

**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.

<b>FOR OFFICIAL USE ONLY:</b>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : ( 1 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

- Name of Proposed Subdivision: Capri Residences
- Owner's Name: Richman Capri WF, LLC c/o Nicole S. Wolfe Phone: 305-579-0518  
 Address: 333 SE 2 Avenue, Suite 4400 City: Miami State: FL Zip Code: 33133  
 Owner's Email Address: wolfen@gtlaw.com
- Surveyor's Name: Mark Johnson Phone: 954-435-7010  
 Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025  
 Surveyor's Email Address: mjohnson@shiskin.com
- Folio No(s): 30-3110-048-0300 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
- Legal Description of Parent Tract: See Ex A attached
- Street boundaries: NW 80 Street between NW 25 Ave and NW 27 Ave
- Present Zoning: NCUAD Zoning Hearing No.: A2024000055
- Proposed use of Property:  
 Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( <sup>180</sup> \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
 Business( <sup>2,821</sup> \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)
- 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.

Richman Capri WF, LLC, a Florida limited liability company  
By: TRG Capri Place Member, LLC, a Florida limited liability company, Manager

STATE OF FLORIDA)  
*Palm Beach* SS:  
COUNTY OF MIAMI-DADE)

Signature of Owner: *WT Fabbri*  
(Print name & Title here): William T. Fabbri

BEFORE ME, personally appeared William T. Fabbri this 14 day of March, 2025 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 March, 2025 A.D.



Signature of Notary Public: *Nicole*  
(Print, Type name here: Nicole Alarcon)

May 6, 2028 #HH 524082  
(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.

**Exhibit A**  
**Legal Description**

The land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and described as follows:

Lots 1 through 49, inclusive, Block 3, EVERGLADE TERRACE, according to the map or plat thereof as recorded in Plat Book 19, Page 25, Public Records of Miami-Dade County, Florida, less the West 15 feet of Lots 43 to 49, inclusive, Block 3, which have been deeded to Miami-Dade County for highway purposes.

AND:

The South ½ of N.W. 81st Street (closed by Resolution 5892), lying North of and adjacent to Block 3, EVERGLADE TERRACE, according to the map or plat thereof as recorded in Plat Book 19, Page 25, Public Records of Miami-Dade County, Florida, less the West 15 feet which has been deeded to Miami-Dade County for highway purposes.

# CAPRI RESIDENCES

BEING A REPLAT OF LOTS 1 TO 49, INCLUSIVE, BLOCK 3, "EVERGLADES TERRACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH ONE HALF (1/2) OF N.W. 81ST STREET (CLOSED BY RESOLUTION 5892), LYING NORTH OF AND ADJACENT TO BLOCK 3, "EVERGLADES TERRACE", PLAT BOOK 19, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST ONE QUARTER (1/4) OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

### LEGAL DESCRIPTION:

LOTS 1 TO 49, INCLUSIVE, BLOCK 3, "EVERGLADES TERRACE", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 15 FEET OF LOTS 43 TO 49, INCLUSIVE, BLOCK 3, WHICH HAVE BEEN DEEDED TO COUNTY OF MIAMI-DADE FOR HIGHWAY PURPOSES.

AND:

THE SOUTH 1/2 OF N.W. 81ST STREET (CLOSED BY RESOLUTION 5892), LYING NORTH OF AND ADJACENT TO BLOCK 3, "EVERGLADES TERRACE", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 25, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 15 FEET WHICH HAS BEEN DEEDED TO COUNTY OF MIAMI-DADE FOR HIGHWAY PURPOSES.

### SURVEYOR'S NOTES:

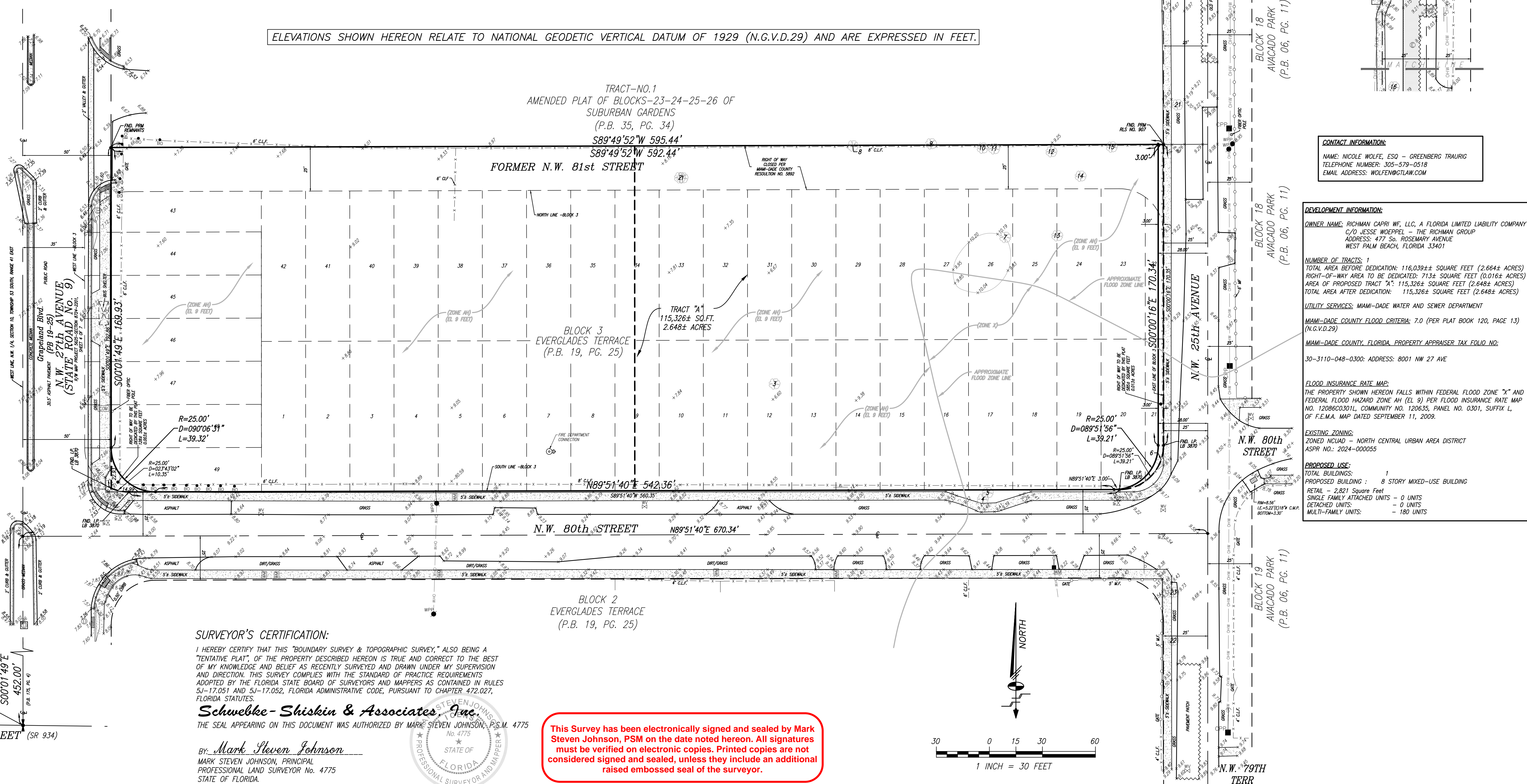
- BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S 89°51'40" W ALONG THE SOUTH LINE OF BLOCK 3, EVERGLADES TERRACE.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- THE AREA OF PROPERTY AS DESCRIBED HEREON: 116,039± SQUARE FEET (2.664± ACRES).
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" AND FEDERAL FLOOD HAZARD ZONE AH (EL. 9) PER FLOOD INSURANCE RATE MAP NO. 12086C0301L, COMMUNITY NO. 120635, PANEL NO. 0301, SUFFIX L, OF F.E.M.A. MAP DATED SEPTEMBER 11, 2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAINS, CABLES OR CONDUITS.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
- THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.

### LOCATION SKETCH

A PORTION OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.  
SCALE: 1"=300'



ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.



**GENERAL LEGEND:**

- ALUMINUM TARGET
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GRIP WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CATCH BASIN F-3
- COVERING
- CHECK VALVE ASSEMBLY
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE LIGHT POLE (SINGLE)
- CONCRETE POWER POLE
- CONTROL BOX
- 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 SHAMESS CONNECTION
- FIRE LINE CONNECTION
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.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
- MALBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-8 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
- SEIN 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 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:**

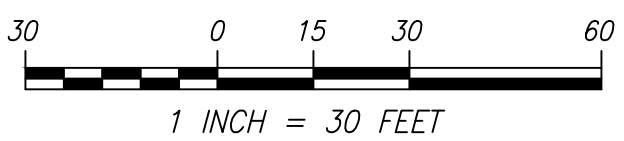
- A denotes ANGLE
- ARC denotes ARC DISTANCE
- CHORD denotes CHORD LENGTH OR CHORD DISTANCE
- CHL denotes CHORD BEARING
- CHL denotes CHORD BEARING
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OPM denotes OVERHEAD UTILITY MARKER
- ORR denotes OPTICAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- C.B.S. denotes CONCRETE BLOCK STRUCTURE
- CONC. denotes CONCRETE
- C.L.F. denotes CHAINLINK FENCE
- MEAL denotes METAL
- W denotes WOOD
- W.E. denotes WOOD ELEVATION
- F.P.L. denotes FOUND R.O.W. PIPES
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.A.D. denotes FOUND NAIL & BRASS DISC
- S.L.P. denotes SET LB-87 NAIL & BRASS DISC
- CP denotes CORRUGATED IRON PIPE
- E.P. denotes ELECTRIC
- E.P.P. denotes ELECTRIC TRANSFORMER PAD
- ENCR. denotes ENCRUSTMENT
- DEP. denotes DEPRESSION
- CURB denotes CURB
- PL denotes PLANTER
- S.S. denotes SLOPE SHED TOP
- I.E. denotes INVERT ELEVATION
- T.O.P. denotes TOP OF FINISH
- D.D. denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE
- BTM denotes APPROXIMATE BOTTOM OF SLOPE
- COMB. denotes COMBINATION
- DRAIN denotes DRAINAGE
- ELEV. denotes ELEVATION
- FM denotes FORCE MAIN
- IRRIG. denotes IRRIGATION
- NAT. GAS denotes NATURAL GAS
- OVHD. WRES. denotes OVERHEAD WIRESS
- SM denotes SANITARY SEWER
- TOP denotes APPROXIMATE TOP OF BANK
- VEG. denotes VEGETATION LINE
- W.W. denotes WATER
- denotes LIMITED ACCESS RIGHT OF WAY LINE

### 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. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

**Schwebke-Shishkin & Associates, Inc.**  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775  
BY: Mark Steven Johnson  
MARK STEVEN JOHNSON, PRINCIPAL  
PROFESSIONAL LAND SURVEYOR No. 4775  
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM 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.



**CONTACT INFORMATION:**  
NAME: NICOLE WOLFE, ESQ. - GREENBERG TRAURIG  
TELEPHONE NUMBER: 305-579-0518  
EMAIL ADDRESS: WOLFENB@TAW.COM

**DEVELOPMENT INFORMATION:**  
OWNER NAME: RICHMAN CAPRI WF, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
C/O JESSE WOEPPEL - THE RICHMAN GROUP  
ADDRESS: 477 SO. ROSEMARY AVENUE  
WEST PALM BEACH, FLORIDA 33401  
NUMBER OF TRACTS: 1  
TOTAL AREA BEFORE DEDICATION: 116,039± SQUARE FEET (2.664± ACRES)  
RIGHT-OF-WAY AREA TO BE DEDICATED: 713± SQUARE FEET (0.016± ACRES)  
AREA OF PROPOSED TRACT "A": 115,326± SQUARE FEET (2.648± ACRES)  
TOTAL AREA AFTER DEDICATION: 115,326± SQUARE FEET (2.648± ACRES)  
UTILITY SERVICES: MIAMI-DADE WATER AND SEWER DEPARTMENT  
MIAMI-DADE COUNTY FLOOD CRITERIA: 7.0 (PER PLAT BOOK 120, PAGE 13) (N.G.V.D.29)  
MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER TAX FOLIO NO.: 30-3110-048-0300; ADDRESS: 8001 NW 27 AVE

**FLOOD INSURANCE RATE MAP:**  
THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" AND FEDERAL FLOOD HAZARD ZONE AH (EL. 9) PER FLOOD INSURANCE RATE MAP NO. 12086C0301L, COMMUNITY NO. 120635, PANEL NO. 0301, SUFFIX L, OF F.E.M.A. MAP DATED SEPTEMBER 11, 2009.

**EXISTING ZONING:**  
ZONED NCUAD - NORTH CENTRAL URBAN AREA DISTRICT  
ASPR No.: 2024-000055

**PROPOSED USE:**  
TOTAL BUILDINGS: 8  
PROPOSED BUILDING: 8 STORY MIXED-USE BUILDING  
RETAIL - 2,821 Square Feet  
SINGLE FAMILY ATTACHED UNITS - 0 UNITS  
DETACHED UNITS - 0 UNITS  
MULTI-FAMILY UNITS - 180 UNITS

**Schwebke-Shishkin & Associates, Inc.**  
LAND PLANNERS • ENGINEERS  
2884 CORPORATE WY., MIAMI, FLORIDA 33133  
TEL: (954) 435-2010  
Survey 08-31-2021  
Checked By: M.S.J. Date:  
AS SHOWN  
Scale:  
Drawn By: WJC  
F.B. No.: 2296  
Order No. 214009  
File No. AJ-6110 TP  
Sheet 1 of 1  
Certificate of Authorization No. LB-87

**TENTATIVE PLAT**  
**CAPRI RESIDENCES**  
Section 10, Township 53 South, Range 41 East, Miami-Dade County, Florida.

**REVISIONS**

No.	Date	Description
1	08/31/2021	ISSUE SURVEY ZONE TENTATIVE PLAT
2	09/01/2021	ISSUE SURVEY ZONE TENTATIVE PLAT
3	09/01/2021	ISSUE SURVEY ZONE TENTATIVE PLAT

FILE NO. AJ-6110 TP