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: _{HIALEAH}	Sec.: <u>17</u> Twp.: <u>52</u> S. I	Rge.: <u>40</u> E. / Sec.:	Twp.:S. Rge.: E.
1. Name of Proposed Subdivision: Safely	Store Tract		
2. Owner's Name: SS RE 1 Hialeah, LLC c		Phone: 803	3-728-4414
Address: 4408 Forest Drive, Suite 350	City: Columbia	State: SC	Zip Code: 29206
Owner's Email Address: damian@det-s			
3. Surveyor's Name: Royal Point Land Surveyors		Phone: <u>30</u>	5-822-6062
Address: 6175 NW 153rd St. Suite 321			
Surveyor's Email Address: info@royalp	ointls.com		
4. Folio No(s) <u>04-2017-001-0082</u>	11		
5. Legal Description of Parent Tract:	See Exhibit A		
6. Street boundaries: NW 162nd St &	NW 102nd Ave.		
7. Present Zoning: BDH	Zoning Hearing No.:	***************************************	
8. Proposed use of Property:			
Single Family Res.(Units), Duplex(_ Business(Sq. Ft.), Office(
9. Does the property contain contaminatio	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-ofway 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.

South Caroline STATE OF FLORIDA) Prohland SS: COUNTY OF MIAMI-DADE)	Signature of Owner: David M. Ellison, Vice President
BEFORE ME, personally appeared David M. Ellison acknowledged to and before me that (he/she) executed	
WITNESS my hand and seal in the County and State la	
State of South Carolina Notary Public Jennifer Albert My Commission Expires 09/26/2033	(Print, Type name here: (Print, Type name here: (Commission Expires) (Commission Number)

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

Page 2 of 2

Exhibit A

The East 330 feet of the West 990 feet of Tract 8, LESS the South 40 feet thereof, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", of Section 17, Township 52 South, Range 40 East, according to the plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

BOUNDARY & TOPOGRAPHIC SURVEY STORE TRACT

A REPLAT OF A PORTION OF TRACT 8 OF , "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LYING IN THE N.E. 1/4 OF SECTION 17, TOWNSHIP 52 SOUTH, RANGE 40 EAST CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

SOUTH LINE TRACT 7

-10'FP&L EASEMENT PER ORB 30996/\$105-

NOTION OF PLAT AS PRINTS OF PL

108th STREET

NORTH 1/4

CORNER

TRACT "A"

COUNTY LINE CORPORATE PARK

PLAT BOOK 172, PG 77

© S89°40'26"W √ 330.28

CHAIN LINK FENCE

SOUTH LINE OF NE 1/4 OF SECTION 17-52-40

-25' R/W DEDICATED PER ORB 31506/4993

NE 1/4

CORNER

{}∽^ൟ 280.02'

TRACT 7

NORTH LINE TRACT 8-

— 5' FP&L EASEMENT PER ORB 30996 / 3105—

TRACT "A' AREA: 95.655.48 Sq Ft +/-

2.1959 ACRES +/-

ILL AREA

5' ROAD R/W PER®CIRCUIT COURT ORDER 1565230 & PLAT BOOK 2, PAGE 17 ──\$

N.W. \$ 162nd STREET

170th Street

W 108th Street / N.W. 162nd Street

TRACT "B"

PARK

COUNTY LINE CORPORATE PARK

PLAT BOOK 172, PG 77

N.W.

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. PLAT BOOK -2 PAGE -17, &

Found 2" Iron Pipe NE CORNER

8

EAST 1/4 CORNER

PROPERTY ADDRESS:

Tax Folio # 04-2017-001-0082

37xx West 108 Street, Hialeah, Florida 33018

LEGAL DESCRIPTION The East 330 feet of the West 990 feet of Tract 8, LESS the South 40 feet thereof, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", of Section 17, Township 52 South, Range 40 East, according to the plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade

County, Florida.

SURVEYOR'S NOTES:

- 1— The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2— This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances.
- ABSTRACT NOT REVIEWED. 3— There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded
- The Horizontal positional accuracy of well-defined improvement on this survey
- The Vertical accuracy of elevations of well—defined improvement on this survey
- 5— Foundations and/or footings that may cross beyond the boundary
- lines of the parcel herein described are not shown hereon. 6— Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper Additions or deletions to survey
- maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties. '- Contact the appropriate authority prior to any design work on the
- herein—described parcel for Building and Zoning information. 8— Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from
- utilities shown hereon. 9- The surveyor does not determine fence and/or wall ownership.
- 10-Ownership subjects to OPINION OF TITLE.

instruments, if any affecting this property.

- 11—Type of Survey: BOUNDARY/ TOPOGRAPHIC SURVEY.
 12—The North arrow and bearings hereon are based on Miami—Dade County Sectional Maps.
- 13-All measurements shown hereon are made in accordance with the United States Standard Feet.
- 14-Flood Zone Data: Community/ Panel #120643/0111/L Dated: 9/11/09 Flood Zone-Base Flood Elevation AE - 6'
- 15—Elevations shown hereon are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
- 16—Benchmark Used: Miami—Dade County Benchmark.
- 17-ZONING INFORMATION: Zoning Classification: BDH (Business Development District)
- Land Use: Industrial (MH)
- Source: City of Hialeah Building and Zoning Department 18-Flood Criteria: +7.52' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plat Book 120, Page 13 of the public records of Miami-Dade County, Florida.)
- 19—All utilities are available for this site. 20-This BOUNDARY/ TOPOGRAPHIC SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any <u>unnamed party:</u>
- SS RE 1 HIALEAH, LLC, a Florida Limited Liability Company

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

DRAWN: J.G.

SHEET:

CHECKED: P.J.A.

SCALE: 1" = 50'

FIELD DATE: 06/07/2024

OF 1 SHEET

JOB No.: RP24-0773

Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and

ROYAL POINT LAND SURVEYORS, INC. LB No. 7282

JACOB GOMIS, Professional Surveyor & Mapper No. 6231 State of Florida Date of Survey: 06/07/2024 Date of Last Revision:

Survey Performed By: ROYAL POINT LAND SURVEYORS, INC. 6175 NW 153rd. Street - Suite 321, Miami Lakes, Florida 33014 Phone: 305-822-6062/ Fax: 305-827-9669

DEVELOPMENT INFORMATION:

- Land Use: Industrial (MH)

2— Present Zoning: BDH (Business Development District)

3- Number of Tracts = 1

LEGEND

----- Monument Line

----- Centerline

4— Proposed Development: Self Storage Commercial Building

1 — 3 Story Self Storage Building with 99,570 sq/ft (GFA) 1 - 1 Story Drive-up Storage Unit Building with 8,267 sq/ft

A/C=Air Conditioner

Conc. =Concrete

C.B.S. = Concrete Block & Stucco

D.M.E.=Drainage Maintenance Easement

F.P.L. =Florida Power Light Transformer

L.M.E. =Lake Maintenance Easement

D.E. =Drainage Easement

F.D.H. =Found Drill Hole

F.F.E. =Finish Floor Elevation

F.I.P. =Found Iron Pipe/Pin

F.N&D =Found Nail & Disc

P.O.B. =Point of Beginning

SIP/R =Set Iron Pin/Rebar

F.I.R. =Found Iron Rebar

F.N. =Found Nail

HGT. =Height

(M) =Measured

Res. =Residence

SPD. =Spread

DIA. =Diameter

EM = Electric Meter Box P.O.C. = Point of Commencemen'

 \square =Traffic Signal Box (R) =Record

=Existing Elevations

Catch Basin

₩ =Water Meter

S = Sanitary Manhole

Sprinkler Pump

← Wood Pole

=Electric Box

C = Light Pole

🥰 =Fire Hydrant

w =Water Valve

TV = Cable Tv Box

S =Gas Valve

=Monitor Well

CONTACT INFORMATION

OWNER: SS RE 1 HIALEAH, LLC c/o TAYLOR THEUS HOLDINGS INC. 4408 FOREST DRIVE, SUITE 350 **COLUMBIA, S.C. 29206 CONTACT: DAVID ELLISON** TEL: (803) 917-4389 EMAIL: DELLISON@TAYLORTHEUS.COM

SURVEYOR: JACOB GOMIS, PSM ROYAL POINT LAND SURVEYORS 6175 NW 153rd STREET SUITE 321 MIAMI LAKES, FL 33014. OFFICE: (305) 822-6062 FAX: (305) 827-9669 EMAIL: info@royalpointls.com

16 15 14 13 "Safely Store Tract" **CENTER OF** CORNER SECTION

