#### 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 ONL	X:
Agenda Date:	
Tentative No.: T-	
Received Date:	
Number of Sites : (	4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality:	Sec.: 35 Twp.: 53 S	. Rge.: 41 E. / Sec.	: Twp.:S. Rge.: E
Name of Proposed Subdivision: Highla     Daanen Strachan and D	erek Stracha as		
2. Owner's Name: Trustees of Dr. Eddie &	Betty Strachan 2019 Trust	Phone: 30	5.438-1259
Address: 1200 Ponce de Leon Blvd, Suit	e 1403 City: Coral Gables	State: FL	Zip Code:33134
Owner's Email Address: Pketchum@bl	acksalmon.com		
3. Surveyor's Name: Langan Engineering	and Environmental Serviced, Inc	Phone: 9	54-498-5018
Address: 1221 Brickell Avenue, Suite 1	800 City: Miami	State: FL	Zip Code: 33131
Surveyor's Email Address: bmerritt@la	ıngan.com		
4. Folio No(s).: See Exhibit "B"			
5. Legal Description of Parent Tract: <u>See</u>	≣xhibit "A"		
6. Street boundaries: South of NW 13	8th Street & East of NW 8	8th Court	
7. Present Zoning: T6-8-0	Zoning Hearing No.:		
8. Proposed use of Property: See Exhib Single Family Res.( Units), Duplex( _ Business( Sq. Ft. ), Office(	Units), Apartments( Un		
9. Does the property contain contamination	n? 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.

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.

WAS HANGLEN STATE OF FLORIDAY		
		Ver Kha-
SS:	Signature of Owner:	
District of Columbia	(Print name & Title here):	Derek Strachan, Trustee
BEFORE ME, personally appeared	Derek Strachan this 21	day of May Ch, 2021 A.D. and (he/she)
	he/she) executed the same for the purpo dentification and who did (not) take an oat	sed therein. Personally known or produce h.
WITNESS my hand and seal in the Co	ounty and State last aforesaid this 2 1 day	y of march, 2024 A.D.
	Signature of Notary Pu	blic:
	(Print, Type name	here: CandiceWeldon
	<u>Da</u>	et, 14,2029 none
(NOTARY		ommission Expires) (Commission Number)
Note: The reverse side of this sheet may be	be used for a statement of additional items you	may wish considered.



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.

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WASHINGTON  STATE OF FLORIDA)  SS: COUNTY OF MIAMI-DADE)	Signature of Owner:
District of Columbia	(Print name & Title here): Daanen Strachan, Trustee
BEFORE ME, personally appeared	Daanen Strachan this 2 day of mach, 2024 A.D. and (he/she)
	e/she) executed the same for the purposed therein. Personally known or produce intification and who did (not) take an oath.
WITNESS my hand and seal in the Cou	nty and State last aforesaid this <u>21</u> day of <u>march</u> , <u>2024</u> A.D.
	Signature of Notary Public:
	(Print, Type name here: Candice Weldon)
	ort. 14,2027 none
(NOTARY S	EAL) (Commission Expires) (Commission Number)
Note: The reverse side of this sheet may be	used for a statement of additional items you may wish considered.



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FOR OFFICIAL USE ONLY:	
Agenda Date:	
Tentative No.: T-	
Received Date:	

4)

Number of Sites: (

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Muni	icipality:	Sec.: 35 Twp.: 53 S. R	ge.: <u>41</u> E. / Sec	.: Twp.:S. Rge.: E.
1. Na	ame of Proposed Subdivision: Highland Park	South		
2. O	wner's Name: HPM RESI I, a Delaware Limited I	Liability Company	Phone: 30	05.438-1259
A	Address: 1200 Ponce de Leon Blvd, Suite 1403	City: Coral Gables	State: FL	Zip Code: 33134
0	owner's Email Address: Pketchum@blacksalmo	n.com		· · · · · · · · · · · · · · · · · · ·
3. Si	urveyor's Name: Langan Engineering and Envi	ronmental Serviced, Inc.	Phone:	954-498-5018
A	ddress: 1221 Brickell Avenue, Suite 1800	City: Miami	State: FL	Zip Code: 33131
Sı	urveyor's Email Address: bmerritt@langan.com	n		
4. Fo	olio No(s).:See Exhibit "B"			
5. Le	egal Description of Parent Tract: <u>See Exhibit</u> "A	<b>\''</b>		
-	***			
6. St	treet boundaries: South of NW 13th Stre	et & East of NW 8th	Court	
7. Pr	resent Zoning: T6-8-0 Zoni	ing Hearing No.:		
	roposed use of Property: See Exhibit "B"			
Sir Bu	ingle Family Res.( Units), Duplex( Units) usiness( Sq. Ft.), Office( Sq. Ft.), R	), Apartments( Units), estaurant( Sq. Ft. & N	Industrial/Wareho lo. Seats), Oth	use( Square .Ft.), ner ( Sq. Ft. & No. of Units
	oes the property contain contamination? YES:(			

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.

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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.

as provided in FS. 775.082 or FS. 775.083.	
STATE OF FLORIDA)	
SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)	CAMILO LODEZ Managar
	(Print name & Title here): CAMILO LOPEZ, Manager
BEFORE ME, personally appeared CAMILO LOPE acknowledged to and before me that (he/she) execute as identification and	this 22 day of March, 2024 A.D. and (he/she) and the same for the purposed therein. Personally known or produce who did (not) take an oath.
WITNESS my hand and seal in the County and State I.	ast aforesaid this 22 day of March, 2024 A.D.
Notary Public	Signature of Notary Public:
State of Florida	4 10 5
Comm# HH080693	(Print, Type name here: Jones A. Barribs
Expires 1/13/2025	01/13/2025 #4080693
(NOTARY SEAL)	(Commission Expires) (Commission Number)
Note: The reverse side of this sheet may be used for a stater	

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FOR OFFICIAL USE ONL	Υ.;
Agenda Date:	
Tentative No.: T-	
Received Date:	

Number of Sites: ( 4)

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

M	Municipality: Sec.: 35 Twp.:	: <u>53</u> S. Rge.: <u>41</u> E. / Sec.: Twp.:S. Rge.: E.
1.	Name of Proposed Subdivision: Highland Park South	
2.	2. Owner's Name: HPM RESI II, a Delaware Limited Liability Compar	ny Phone: 305.438-1259
	Address: 1200 Ponce de Leon Blvd, Suite 1403 City: Coral G	Sables State; FL Zip Code: 33134
	Owner's Email Address: Pketchum@blacksalmon.com	
3.	3. Surveyor's Name: Langan Engineering and Environmental Service	ced, Inc. Phone: 954-498-5018
	Address: 1221 Brickell Avenue, Suite 1800 City: Miami	State: FL Zip Code: 33131
	Surveyor's Email Address: bmerritt@langan.com	
4.	4. Folio No(s).: Exhibit "B" /	
5.	5. Legal Description of Parent Tract: See Exhibit "A"	
	0. (1. 6.1)11/40/1. 04 4.0.5 4.6	
6.	6. Street boundaries: South of NW 13th Street & East of	NW 8th Court
7.	7. Present Zoning: T6-8-0 Zoning Hearing No.:	
	8. Proposed use of Property: See Exhibit "B"	
	Single Family Res.( Units), Duplex( Units), Apartments( Business( Sq. Ft. ), Office( Sq. Ft.), Restaurant(	Units), Industrial/Warehouse( Square .Ft.), _ Sq. Ft. & No. Seats), Other ( Sq. Ft. & No. of Units
9.	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.

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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, purishable as provided in FS. 775.082 or FS. 775.083. STATE OF FLORIDA) SS: Signature of Owner: COUNTY OF MIAMI-DADE) (Print name & Title here): CAMILO LOPEZ, Manager BEFORE ME, personally appeared CAMILO LOPEZ this ZZday of Marc.h , 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath. WITNESS my hand and seal in the County and State last aforesaid this ZZ day of March James A. Berrios Signature of Notary Public: **Notary Public** State of Florida (Print, Type name here: Comm# HH080693

Expires 1/13/2025

(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"**

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY MIAMI, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 OF BLOCK F OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 7 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE EAST 54.40 FEET OF THE SOUTH 95.30 FEET OF LOTS 8 AND 9 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 11 THROUGH 14 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE ENTIRE ALLEY OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### Exhibit "B"

Owner: EDDIE J STRACHEN

Folio's: 0131350191380

Owner: HPM RESI I, LLC

Folio's: 0131350191390, 0131350191400, 0131350191410, 0131350191420, 0131350191430,

0131350191440, 0131350191450, 0131350191460, 0131350191480, 0131350770030,

0131350770040

Owner: HPM RESI II, LLC

Folio's: 0131350191490, 0131350191500, 0131350191510, 0131350193570, 0131350193580,

0131350193590, 0131350193600, 0131350193610

#### PROPOSED DEVELOPMENT INFORMATION:

PROPOSED TRACT "A" CONTAINING 6,366 S.F. +/- OR 0.146 ACRES +/- OPEN AIR LINEAR PLAZA

**PROPOSED TRACT "B"** CONTAINING 6,116 S.F. +/- OR 0.140 ACRES +/- OPEN AIR LINEAR PLAZA

PROPOSED TRACT "C" CONTAINING 46,668 S.F. +/- OR 1.071 ACRES +/- PROPOSED 342 APARTMENT UNITS PROPOSED 4,229 S.F. OF RETAIL PROPOSED 159,526 S.F. OF PARKING

PROPOSED TRACT "D" CONTAINING 56,030 S.F. +/- OR 1.286 ACRES +/- PROPOSED 340 APARTMENT UNITS PROPOSED 10,232 S.F. OF RETAIL PROPOSED 83,824 S.F. OF PARKING

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF NW 8TH AVENUE LYING WITHIN THE LIMITS OF THIS PLAT

BLOCK 8, ALL OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALONG WITH LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

# LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY MIAMI, COUNTY OF MIAMI-DADE, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS

LOTS 1, 2, 3 AND 4 OF BLOCK F OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOTS 1 THROUGH 7 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE EAST 54.40 FEET OF THE SOUTH 95.30 FEET OF LOTS 8 AND 9 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BOOK 2. PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA.

LOTS 11 THROUGH 14 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT

THE ENTIRE ALLEY OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT

AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF NW 8TH AVENUE LYING WITHIN THE LIMITS OF THIS PLAT.

BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CLOSED AND VACATED BY CITY OF

MIAMI ORDINANCE NO. 13492, RECORDED IN O.R.B. 29877, PAGE 4214, OF THE PUBLIC RECORDS OF MIAMI-DADE

# REFERENCE SURVEY CONTROL

MIAMI-DADE COUNTY VERTICAL BENCHMARK. PK NAIL AND ALUMINUM WASHER IN CONCRETE PAD OF TRAFFIC SIGNAL POLE IN THE SOUTHEAST CORNER OF NW 14TH ST AND NW 7TH AVE, MIAMI, FLORIDA. HAVING AN ELEVATION OF 7.58 FEET (NAVD88) OR 9.13 FEET (NGVD29).

SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8172".

SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8172".

ELEV (NAVD88): 7.86 FEET

1. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

CALCULATED BY THE FOLLOWING CONVERSION FORMULA: NGVD29 - 1.55' = NAVD88. 2. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CENTERLINE OF NW 8TH COURT HAVING A BEARING OF

S 02°06'53" E. ALL OTHER BEARINGS ARE RELATIVE TO SAID LINE.

3. VERTICAL CONTROL WAS ESTABLISHED BY DIFFERENTIAL LEVELING METHODS.

— MANHOLE (AS IDENTIFIED)

— LIGHT POLES

— FIRE HYDRANT

— UTILITY VALVE (AS IDENTIFIED)

— UTILITY METER (AS IDENTIFIED)

— UNDERLYING PLAT BLOCK NUMBER

— UNDERLYING PLAT LOT NUMBER

— UTILITY BOX/PEDESTAL (AS IDENTIFIED)

- × ---- × --- CHAIN LINK FENCE

C.O.M. — CITY OF MIAMI

C.B.S. — CONCRETE BLOCK STRUCTURE

(M.A.S.) — CITY OF MIAMI ATLAS SHEET

FND — FOUND MONUMENT

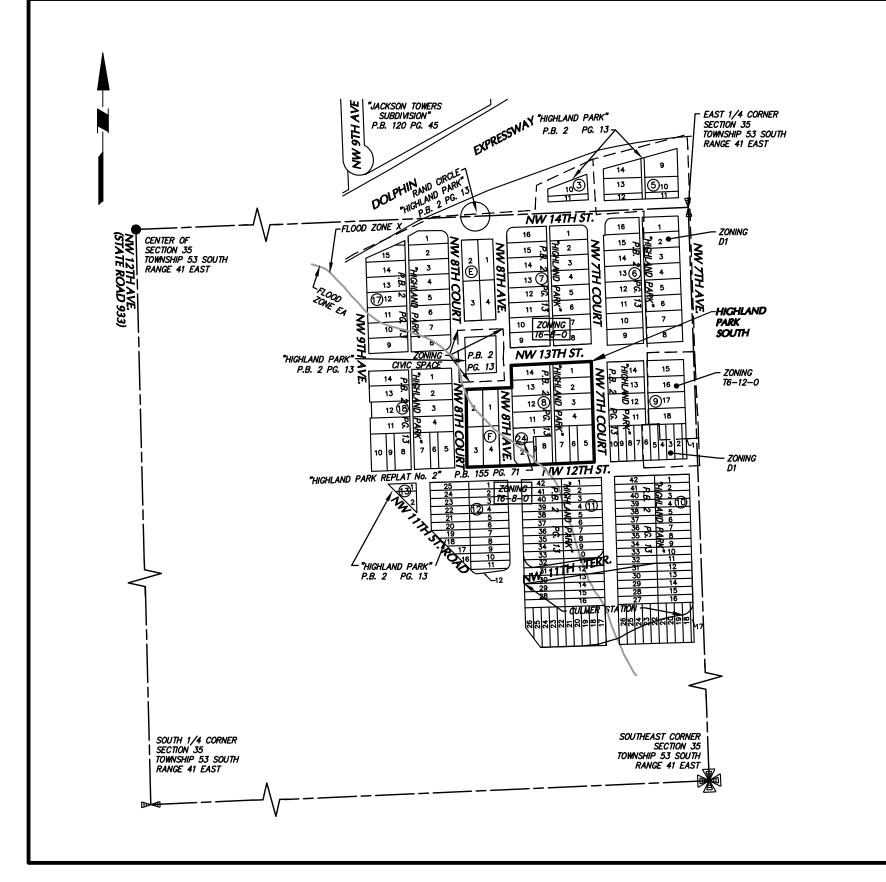
MDC - MIAMI-DADE COUNTY

— BASE BUILDING LINE

—⊸— WOOD FENCE

4. VERTICAL CONTROL WAS ESTABLISHED BY DIFFERENTIAL LEVELING METHODS FROM MIAMI-DADE COUNTY VERTICAL BENCHMARK "N-3011" HAVING A PUBLISHED ELEVATION OF 7.58 FEET (NAVD88).

5. ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000



## **LOCATION MAP**

SE 1/4 AND A PORTION OF NE 1/4 SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (SCALE 1" = 300')

D.B. — DEED BOOK

3/28/24

1/15/24

Date

UPPDATE PER COMMENTS

T-PLAT

Description

Revisions

# **SURVEYOR'S NOTES**

- 1. SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON MARCH 28, 2024. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE
- 2. ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- 3. MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (E.G. N 0.2' = NORTH 0.2').
- 4. ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.01 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 (TENTH) OF A FOOT.
- 5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER, UNLESS OTHERWISE NOTED.
- LINEAR UNITS ARE U.S. SURVEY FEET.
- 6. THERE ARE NO INHERENT GAPS, GORES OR HIATUS TO THE SURVEYED PROPERTY.
- 7. THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- 8. SOURCES OF INFORMATION: 8.1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OPINION OF TITLE IN COMPLIANCE WITH SECTION 55-8 OF THE MIAMI CITY CODE PREPARED BY GREENSPOON MARDER, LLP DATED THROUGH THE BEGINNING TO THE 7TH DAY OF FEBRUARY 2024
- SEWER CONNECTION EASEMENT GRANTED IN OFFICIAL RECORD BOOK 3579 PAGE 516 ACROSS THE PROPERTY DESCRIBED AS LOT 3, BLOCK F, LESS NORTH 25 FEET, HIGHLAND PARK, PLAT BOOK 3, PAGE 15, CONTAINS A TERMINATION CLAUSE TERMINATING SAID EASEMENT WHEN A SEWER CONNECTION IS PROVIDED AND MAINTAINED ON THE STREET ABUTTING THE AFOREMENTIONED PROPERTY.
- AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES RECORDED IN BOOK 18822, PAGE 2656, OVER A PORTION OF LOTS 8, 9, AND 10, BLOCK 8, OF HIGHLAND PARK, P.B. 2, PG. 13.
- 8.4. AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES RECORDED IN BOOK 26018, PAGE 2788, OVER LOTS 1, 2, AND 3, BLOCK F, OF HIGHLAND PARK, P.B. 2, PG. 13.
- 8.5. UNITY OF TITLE RECORDED IN BOOK 29094, PAGE 1481, OVER LOTS 1, 2, AND 3, BLOCK F, OF HIGHLAND
- 9. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 10. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND RECORD DRAWINGS. DRAINAGE AND SEWER PIPE SIZES AND CONNECTIONS BETWEEN STRUCTURES HAVE BEEN FIELD VERIFIED.
- 11. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. TREE SYMBOL NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.). REFER TO SHEET 4 OF THIS SET FOR MORE DETAILED IDENTIFICATION.
- 12. NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 5J-17 FROM BEING
- 13. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14. THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

HIGHLAND PARK

SOUTH

A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH,

**RANGE 41 EAST** 

**CITY OF MIAMI** 

**FLORIDA** 

MIAMI-DADE COUNTY

- 15. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 9 FEET(NGVD29), AND FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120650, PANAL 0312, MAP NUMBER 12086C0312L MAP EFFECTIVE DATE SEPTEMBER 11, 2009, AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP. THE FEDERAL EMERGENCY MANAGEMENT AGENCY. OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING
- 16. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY PER CHAPTER 5 L17 F A C. AND TENTATIVE PLAT PER CITY OF MIAMI CODES. USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED. WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE
- 17. PROPOSED TRACTS C AND D EXCEED THE CURRENT MAXIMUM LOT SIZE. A LOT SIZE EXEMPTION IS BEING PURSUED PURSUANT TO EPLAN NO. PZ-23-16196.

# DEVELOPMENT INFORMATION

1200 PONCE DE LEON BOULEVARD, SUITE 1403, CORAL GABLES, FLORIDA 33134 CONTACT: CAMILIO LOPEZ

HPM RESI II I, LLC 1200 PONCE DE LEON BOULEVARD, SUITE 1403, CORAL GABLES, FLORIDA 33134 CONTACT: CAMILIO LOPEZ

DR. EDDIE & BETTY STRACHAN 2019 TRUST 10321 SERENADE COURT, WALDORF MARYLAND 20735

CONTACT: CAMILIO LOPEZ

131350191380 - 766 NW 13TH S 0131350191510 - 1251 NW 8TH AVE 0131350191390 - 1238 NW 7TH CT 0131350191400 - 1230 NW 7TH CT 0131350191490 - 1233 NW 8TH AVE

0131350191440 - 1212 NW 7TH CT. 0131350770030 - 1201 NW 8TH AVE 0131350191430 - 1208 NW 7TH CT 0131350191460 - 771 NW 12TH ST 0131350770040 - 777 NW 12TH ST.

0131350191410 - 1216 NW 7TH CT 0131350191480 - 1227 NW 8TH AVE

0131350191420 - 745 NW 12 ST. 0131350191450 - 759 NW 12 ST 0131350193570 - 1230 NW 8TH AVE

0131350193580 - 808 NW 13TH ST. 0131350193610 - 803 NW 12TH ST. 0131350193600 - 1217 NW 8TH CT. 0131350193590 - 813 NW 12TH ST

1,220 S.F. SINGLE FAMILY RESIDENCE - FOLIO 0131350191460

1.118 S.F. SINGLE FAMILY RESIDENCE - FOLIO 0131350770040

PROPOSED TRACT "A" CONTAINING 6,366 S.F. +/- OR 0.146 ACRES +/-OPEN AIR LINEAR PLAZA

PROPOSED TRACT "B" CONTAINING 6,116 S.F. +/- OR 0.140 ACRES +/-

OPEN AIR LINEAR PLAZA PROPOSED TRACT "C" CONTAINING 46,668 S.F. +/- OR 1.071 ACRES +/-

PROPOSED 342 APARTMENT UNITS PROPOSED 4,229 S.F. OF RETAIL PROPOSED 159.526 S.F. OF PARKING

PROPOSED TRACT "D" CONTAINING 56,030 S.F. +/- OR 1.286 ACRES +/-PROPOSED 340 APARTMENT UNITS

PROPOSED 10,232 S.F. OF RETAIL PROPOSED 83,824 S.F. OF PARKING

PROPOSED TRACTS TOTAL AREA 115,180 S.F. +/- OR 2.644 ACRES +/-AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, AND DISCONTINUE

FROM PUBLIC USE THAT PORTION OF NW 8TH AVENUE LYING WITHIN THE LIMITS OF THIS PLAT

+8.5 (NGVD29) PER MIAMI-DADE FLOOD CRITERIA MAP EFFECTIVE OCTOBER 28, 2022.

ZONING NOTE: T6-8-O - AS PER ARTICLE 5, SECTION 5.6 URBAN CORE TRANSECT ZONE - OPEN

## OWNER INFORMATION

FOLIO	SITE ADDRESS	OWNER NAME
0131350191380	766 NW 13TH ST.	EDDIE J STRACHEN
0131350191390	1238 NW 7TH CT.	HPM RESI I, LLC
0131350191400	1230 NW 7TH CT.	HPM RESI I, LLC
0131350191410	1216 NW 7TH CT.	HPM RESI I, LLC
0131350191420	745 NW 12TH ST.	HPM RESI I, LLC
0131350191430	1208 NW 7TH CT.	HPM RESI I, LLC
0131350191440	1212 NW 7TH CT.	HPM RESI I, LLC
0131350191450	759 NW 12TH ST.	HPM RESI I, LLC
0131350191460	771 NW 12TH ST.	HPM RESI I, LLC
0131350191480	1227 NW 8TH AVE.	HPM RESI I, LLC
0131350191490	1233 NW 8TH AVE.	HPM RESI II, LLC
0131350191500	1241 NW 8TH AVE.	HPM RESI II, LLC
0131350191510	1251 NW 8TH AVE.	HPM RESI II, LLC
0131350193570	1230 NW 8TH AVE.	HPM RESI II, LLC
0131350193580	808 NW 13TH ST.	HPM RESI II, LLC
0131350193590	813 NW 12TH ST.	HPM RESI II, LLC
0131350193600	1217 NW 8TH CT.	HPM RESI II, LLC
0131350193610	803 NW 12TH ST.	HPM RESI II, LLC
0131350770030	1201 NW 8TH AVE.	HPM RESI I, LLC
0131350770040	777 NW 12TH ST.	HPM RESI I, LLC

## **EXISTING STRUCTURES AND IMPROVEMENTS**

ALL STRUCTURES AND IMPROVEMENTS SHOWN WITHIN THE LIMITS OF THE PLAT ARE TO BE REMOVED.

LANGAN

Environmental Services, LLC.

1221 Brickell Ave, Suite 1800

Miami, FL 33131

: 786.264.7200 F: 786.264.7201 www.langan.con

FBPE REGISTRY NO. 6601 AND LB8172/LB8198

LEGEND AND ABBREVIATIONS	(NOT SHOWN TO SCALE)		ALL STRUCTURES AND IMPROVEMENTS SHOWN WITHIN THE
⊕ — DRILLHOLE (FOUND)	TREE/HEDGE LINE ST. — STREET	T — TANGENT	O.R.B. — OFFICIAL RECORD BOOK
●	— PALM TREE CT. — COURT	MON. — MONUMENT	P.B. — PLAT BOOK
<ul><li>NAIL &amp; WASHER (FOUND)</li></ul>	CONIFEROUS TREE AVE. — AVENUE	(D) — DEED BEARING/DISTANCE	GR GRATED INLET
	( DECIDUOUS TREE LB — LICENSED BUSINESS	(M) — MEASURED AND CALCULATED BEARING/DISTANC	CE INV INVERT ELEVATION
Δ Δ ENTRY DOOR (SINGLE/DOUBLE)	— — — — UNDERLYING PLAT BOUNDARY F.A.C. — FLORIDA ADMINISTRATIVE CODE	(P) — PLATTED BEARING/DISTANCE	UNK UNKNOWN
M — MAILBOX	EASEMENT LINE No NUMBER	N= NORTHING (STATE PLANE GRID COORDINATE)	CON — CONCRETE
AIR CONDITIONING UNIT	— - — - — SECTION LINE TYP. — TYPICAL	E= — EASTING (STATE PLANE GRID COORDINATE)	CMP CORRUGATED METAL PIPE
— GATE		ELEV — ELEVATION	DIP DUCTILE IRON PIPE
• — SHRUB	——————————————————————————————————————	GPS GLOBAL POSITIONING SYSTEM	HDPE HIGH DENSITY POLYETHYLENE PIPE
STUMP	— - <del>[</del> - — CENTERLINE/ZONED CENTERLINE IN. — INCHES	NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988	PVC POLYVINYL CHLORIDE PIPE
SIGN	₩ MONUMENT LINE FT FEET	NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP — REINFORCED CONCRETE PIPE
ф — UTILITY POLE		NAD83 NORTH AMERICAN DATUM OF 1983	VCP VITRIFIED CLAY PIPE
		P.O.B. — POINT OF BEGINNING	
UNDERGROUND VAULT		PG. — PAGE	

— FLORIDA POWER AND LIGHT

R/W - RIGHT OF WAY

TC — TOP OF CURB

A --- ARC LENGTH

CB — CHORD BEARING

CL — CHORD LENGTH

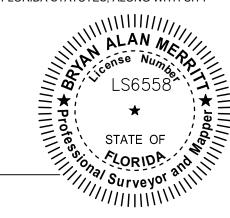
Δ --- DELTA ANGLE

R — RADIUS

BC — BOTTOM OF CURB

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, ALONG WITH CITY



BRYAN A. MERRITT PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS6558

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES. INC. LICENSED BUSINESS NUMBER LB8172. STATE OF FLORIDA.

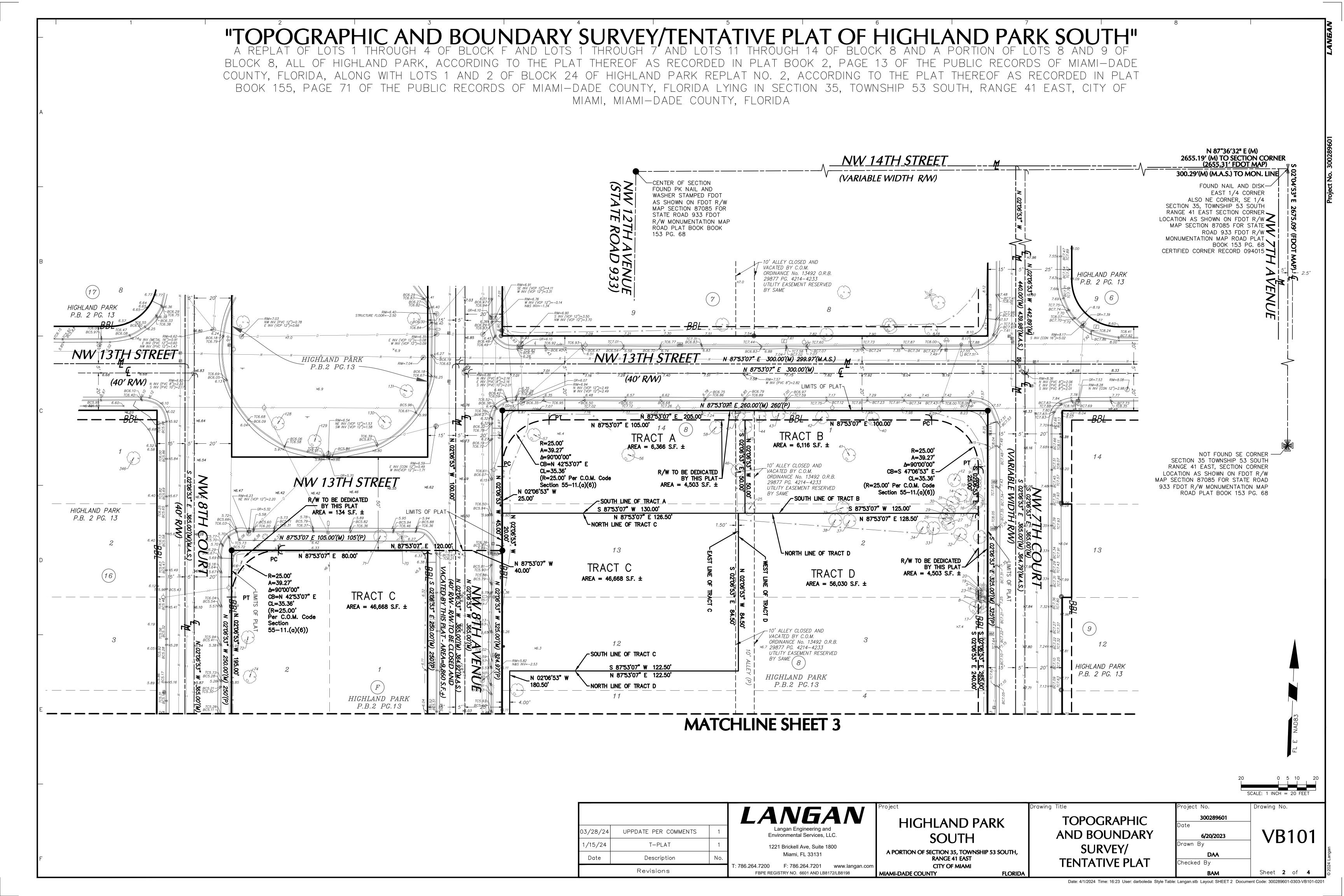
THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

ving Title	Project No.
TOPOGRAPHIC	300289601
AND BOUNDARY	Date
_	03/28/2024
SURVEY/	Drawn By
TENTATIVE PLAT	<b>DAA</b> Checked By

Date: 4/19/2024 Time: 10:45 User: bmerritt Style Table: Langan.stb Layout: SHEET 1 Document Code: 300289601-0303-VB001-0301



## "TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT OF HIGHLAND PARK SOUTH" A REPLAT OF LOTS 1 THROUGH 4 OF BLOCK F AND LOTS 1 THROUGH 7 AND LOTS 11 THROUGH 14 OF BLOCK 8 AND A PORTION OF LOTS 8 AND 9 OF MIAMI, MIAMI-DADE COUNTY, FLORIDA MATCHLINE SHEET 2 TRACT D HIGHLAND PARK P.B.2 PG.13 HIGHLAND PARK P.B. 2 PG. 13 AREA = 56,030 S.F. ± Iron Rod Found COVERED IN CONCRETE HIGHLAND PARK REPLAT NO. 2— P.B.155 PG.71 ONE STORY C.B.S. HIGHLAND PARK P.B.2 PG.13 R/W TO BE DEDICATED BY THIS PLATAREA = 4,503 S.F. ± (TO BE REMOVED) TRACT C ONE STORY (16)-(TO BE REMOVED) C.B.S. HIGHLAND PARK P.B. 2 PG. 13 REMAINDERLOT 8 /R=25.00'(P)(M) A=39.31'(P)(M) Δ=90'05'55"(P)(M) R=25.00'<sup>3</sup> A=39.27' SEE DETAIL -10' ALLEY CLOSED AND VACATED BY C.O.M. ORDINANCE No. 13492 O.R.B. 29877 PG. 4214-4233 UTILITY EASEMENT RESERVED BY SAME REMAINDER A=9000'00" CB=N 47'06'53" W CL=35.36' (R=25.00' Per C.O.M. Code Section 55-11.(a)(6)) 53" E 365.00'(W)(W.A.) "A" BELOW $_{\mathsf{x5.9}}\,LOT$ 9 R=25.00' A=39.27' C.B.S. R/W TO BE DEDICATED 104 BY THIS PLAT 104 AREA = 659 S.F. ± 10, #771 CB=S 42°53'07" (TO BE CL=35.36' (R=25.00' Per C.O.M. Code Section 55-11.(a)(6)) REMOVED) R/W TO BE DEDICATED BY THIS PLAT -AREA = 4,503 S.F. ± RIM=6.90 E INV (METAL 12")=1.70 <sub>,</sub>S<sub>6.</sub>8753'07" W 235<u>6</u>Q0'(M) NW 12TH STREET S 87°53°07" W 280.23'(M) 280.22'(M.A.S.) 35 87'53'07" W 145.00'(M) (VARIABLE WIDTH R/W) 25 **(11)** 42 (12) HIGHLAND PARK P.B. 2 PG. 13 S 87°53'07" W 19.67'(M) 19.70'(M.A.S.) HIGHLAND PARK HIGHLAND PARK P.B. 2 PG. 13 P.B. 2 PG. 13 S 87°53'07" W 20.00'(M)¯ N&S INV=-2.48 CONVERSION BOX FROM 3' TO 42 DETAIL "A" (NOT TO SCALE) TRACT C TRACT D PORTION OF NW 8TH AVENUE R/W TO BE CLOSED AND VACATED BEING A PORTION OF PROPOSED TRACT D R/W NW 8TH AVE TO BE SOUTH LINE OF LOT 2 BLOCK 24 $^{ackslash}$ SOUTH LINE BLOCK F rawing Title LANGAN roject No. (P.B. 155 PG. 71) **TOPOGRAPHIC** 300289601 HIGHLAND PARK UPPDATE PER COMMENTS **AND BOUNDARY VB101** Environmental Services, LLC. SOUTH 03/28/2024 Drawn By 1/15/24 T-PLAT SURVEY/ 1221 Brickell Ave, Suite 1800 A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST Miami, FL 33131 DAA Date Description **TENTATIVE PLAT** hecked By CITY OF MIAMI 786.264.7200 F: 786.264.7201 Revisions FBPE REGISTRY NO. 6601 AND LB8172/LB8198 MIAMI-DADE COUNTY **FLORIDA** Date: 4/1/2024 Time: 16:30 User: darboleda Style Table: Langan.stb Layout: SHEET 3 Document Code: 300289601-0303-VB101-0202

# "TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT OF HIGHLAND PARK SOUTH" A REPLAT OF LOTS 1 THROUGH 4 OF BLOCK F AND LOTS 1 THROUGH 7 AND LOTS 11 THROUGH 14 OF BLOCK 8 AND A PORTION OF LOTS 8 AND 9 OF

BLOCK 8, ALL OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALONG WITH LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

				Crown	Tree		
Tree Id	Common Name	Scientific Name	DBH (in.)	Spread	Height	Condition	Status
				(ft.)	(Est. ft.)		
1	Canistel	Pouteria campechiana	9.7	15	18	Poor	Alive
2	Live oak	Quercus virginiana	21.7	33	42	Good	Alive
3	Christmas palm	Veitchia merrilli	13.6	17	11	Good	Alive
4	Strangler Fig	Ficus aurea	2	14	4	Poor	Alive
5	Unknown	Unknown	11	18	0	Dead	Dead
7	Gumbo limbo	Bursera simaruba	2.8	12	2	Poor	Alive
8	Gumbo limbo	Bursera simaruba	8.3	15	0	Poor	Alive
9	Mango	Mangifera indica	18.8	28	30	Fair	Alive
10	Siris tree	Albizia lebbeck	15	40	20	Fair	Alive
11	Siris tree	Albizia lebbeck	2	15	2	Fair	Alive
12	Siris tree	Albizia lebbeck	4	15	2	Fair	Alive
13	Tropical Almond Tree	Terminalia catappa	3.5	18	8	Fair	Alive
14	Tropical Almond Tree	Terminalia catappa	4	20	12	Good	Alive
15	Tropical Almond Tree	Terminalia catappa	6	18	12	Fair	Alive
16	Tropical Almond Tree	Terminalia catappa	3.5	12	10	Fair	Alive
17	Opiuma	Pithecellobium dulce	10.5	18	20	Fair	Alive
18	Gumbo limbo	Bursera simaruba	5	15	0	Poor	Alive
19	Pride-of-India	Melia azedarach	7	20	12	Fair	Alive
20	Siris tree	Albizia lebbeck	3	16	8	Good	Alive
23	Pride-of-India	Melia azedarach	6	18	10	Fair	Alive
25	Opiuma	Pithecellobium dulce	6.5	16	14	Poor	Alive
26	Live oak	Quercus virginiana	30.7	30	35	Good	Alive
27	Live oak	Quercus virginiana	27	30	35	Good	Alive
29	Pride-of-India	Melia azedarach	6	21	12	Fair	Alive
30	Tropical Almond Tree	Terminalia catappa	5.2	28	25	Fair	Alive
31	Royal poinciana	Delonix regia	13.6	28	27	Fair	Alive
32	Royal poinciana	Delonix regia	12	30	25	Fair	Alive
33	Tropical Almond Tree	Terminalia catappa	16	21	28	Fair	Alive
34	Unknown	Unknown	5	15	0	Dead	Dead
37	Siris tree	Albizia lebbeck	4	17	3	Poor	Alive
38	Indian banyan	Ficus benghalensis	3	15	4	Fair	Alive
39	Mango	Mangifera indica	20	34	20	Fair	Alive
40	Siris tree	Albizia lebbeck	3	12	3	Poor	Alive
41	Indian banyan	Ficus benghalensis	50.5	48	60	Good	Alive
42	Bishopwood	Bischofia javanica	23.8	36	35	Good	Alive
43	Bishopwood	Bischofia javanica	17.3	34	20	Good	Alive
44	Siris tree	Albizia lebbeck	11.8	24	15	Fair	Alive
45	Bishopwood	Bischofia javanica	12	24	15	Good	Alive
46	Live oak	Quercus virginiana	2	10	12	Good	Alive
47	West Indian	Swietenia mahagoni	2	12	3	Poor	Alive
49	Pride-of-India	Melia azedarach	7.8	16	15	Poor	Alive
50	Live oak	Quercus virginiana	15	20	27	Fair	Alive
51	Live oak	Quercus virginiana	5	18	15	Fair	Alive
52	Siris tree	Albizia lebbeck	4	18	8	Fair	Alive
53	Live oak	Quercus virginiana	3	15	8	Fair	Alive
54	Live oak	Quercus virginiana	2	15	8	Fair	Alive
55	Molave	Vitex parviflora	7.5	20	25	Good	Alive
56	Chinese banyan	Ficus microcarpa	67.6	35	66	Fair	Alive
57	Strangler Fig	Ficus aurea	100	34	45	Good	Alive
58	Gumbo limbo	Bursera simaruba	2	13	6	Good	Alive
59	Mango	Mangifera indica	17.4	25	30	Good	Alive

Tree Id	Common Name	Scientific Name	DBH (in.)	Crown Spread (ft.)	Tree Height (Est. ft.)	Condition	Status
60	Avocado	Persea americana	14	20	12	Poor	Alive
61	Strangler Fig	Ficus aurea	5.8	20	15	Fair	Alive
63	Coconut palm	Cocos nucifera	7	25	20	Good	Alive
64	West Indian mahogany	Swietenia mahagoni	17.1	35	38	Good	Alive
66	Coconut palm	Cocos nucifera	14	40	22	Good	Alive
70	Coconut palm	Cocos nucifera	8	32	18	Good	Alive
71	Indian rubber tree	Ficus elastica	50	35	37	Good	Alive
72	Avocado	Persea americana	13.5	20	16	Good	Alive
74	Mango	Mangifera indica	18	25	20	Good	Alive
75	Avocado	Persea americana	9	16	15	Good	Alive
76	Avocado	Persea americana	9	18	16	Good	Alive
77	West Indian mahogany	Swietenia mahagoni	14	25	22	Good	Alive
80	Mango	Mangifera indica	2	18	16	Good	Alive
81	Mango	Mangifera indica	4	15	6	Good	Alive
82	Grapefruit	Citrus X paradisi	2.5	15	4	Good	Alive
83	Horseradish tree	Moringa oleifera	9	20	18	Good	Alive
85	Siris tree	Albizia lebbeck	6	20	18	Good	Alive
86	Bishopwood	Bischofia javanica	5.4	16	10	Fair	Alive
87	Horseradish tree	Moringa oleifera	7	15	18	Good	Alive
88	Siris tree	Albizia lebbeck	5	25	10	Good	Alive
89	Royal poinciana	Delonix regia	5	23	10	Good	Alive
91	Royal poinciana	Delonix regia	5	25	18	Good	Alive
	, <u>'</u>						
93	Royal poinciana	Delonix regia	6.7	18	10	Fair	Alive
94	Royal poinciana	Delonix regia	6.7	18	10	Good	Alive
95	Siris tree	Albizia lebbeck	13	25	20	Good	Alive
96	Horseradish tree	Moringa oleifera	3.5	14	5	Fair	Alive
98	Royal poinciana	Delonix regia	4	18	10	Good	Alive
99	Royal poinciana	Delonix regia	5.4	20	12	Good	Alive
100	Royal poinciana	Delonix regia	4	20	8	Good	Alive
101	Royal poinciana	Delonix regia	5	20	16	Good	Alive
102	Royal poinciana	Delonix regia	4	18	6	Good	Alive
103	Royal poinciana	Delonix regia	4	18	6	Good	Alive
104	Royal poinciana	Delonix regia	3.5	18	6	Good	Alive
105	Royal poinciana	Delonix regia	34	18	6	Good	Alive
106	Siris tree	Albizia lebbeck	4	20	9	Good	Alive
107	Siris tree	Albizia lebbeck	4	20	9	Good	Alive
108	Siris tree	Albizia lebbeck	4	20	9	Good	Alive
109	Siris tree	Albizia lebbeck	4	20	9	Good	Alive
110	Royal poinciana	Delonix regia	3.5	20	10	Good	Alive
112	Live oak	Quercus virginiana	35	35	50	Good	Alive
113	Live oak	Quercus virginiana	40	38	60	Fair	Alive
114	Royal poinciana	Delonix regia	4	18	10	Good	Alive
115	Siris tree	Albizia lebbeck	2	16	4	Good	Alive
116	Sapodilla	Manilkara zapota	12	20	20	Good	Alive
117	Gumbo limbo	Bursera simaruba	3	16	5	Good	Alive
118	Gumbo limbo	Bursera simaruba	3	16	5	Good	Alive
119	Avocado	Persea americana	16	18	10	Poor	Alive
128	West Indian mahogany	Swietenia mahagoni	31	38	40	Good	Alive
129	Royal poinciana	Delonix regia	5	18	10	Good	Alive
130	Crapemyrtle	Lagerstroemia indica	5	16	12	Good	Alive
131	West Indian mahogany	Swietenia mahagoni	33.5	38	35	Good	Alive

# TREE TABLE INFORMATION PROVIDED BY:

IAN WOGAN, CERTIFIED ARBORIST #FL-6594A REGISTERED CONSULTING AROBORIST #684 TREESOURCES, LLC 3109 GRAND AVENUE MIAMI, FLORIDA 33133 305.799.6319 TREESOURCES.COM INFORMATION COLLECTED SEPTEMBER 2023

03/28/24	UPPDATE PER COMMENTS	1
1/15/24	T-PLAT	1
Date	e Description	
	Revisions	

LANGAN Environmental Services, LLC.

1221 Brickell Ave, Suite 1800 Miami, FL 33131 T: 786.264.7200 F: 786.264.7201 www.langan.com FBPE REGISTRY NO. 6601 AND LB8172/LB8198

HIGHLAND PARK SOUTH

RANGE 41 EAST

CITY OF MIAMI

MIAMI-DADE COUNTY

TREE SURVEY A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH,

**FLORIDA** 

rawing Title

roject No. Drawing No. 300289601 6/20/2023 Drawn By DAA Checked By

Date: 4/1/2024 Time: 16:25 User: darboleda Style Table: Langan.stb Layout: SHEET 4 Document Code: 300289601-0303-VB101-0203