATUM OF 1929 PER SHEET 2 OF MIAMI-DADE FLOOD CRITERIA MAP IN PLAT BOOK 120, PAGE 13. 16. PROPERTY IS ZONED: IU−1. 17. FOLIO NUMBER: 3031110354610 18. NUMBER OF PROPOSED TRACTS: 1 19. THE EXPRESS PURPOSE OF THIS REPLAT IS TO MAKE THE SPUR TRACK A BUILDABLE SITE. 20. IN THE AREA WITHIN THE PROPOSED 10' SIDEWALK EASEMENT, MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER **CERTIFICATION:** I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER R=25.00' 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. CATCH BASIN GRATE ELEVATION: 9.52' A=39.25 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 R=25.00' □ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 □ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 CA=90°12'48" S87°29'47"W 546.52' STATE OF FLORIDA A=39.36' BENCHMARK 10 SEVENTY-SECOND STREET XF SITE 1010 NW 72ND STREET MIAMI-DADE COUNTY, NW 71ST STREET FLORIDA 33150 **REVISIONS BOUNDARY AND TOPOGRAPHIC SURVEY** AND TENTATIVE PLAT MUNICIPAL LIMITS OF CITY OF MIAMI-PULICE LAND SURVEYORS, INC. 6" CONCRETE WALK. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TRACT "A" MIAMI NORTHWESTERN SENIOR HIGH SCHOOL PLAT BOOK 144, PAGE 40 PLS TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 DEVELOPMENT INFORMATION CONTACT PERSON INFORMATION E-MAIL: surveys@pulicelandsurveyors.com WEBSITE: www.pulicelandsurveyors.com LAND USE PULICE LAND SURVEYORS INC. - JANE STORMS CERTIFICATE OF AUTHORIZATION LB#3870 TELEPHONE NUMBER: 954-572-1777 85,000 SQUARE FOOT WAREHOUSE BUILDING **GRAPHIC SCALE** WITH 4,500 SQUARE FEET OF OFFICE FAX NUMBER: 954-572-1778 DRAWN BY: L.H. SCALE: 1" = 30' FILE: XEBEC REALTY E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM SURVEY DATE: 11/11/23 CHECKED BY: J.F.P ORDER NO.: 71875B