

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 : (6)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 32 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: JVALLE

2. Owner's Name: LAND 1 (ONE), LTD. Phone: 305-447-1196

Address: 1553 San Ignacio Avenue City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: Wasserman@gtlaw.com

3. Surveyor's Name: Schwebe-Shiskin & Associates, Inc. Phone: 305-652-7010

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

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 01-3132-013-0310 / 01-3132-013-0350 / 01-3132-013-0380 / _____

5. Legal Description of Parent Tract: Lots 11 through 20, inclusive, Block 2, less the East 20 feet thereof, WHITEHEAD AND BLAIR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 44, at Page _____

6. Street boundaries: Between NW 9 St. and NW 11 St. along NW 42nd Ave.

7. Present Zoning: T6-B-O Zoning Hearing No.: _____

8. Proposed use of Property: No additional development is proposed. Existing uses to remain

Single Family Res.(_____ 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.

LAND 1 (ONE), LTD., a Florida limited partnership

By: Caval Real Estate Management Corp., a Florida corporation, General Partner

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

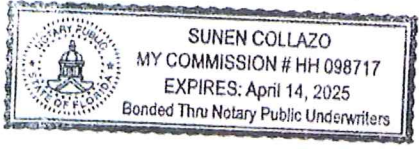
SS:

Signature of Owner: _____

(Print name & Title here): Jose Valle, President

BEFORE ME, personally appeared Jose Valle this 14 day of _____, 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 14 day of September, 2023 A.D.



Signature of Notary Public: _____

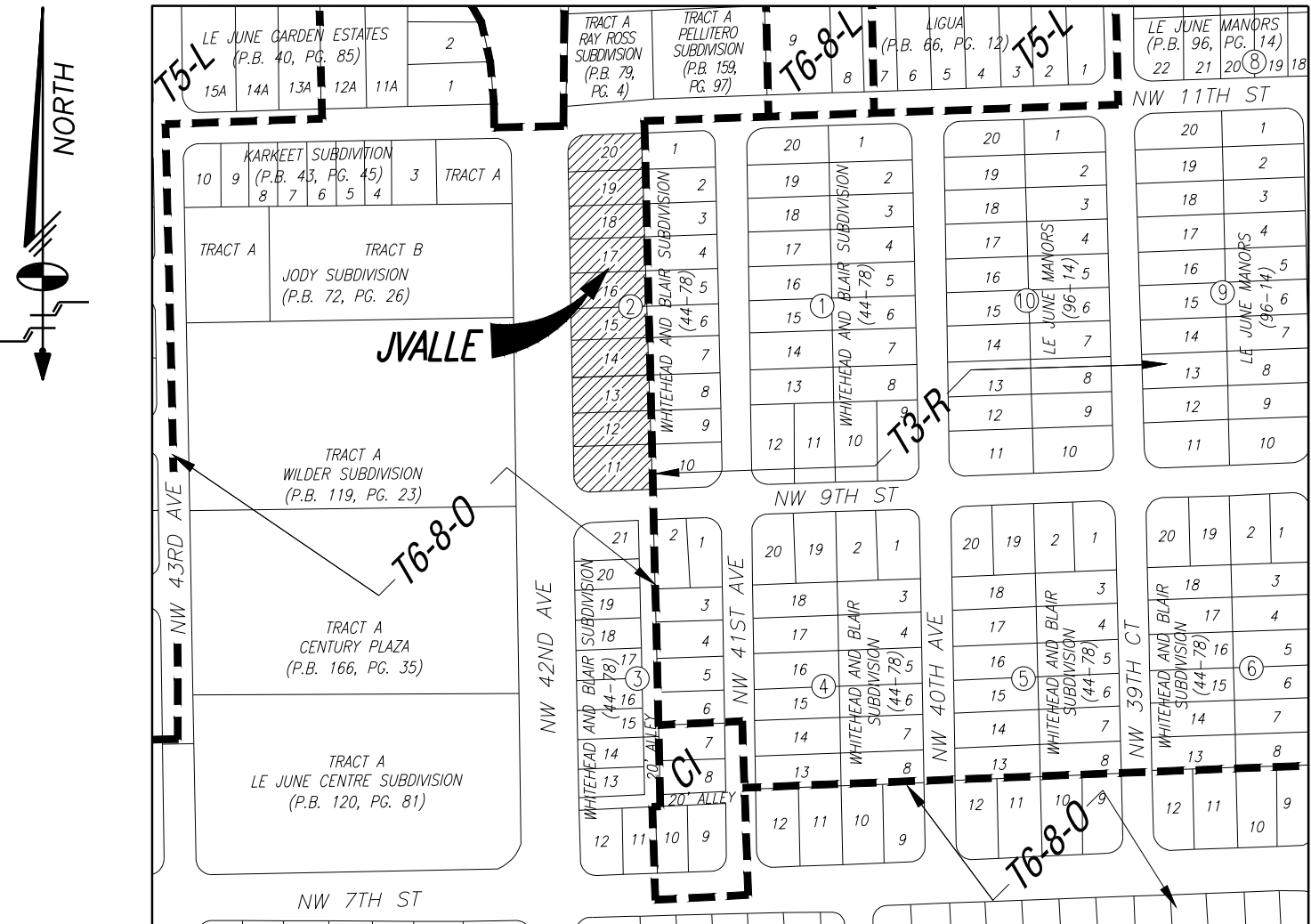
(Print, Type name here: Sunen Collazo)

4/14/2025 HH 098717
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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

GENERAL LEGEND table listing symbols for various survey features like ALUMINUM LIGHT POST, CATCH BASIN, and SANITARY MANHOLE.



LOCATION SKETCH SCALE: 1"=300' A PORTION OF THE SE 1/4 OF SECTION 32-53S-41E, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOTS 11 THROUGH 20, INCLUSIVE, BLOCK 2, LESS THE EAST 20 FEET THEREOF, WHITEHEAD AND BLAIR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THE 20' PUBLIC ALLEY DEDICATED BY DEED BOOK 2981 AT PAGE 320, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- List of 15 survey notes detailing bearings, distances, flood hazard zone, and property descriptions.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY," ALSO BEING A "TENTATIVE PLAT," OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION.

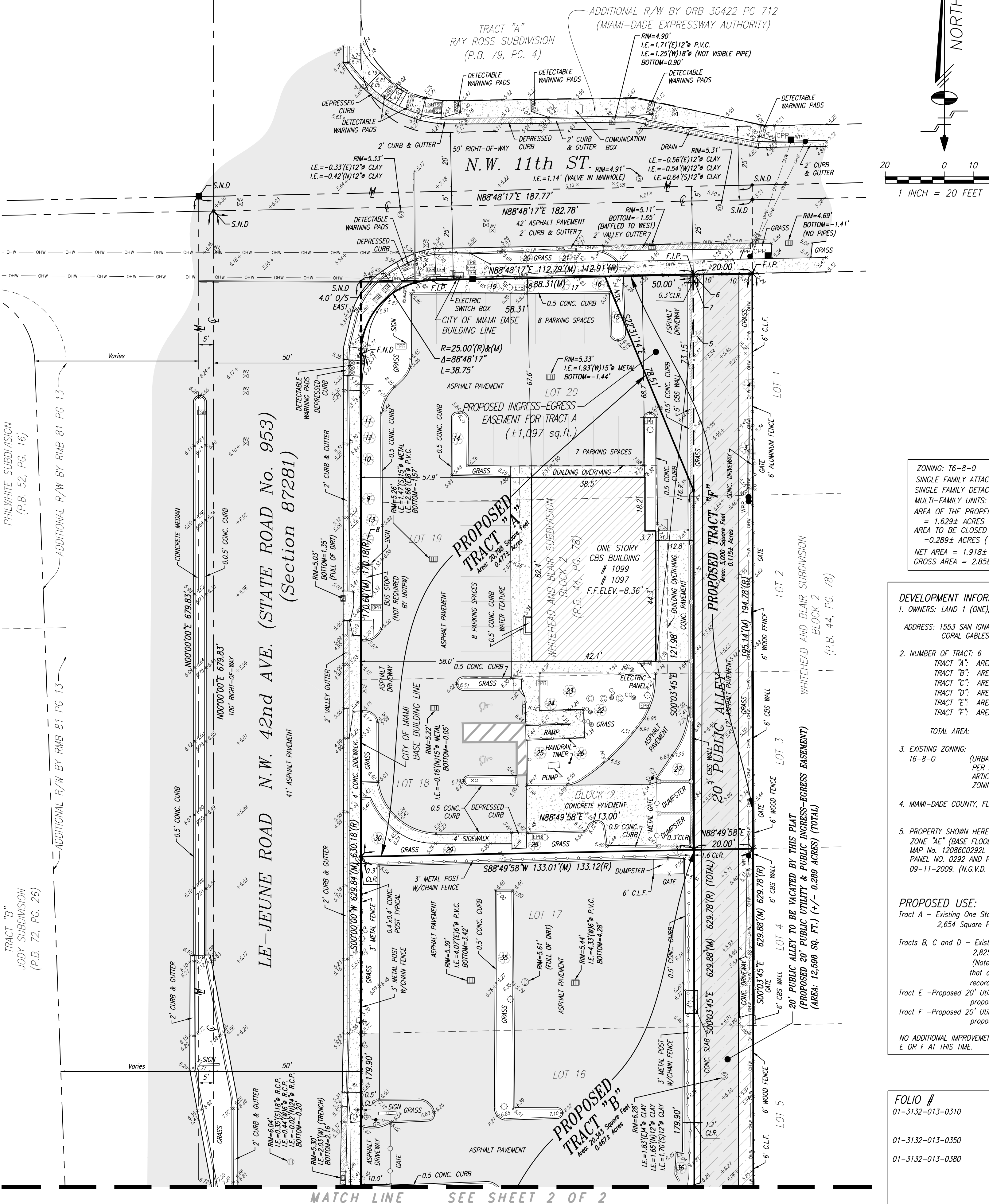
Schwebke-Shiskin & Associates, Inc. Mark Steven Johnson, Principal Professional Land Surveyor No. 4775, State of Florida.

This Survey has been electronically signed and sealed by Mark Steven Johnson, PLSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

JVALLE

BEING A REPLAT OF LOTS 11 THROUGH 20, BLOCK 2, WHITEHEAD AND BLAIR SUB'DVN, AS RECORDED IN PLAT BOOK 44 AT PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 32 TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI DADE COUNTY, FLORIDA.



ZONING: T6-B-0 SINGLE FAMILY ATTACHED UNITS: 0 SINGLE FAMILY DETACHED UNITS: 0 MULTI-FAMILY UNITS: 0

DEVELOPMENT INFORMATION:

- 1. OWNERS: LAND 1 (ONE), LTD, a Florida limited partnership. ADDRESS: 15513 SAN IGNACIO AVENUE, CORAL GABLES, FLORIDA 33146. 2. NUMBER OF TRACT: 6. 3. EXISTING ZONING: 16-B-0 (URBAN CORE TRANSECT ZONE).

PROPOSED USE:

- Tract A - Existing One Story Bank with One Drive Through, 2,654 Square Feet (To Remain). Tracts B, C and D - Existing Auto Sales Lot with Office Building, 2,825 Square Feet (To Remain).

FOLIO # table listing folio numbers and corresponding addresses (e.g., 01-3132-013-0310 (901 NW 42nd AVENUE)).

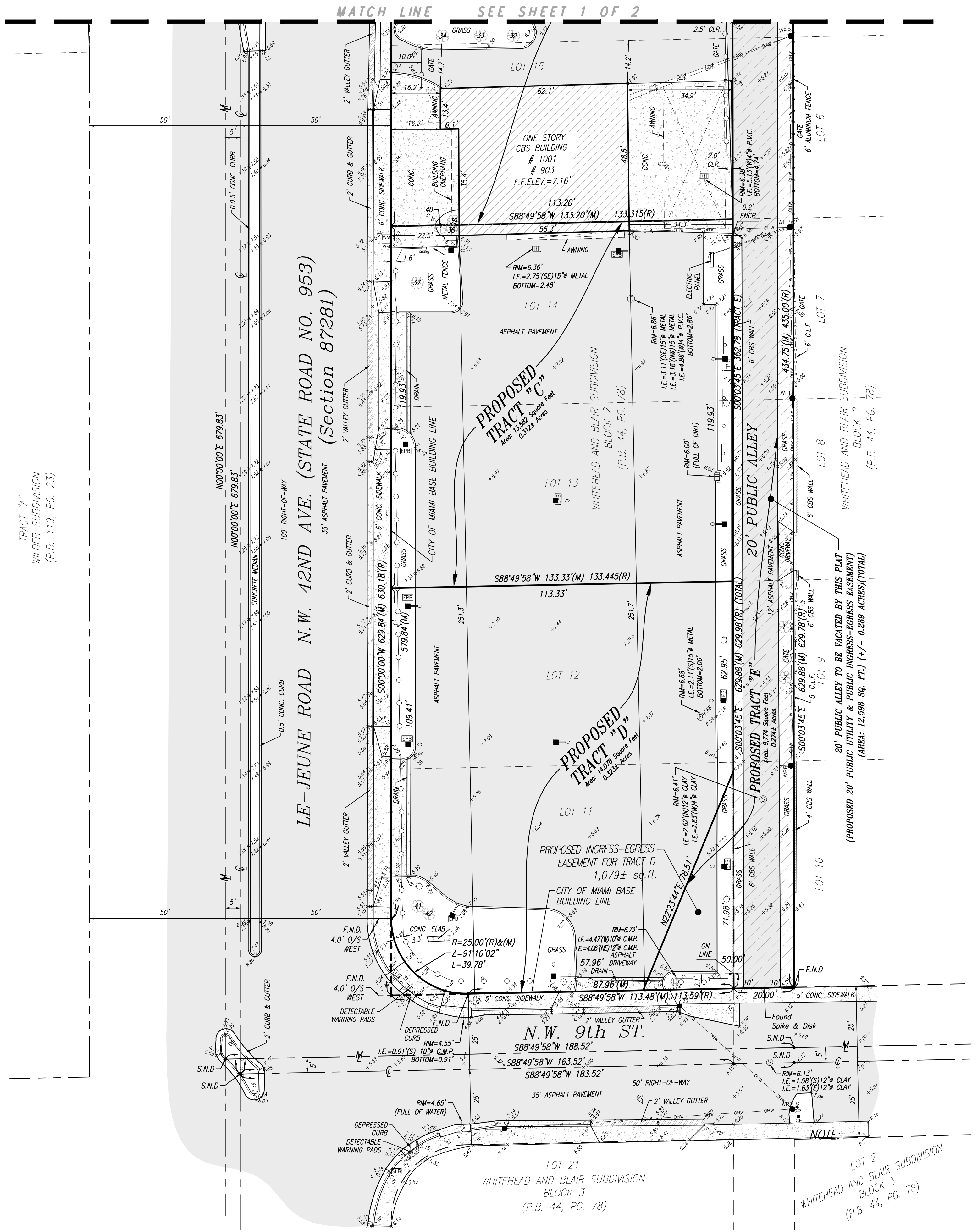
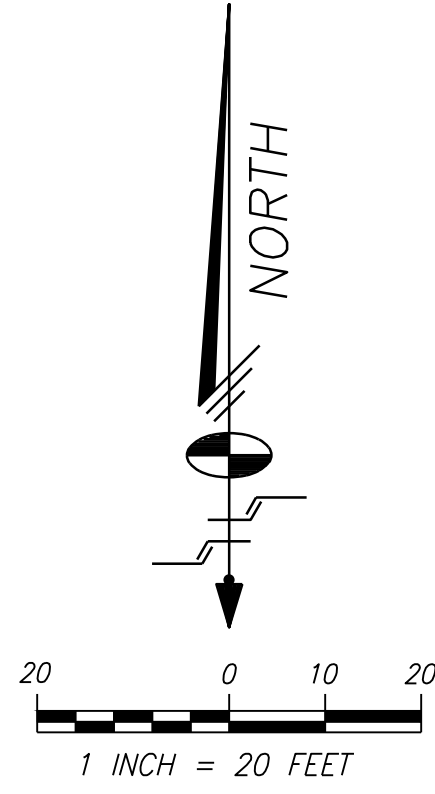
Professional seal and signature of Schwebke-Shiskin & Associates, Inc. ENGINEERS, LAND PLANNERS, LAND SURVEYORS. Includes license number and date.

TENTATIVE PLAT JVALLE. ORDERED BY: LAND 1, LTD. Section 32, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida. Includes REVISIONS table and FILE NO. AJ-5848-TP.

JVALLE

BEING A REPLAT OF LOTS 11 THROUGH 20, BLOCK 2, WHITEHEAD AND BLAIR SUB'DV'N, AS RECORDED IN PLAT BOOK 44 AT PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 32 TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI DADE COUNTY, FLORIDA.

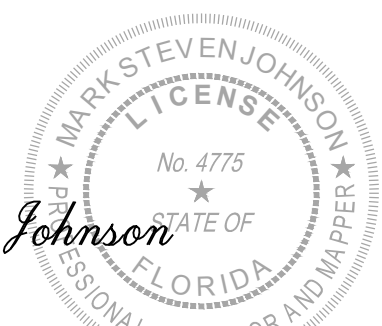
- GENERAL LEGEND:**
- ▲ AERIAL TARGET
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CATCH BASIN F-3
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - COMMUNICATION PULL BOX
 - CURB INLET
 - DOUBLE DETECTOR CHECK VALVE
 - DRAIN (CIRCULAR OR SQUARE)
 - ELECTRIC BOX (ABOVE GROUND)
 - ELECTRIC PULL BOX (BELOW GROUND)
 - ELECTRIC HAND HOLE
 - ELECTRIC OUTLET
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FIRE LINE SHAMOSE CONNECTION
 - FIRE LINE CONNECTION
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.C.L. FIBER NETWORK
 - 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
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - ROUND CATCH BASIN
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SON POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT BOX
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC CONTROL POST
 - TRAFFIC SIGNAL POST
 - TRAFFIC SIGNAL BOX
 - TREE & PALM
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - WOOD TELEPHONE POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- B denotes BEARING
 - ∠ denotes ANGLE
 - CHD denotes CHORD DISTANCE
 - CHL denotes CHORD LENGTH OR CHORD DISTANCE
 - CHB denotes CHORD BEARING
 - T denotes TANGENT DISTANCE
 - P.C.P. denotes PERMANENT CONTROL POINT
 - P.M. denotes PERMANENT REFERENCE MONUMENT
 - P.B. denotes PLAT BOOK
 - P.O.C. denotes POINT OF COMMENCEMENT
 - P.O.B. denotes POINT OF BEGINNING
 - OMP denotes OVERHEAD UTILITY WIRES
 - DBS denotes OFFICIAL RECORDS BOOK
 - P.C. denotes POINT OF CURVATURE
 - C.B.S. denotes CONCRETE BLOCK STRUCTURE
 - CONC. denotes CONCRETE
 - C.L.F. denotes CHAINING LINE
 - M denotes METAL FENCE
 - W denotes WOOD FENCE
 - FFL denotes FINISH FLOOR ELEVATION
 - F.P. denotes FOUND IRON PIPE
 - S.I.P. denotes SET IRON PIPE & LB-87 CAP
 - F.A.D. denotes FOUND NAL & BRASS DISC
 - S.N.D. denotes SET 1/2" NAL & BRASS DISC
 - CP denotes CORRUGATED IRON PIPE
 - CL denotes CLEAR
 - E.F.P. denotes ELECTRIC TRANSFORMER PAD
 - ENCR denotes ENCROACHMENT
 - DC denotes DEPRESSURE CURB
 - PL denotes PLANTER
 - B.S. denotes BOTTLE SHAPE TOP
 - I.E. denotes INVERT ELEVATION
 - T.O.P. denotes TOP OF PIPE
 - (D) denotes DEED DISTANCE
 - (L) denotes DISTANCE BY LEGAL DESCRIPTION
 - (M) denotes MEASURED DISTANCE
 - (R) denotes RECORD OR PLATTED DISTANCE
 - COMM denotes COMMUNICATION
 - DRAIN denotes DRAIN
 - F.P.L. denotes FIBER OPTIC
 - FM denotes FORCE MAIN
 - IRRIQ denotes IRRIGATION
 - GAS denotes NATIONAL GAS
 - OW denotes OVERHEAD WIRES
 - SM denotes SANITARY SEWER
 - WATER denotes WATER
 - /// denotes LIMITED ACCESS RIGHT OF WAY LINE



TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA.		HT.	CNPY. Ø
			IN.	FT.		
1	COCONUT PALM	"Cocos nucifera"	18	35	16	
2	COCONUT PALM	"Cocos nucifera"	16	35	16	
3	CABBAGE PALM	"Sabal palmetto"	15	25	15	
4	CHRISTMAS PALM	"Veitchia merrillii"	4	25	6	
5	FICUS	"Ficus spp."	48	30	30	
6	CABBAGE PALM	"Sabal palmetto"	12	6	8	
7	CABBAGE PALM	"Sabal palmetto"	6	6	6	
8	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
9	FOXTAIL PALM	"Wodyetia bifurcata"	8	20	12	
10	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
11	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
12	YELLOW POINCIANA	"Peltophorum pterocarpum"	3	10	12	
13	YELLOW POINCIANA	"Peltophorum pterocarpum"	3	10	12	
14	LIVE OAK	"Quercus virginiana"	6	20	12	
15	SILVER BUTTWOOD	"Conocarpus erectus"	4	14	12	
16	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
17	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
18	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
19	FOXTAIL PALM	"Wodyetia bifurcata"	8	22	12	
20	ORANGE GEIGER	"Cordia sebestena"	3	18	6	
21	ORANGE GEIGER	"Cordia sebestena"	3	18	6	
22	LIVE OAK	"Quercus virginiana"	3	15	6	
23	SILVER BUTTWOOD	"Conocarpus erectus"	4	20	8	
24	CABBAGE PALM	"Sabal palmetto"	10	18	15	
25	CABBAGE PALM	"Sabal palmetto"	10	18	12	
26	LIVE OAK	"Quercus virginiana"	6	18	15	
27	LIVE OAK	"Quercus virginiana"	9	22	25	
28	BLACK OLIVE	"Bucida buceras"	14	35	40	
29	BLACK OLIVE	"Bucida buceras"	13	32	35	
30	BLACK OLIVE	"Bucida buceras"	15	35	40	
31	FICUS	"Ficus spp."	18	35	45	
32	MACARTHUR PALM	"Psychosperma macarthurii"	7	8	10	
33	MACARTHUR PALM	"Psychosperma macarthurii"	8	10	14	
34	MACARTHUR PALM	"Psychosperma macarthurii"	5	8	8	
35	BOTTLE PALM	"Hyophorbe lagenicaulis"	8	8	8	
36	MACARTHUR PALM	"Psychosperma macarthurii"	10	15	20	
37	MACARTHUR PALM	"Psychosperma macarthurii"	12	6	7	
38	MACARTHUR PALM	"Psychosperma macarthurii"	4	8	25	
39	MACARTHUR PALM	"Psychosperma macarthurii"	4	10	32	
40	MACARTHUR PALM	"Psychosperma macarthurii"	4	8	35	
41	BOTTLE PALM	"Hyophorbe lagenicaulis"	14	6	8	
42	BOTTLE PALM	"Hyophorbe lagenicaulis"	11	6	6	

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

ELEVATIONS SHOWN HEREON RELATE TO CITY OF MIAMI MEAN LOW WATER BAY DATUM AND ARE EXPRESSED IN FEET.

Schedule - Sheskin & Associates, Inc.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY, MIAMI, FLORIDA 33133
 TEL: (954) 455-7010 FAX: (954) 455-5388

Checked By: M.S.J. Date: 03-25-2020
 Scale: AS SHOWN
 Sheet 2 of 2

TENTATIVE PLAT
JVALLE
 ORDERED BY: LAND 1, LTD

Section 32, Township 53 South, Range 41 East, City of Miami, Miami-Dade County, Florida
 PL 2521 WHITEHEAD AND BLAIR SUBDIVISION LOTS 11-20 B.Y. 2-CITY OF MIAMI DRAWING (03-11-2020).DWG

REVISIONS

NO.	DATE	DESCRIPTION
1	03-25-2020	ISSUED FOR PERMIT
2	03-25-2020	REVISED PER COUNTY COMMENTS
3	03-25-2020	REVISED PER COUNTY COMMENTS
4	03-25-2020	REVISED PER COUNTY COMMENTS

FILE NO. **AJ-5848-TP**