

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: SWEETWATER Sec.: 36 Twp.: 53 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Upland East

2. Owner's Name: Miami-Dade County (c/o Terra Group) Phone: 786-350-0618

Address: 3310 Mary St., Suite 302 City: Miami State: FL Zip Code: 33133

Owner's Email Address: ~~XXXXXXXXXXXXXXXXXXXX~~ kcabrera@terragroup.com

3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010

Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 25-3936-000-0104 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Attached

6. Street boundaries: N.W. 14 Street and N.W. 118 Place

7. Present Zoning: RTZ Zoning Hearing No.: Z-21-22 A2022000118

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(537 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (15,000 Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO: Clubhouse (no kitchen)

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.

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.

Miami-Dade County

STATE OF FLORIDA)

SS:

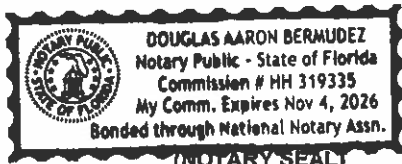
Signature of Owner: *JM*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Jimmy Morales, COO

BEFORE ME, personally appeared Jimmy Morales this 23 day of February 2023 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 23 day of February, 2023 A.D.



Signature of Notary Public: *[Signature]*

(Print, Type name here: Douglas Aaron Bermudez

Nov 4, 2026

(Commission Expires)

HH 319335

(Commission Number)

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

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: SWEETWATER Sec.: 36 Twp.: 53 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- Name of Proposed Subdivision: Upland East
- Owner's Name: Upland Park Phase I, LLC Phone: 786-350-0618
Address: 3310 Mary St., Suite 302 City: Miami State: FL Zip Code: 33133
Owner's Email Address: kcabrera@terragroup.com
- Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010
Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
Surveyor's Email Address: mjohnson@shiskin.com
- Folio No(s): 25-3936-000-0104 / _____ / _____ / _____
- Legal Description of Parent Tract: See Attached

- Street boundaries: N.W. 14 Street and N.W. 118 Place
- Present Zoning: RTZ Zoning Hearing No.: Z-21-22 A2022000118
- Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(537 Units), Industrial/Warehouse(_____ Square Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (15,000 Sq. Ft. & No. of Units _____)
Clubhouse (no kitchen)
- 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.

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.

Upland Park Phase I, LLC, a Delaware limited liability company

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

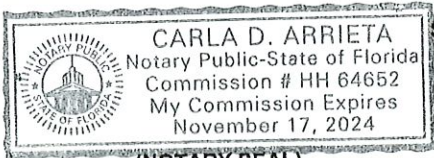
Signature of Owner: _____

[Handwritten Signature]

(Print name & Title here): DAVID MARTIN, MANAGER

BEFORE ME, personally appeared DAVID MARTIN this 26th day of JANUARY, 2024 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 26th day of JANUARY, 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____)

[Handwritten Signature]

CARLA D. ARRIETA
11/17/2024 HH64652
(Commission Expires) (Commission Number)

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

LEGAL DESCRIPTION:

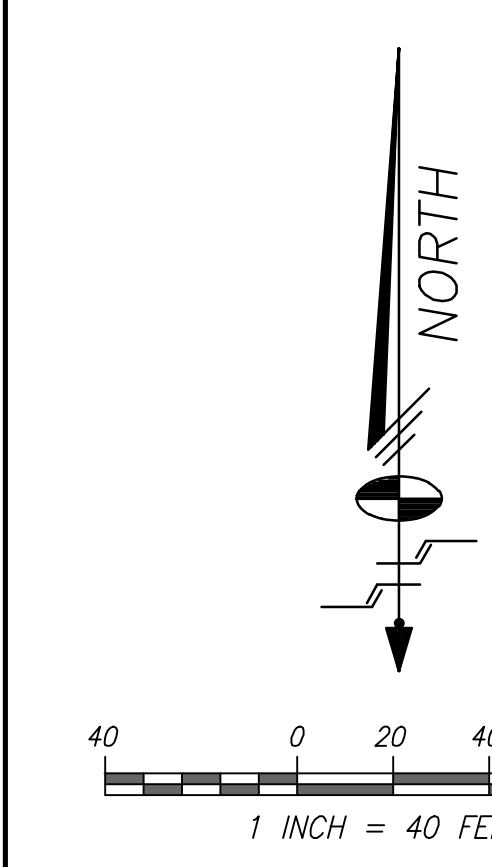
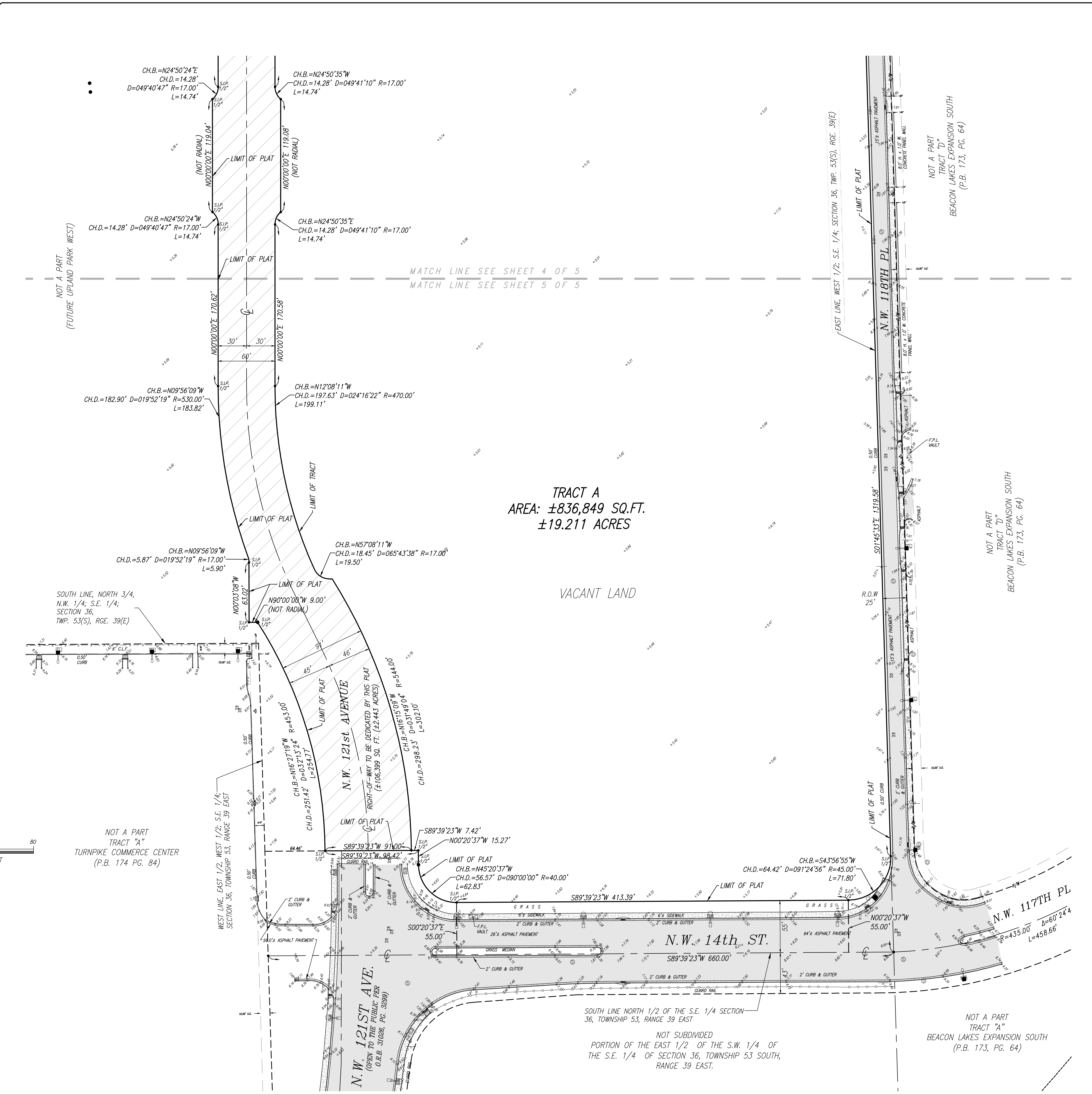
A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE RUN NORTH $01^{\circ} 46' 58''$ WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 1648.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE CONTINUE NORTH $01^{\circ} 46' 58''$ WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 989.28 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE RUN NORTH $89^{\circ} 37' 56''$ EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 648.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH $89^{\circ} 37' 56''$ EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 672.30 FEET; THENCE RUN SOUTH $01^{\circ} 45' 33''$ EAST, A DISTANCE OF 1,218.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 45.00 FEET; THENCE RUN ALONG SAID CURVE TO RIGHT HAVING A CENTRAL ANGLE OF $91^{\circ} 24' 56''$, A CHORD LENGTH OF 64.42 FEET ALONG A CHORD BEARING OF SOUTH $43^{\circ} 56' 55''$ WEST, FOR AN ARC DISTANCE OF 71.80 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH $89^{\circ} 39' 23''$ WEST FOR A DISTANCE OF 413.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET; THENCE RUN ALONG SAID CURVE TO RIGHT HAVING A CENTRAL ANGLE OF $90^{\circ} 00' 00''$, A CHORD LENGTH 56.57 FEET ALONG A CHORD BEARING OF NORTH $45^{\circ} 20' 37''$ WEST, FOR AN ARC DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH $00^{\circ} 20' 37''$ WEST FOR A DISTANCE OF 15.27 FEET; THENCE RUN SOUTH $89^{\circ} 39' 23''$ WEST FOR A DISTANCE OF 98.42 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 453.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $32^{\circ} 13' 24''$, A CHORD LENGTH OF 251.42 FEET ALONG A CHORD BEARING OF NORTH $16^{\circ} 27' 19''$ WEST, FOR AN ARC DISTANCE OF 254.77 FEET TO A POINT; THENCE RUN NORTH $90^{\circ} 00' 00''$ WEST FOR A DISTANCE OF 9.00 FEET; THENCE RUN NORTH $00^{\circ} 03' 08''$ WEST FOR A DISTANCE OF 63.02 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $19^{\circ} 52' 19''$, A CHORD LENGTH OF 5.87 FEET ALONG A CHORD BEARING OF NORTH $09^{\circ} 56' 09''$ WEST, FOR AN ARC DISTANCE OF 5.90 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR

CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 530.00 FEET, THENCE RUN ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $19^{\circ} 52' 19''$, A CHORD LENGTH OF 182.90 FEET ALONG A CHORD BEARING OF NORTH $09^{\circ} 56' 09''$ WEST, FOR AN ARC DISTANCE OF 183.82 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH $00^{\circ} 00' 00''$ EAST, A DISTANCE OF 170.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $49^{\circ} 40' 47''$, A CHORD LENGTH OF 14.28 FEET ALONG A CHORD OF BEARING NORTH $24^{\circ} 50' 24''$ WEST, FOR AN ARC DISTANCE OF 14.74 FEET TO A POINT; THENCE RUN NORTH $00^{\circ} 00' 00''$ EAST FOR A DISTANCE OF 119.04 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $49^{\circ} 40' 47''$, A CHORD LENGTH OF 14.28 FEET ALONG A CHORD BEARING OF NORTH $24^{\circ} 50' 24''$ EAST, FOR AN ARC DISTANCE OF 14.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH $00^{\circ} 00' 00''$ EAST, A DISTANCE OF 402.31 FEET TO THE POINT OF BEGINNING.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING AN AREA OF 836,849 SQUARE FEET, MORE OR LESS, OR 19.211 ACRES, MORE OR LESS.

- GENERAL LEGEND:**
- AERIAL TARGET
 - ALUMINUM LIGHT POST
 - ALUMINUM LIGHT POST (CIRCLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CPP
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SHIMASE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SINGLE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC SIGNAL POST
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- B denotes BENCH
 - A denotes AZIMUTH ANGLE
 - SAC denotes SAC
 - T denotes TANGENT DISTANCE
 - PCP denotes PERMANENT CONTROL POINT
 - PRM denotes PERMANENT REFERENCE MONUMENT
 - PC denotes POINT OF COMMENCEMENT
 - POB denotes POINT OF BEGINNING
 - COB denotes OVERSEAS UTILITY BOX
 - OC denotes OFFICIAL RECORDS BOOK
 - PC denotes POINT OF COMMENCEMENT
 - CONC denotes CONCRETE BLOCK STRUCTURE
 - CONC denotes CONCRETE
 - CLF denotes CLINCH FENCE
 - CLF denotes CLINCH FENCE
 - CLF denotes CLINCH FENCE
 - S.I.P. denotes SET IRON PIPE & LB-87 CAP
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - S.N.D. denotes SET IRON PIPE & BRASS DISC
 - SLR denotes SLOPE
 - ENCR denotes ENCROACHMENT
- PRINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMM COMMUNICATION
 - DRAIN DRAINAGE
 - ELC ELECTRIC
 - FM FORCE MAIN
 - IRG IRRIGATION
 - MAT NATURAL GAS
 - SM SANITARY SEWER
 - WATER WATER



Schwelbe - Shook & Associates, Inc.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

Drawn By: L.E.G. Date: 5-19-2021
Checked By: M.S.J. Date: 08-19-2022

Order No. 211587 F.B. No. Pg. 10 Scale: AS SHOWN

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

TENTATIVE PLAT

NO.	DATE	BY	REVISIONS

Sheet 3 of 3
AJ-6081