

**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.: 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

4. 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: IU-1 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 85,000 Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( 4,500 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.

Texas  
STATE OF ~~FLORIDA~~  
Dallas  
COUNTY OF ~~MIAMI-DADE~~

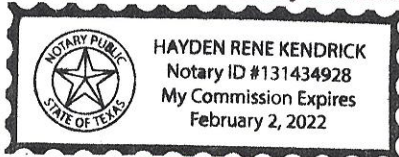
SS:

Signature of Owner: Gretchen Kendrick

(Print name & Title here): Gretchen Kendrick, Authorized Signatory

BEFORE ME, personally appeared Gretchen Kendrick this 17<sup>th</sup> day of March, 2021 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 17<sup>th</sup> day of March, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: Hayden Rene Kendrick

(Print, Type name here: Hayden Rene Kendrick

February 2, 2022 131434928  
(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:**  
 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 TRACK" WITHIN AND BETWEEN SAID BLOCKS AND BEING BOUNDED ON EAST BY THE WEST RIGHT-OF-WAY LINE OF NW 10TH AVENUE, 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 ON SAID PLAT.

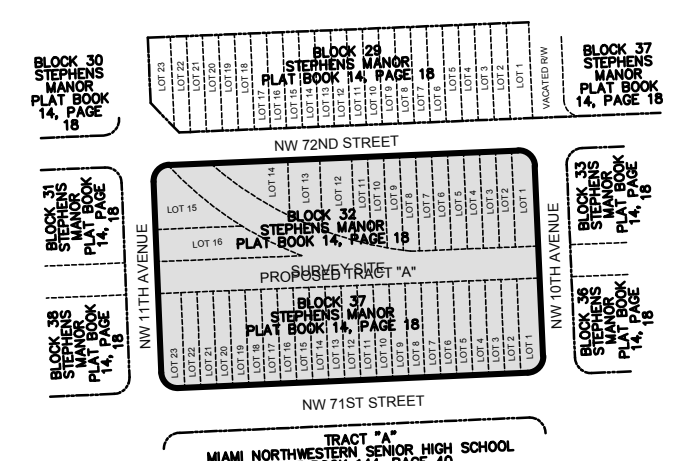
LESS AND EXCEPT THEREFROM THAT PORTION OF BLOCK 37, OF SAID STEPHENS MANOR, DESCRIBED AS FOLLOWS:

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.

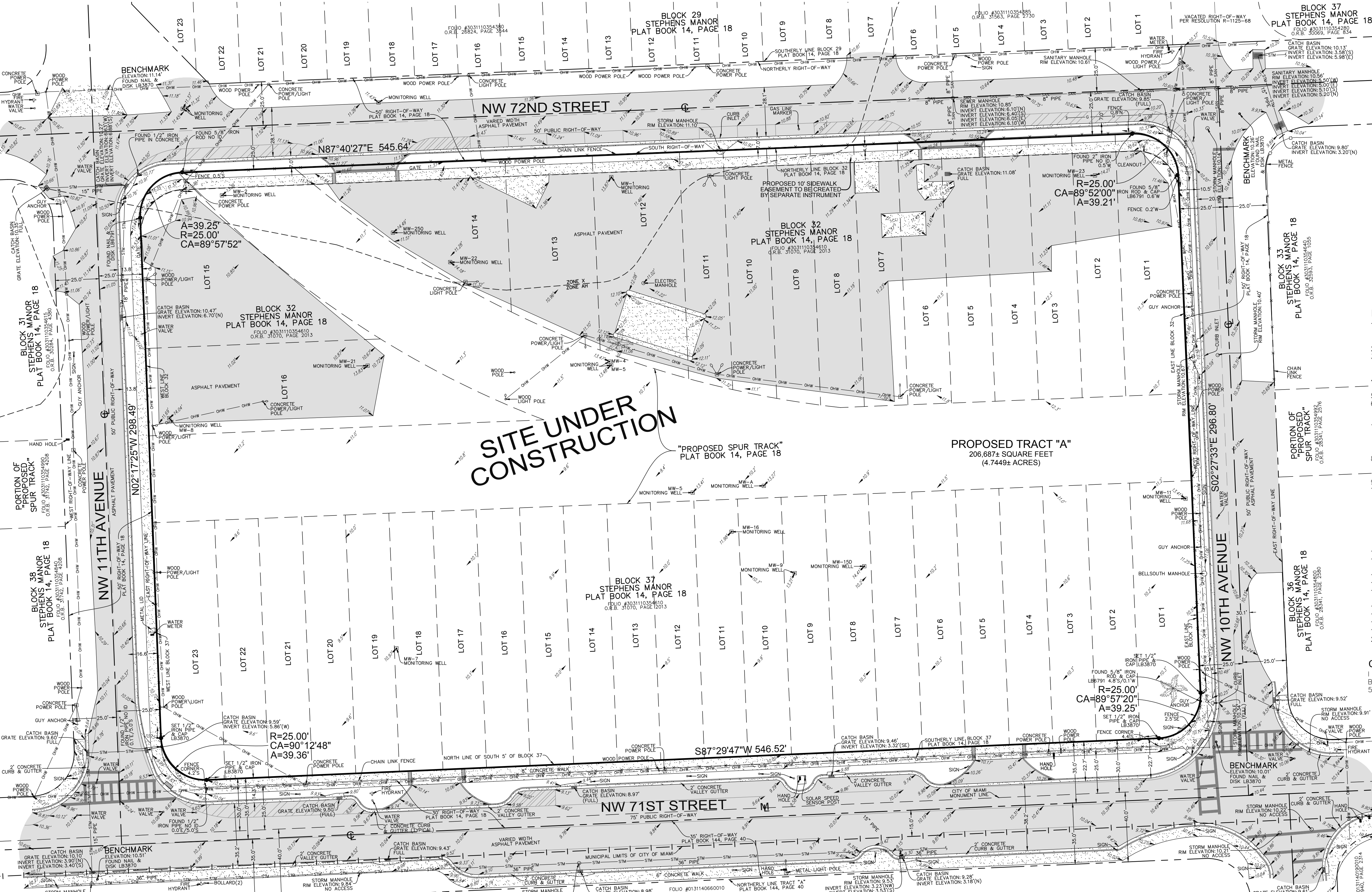
SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 206,687 SQUARE FEET (4.745 ACRES), MORE OR LESS.

# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT SEVENTY-SECOND STREET XF

A PORTION OF BLOCKS 32 & 37, STEPHENS MANOR, PLAT BOOK 14, PAGE 18  
SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA  
FOR:  
72ND STREET XF LLC  
3010 OLD RANCH PKY STE 470  
SEAL BEACH, CA 90740



VICINITY MAP  
SCALE: 1"=300'



**LEGEND**

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	MONUMENT LINE
	O.R.B. OFFICIAL RECORDS BOOK
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	R= RADIUS
	CA= CENTRAL ANGLE
	A= ARC LENGTH
	LB LICENSED BUSINESS
	OAK TREE
	BLACK OLIVE TREE
	UNIDENTIFIED TREE
	PALM TREE
	MW MONITORING WELL
	R/W RIGHT-OF-WAY

- NOTES:**
- 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.
  - THIS SITE CONTAINS 206,670 SQUARE FEET (4.7445 ACRES) MORE OR LESS.
  - ELEVATIONS ARE BASED ON NATIONAL GEODETIC DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK #N-319; ELEVATION: 11.02 FEET; BENCHMARK #N-642; ELEVATION: 13.50 FEET.
  - FLOOD ZONE: X/AH; BASE FLOOD ELEVATION: NONE/11 FEET; PANEL #12086C0304L; COMMUNITY #120635; MAP DATE: 9/11/09.
  - THIS SITE LIES IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE, FLORIDA. 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\"/>

**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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 □ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 □ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
 STATE OF FLORIDA

NO.	REVISIONS	BY
1		
2	#71878-REVISE SURVEY/ADDITIONAL INFO-11/11/23	K.F.
3	#82237-ORIGINAL SURVEY-2/4/21	L.H.

**BOUNDARY AND TOPOGRAPHIC SURVEY  
AND TENTATIVE PLAT**

**PLS**  
**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@pulicelandsurveyors.com  
 WEBSITE: www.pulicelandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.      SCALE: 1" = 30'  
 CHECKED BY: J.F.P.      SURVEY DATE: 11/11/23      FILE: XEBEC REALTY  
 ORDER NO.: 71878B

**CONTACT PERSON INFORMATION**  
 PULICE LAND SURVEYORS INC. - JANE STORMS  
 TELEPHONE NUMBER: 954-572-1777  
 FAX NUMBER: 954-572-1778  
 E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

**DEVELOPMENT INFORMATION**

TRACT	LAND USE
"A"	85,000 SQUARE FOOT WAREHOUSE BUILDING WITH 4,500 SQUARE FEET OF OFFICE

