

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.** CHANGE OF SURVEYOR

FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 32 Twp.: 51 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: VIA VENTURA SOUTH

2. Owner's Name: San Simeon Lennar, LLC Phone: c/o Marc Szasz 305-559-1951

Address: 5505 Waterford District Drive — 5th Fl City: Miami State: FL Zip Code: 33126

Owner's Email Address: c/o Marc Szasz: Marc.Szasz@Lennar.com

3. Surveyor's Name: Daniel Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc. Phone: 305-477-6472

Address: 1950 NW 94 AVE, 2ND FL City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: danielr@fordco.com / cristinap@fordco.com / jenniferm@fordco.com

4. Folio No(s): 30-1231-029-0050 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract "E", CALIFORNIA CLUB GOLF COURSE, according to the plat thereof as recorded in Plat Book 122, Page 4, of the Public Records of Miami-Dade County, Florida.

6. Street boundaries: WEST OF NE 12TH AVENUE / SOUTH OF NE 211TH STREET

7. Present Zoning: P.A.D. Zoning Hearing No.: D2017000028

8. Proposed use of Property: PUBLIC PARK
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (9.09 AC 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.

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.

San Simeon Lennar, LLC, a Florida limited liability company
By: Lennar Homes, LLC, its Authorized Member

STATE OF FLORIDA)

SS:

Signature of Owner: _____

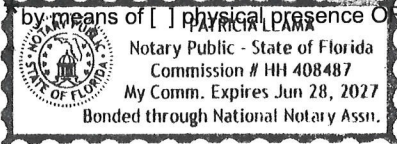
COUNTY OF MIAMI-DADE)

(Print name & Title here): Phil Serrate

BEFORE ME, personally appeared Phil Serrate this 14 day of May, 2026 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 14 day of May, 2026 A.D.

by means of physical presence OR online notarization



Signature of Notary Public: _____

(Print, Type name here: Patricia Klama)

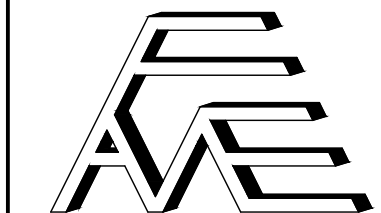
June 28, 2027 HH 408487
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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

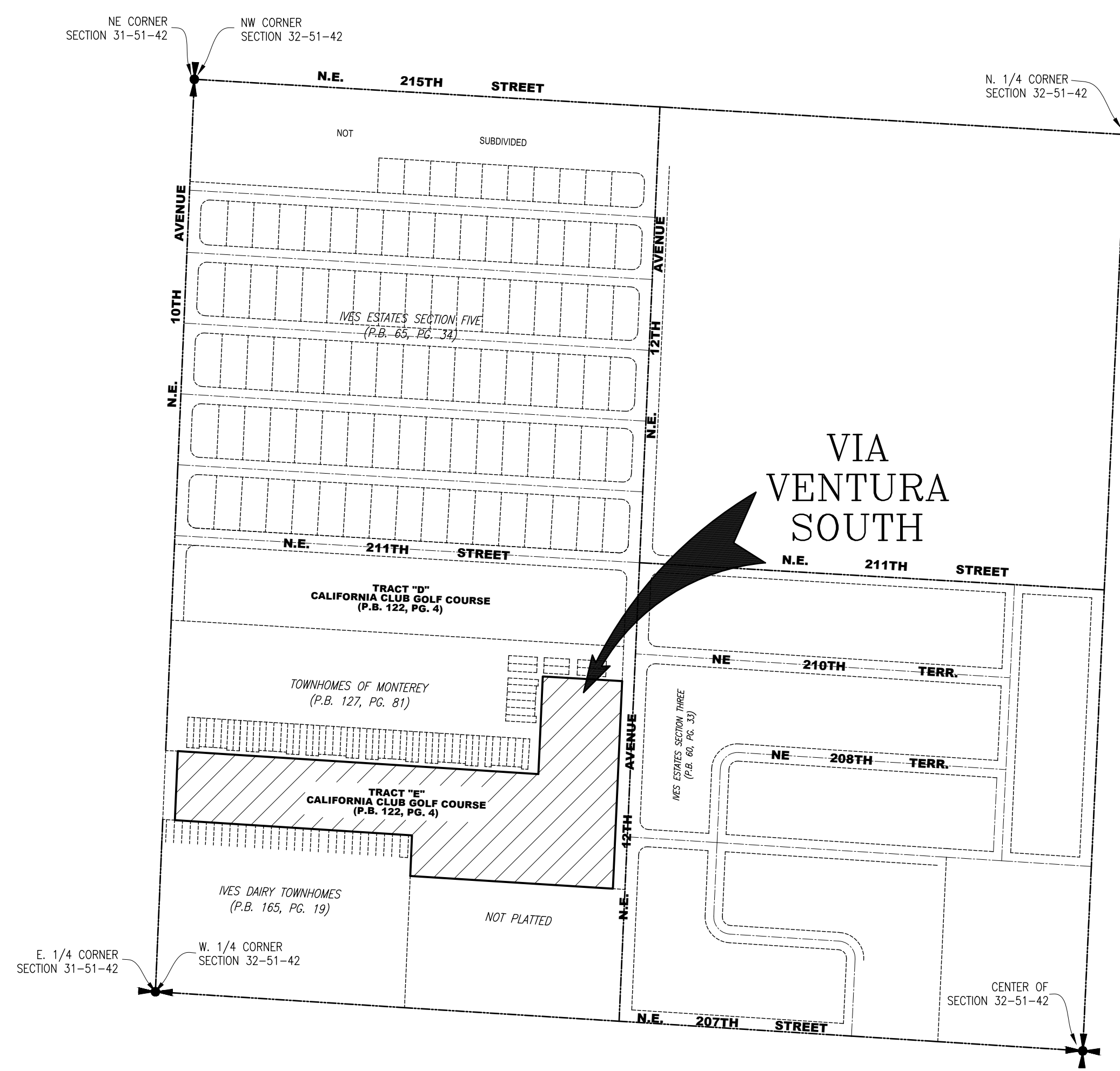
TENTATIVE PLAT OF "VIA VENTURA SOUTH"

A REPLAT OF TRACT "E", OF "CALIFORNIA CLUB GOLF COURSE",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN A PORTION OF THE NORTHWEST 1/4
OF SECTION 32, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA



FORD, ARMENTEROS & FERNANDEZ, INC.
1850 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

THIS DRAWING AND SPECIFICATIONS CONTAIN THE
DESIGN AND CALCULATIONS OF THE SURVEYOR.
IT IS THE POLICY OF THE SURVEYOR TO MAINTAIN
THE ACCURACY OF THE SURVEY AND TO CORRECT
ANY ERRORS OR OMISSIONS. THE SURVEYOR
WARRANTS THAT THE SURVEY IS ACCURATE
AND THAT THE SURVEYOR HAS COMPLIED WITH
ALL APPLICABLE LAWS AND REGULATIONS.
THE SURVEYOR'S LIABILITY IS LIMITED TO THE
SCOPE OF THE SURVEY AND DOES NOT EXTEND
TO OTHER PROJECTS OR TO THE USE OF THE
SURVEY FOR ANY PURPOSE OTHER THAN THAT
FOR WHICH IT WAS PREPARED. THE SURVEYOR
WARRANTS THAT THE SURVEY IS ACCURATE
AND THAT THE SURVEYOR HAS COMPLIED WITH
ALL APPLICABLE LAWS AND REGULATIONS.



CONTACT PERSON INFORMATION
Name: Daniel Rodriguez
e-mail address: danielr@fordco.com
Name: Ricardo Rodriguez
e-mail address: ricardor@fordco.com
Name: Omar Armenteros, P.S.M.
e-mail address: omara@fordco.com
Name: Cristina Pires
e-mail address: cristinap@fordco.com
Telephone Number: (305) 477-6472

PROPERTY INFORMATION
OWNER: SAN SIMEON LENNAR, LLC
Address: 5505 BLUE LAGOON DRIVE, 5th FLOOR
MIAMI, FL 33126
Contact Person Information: Marc Szasz
e-mail address: Marc.szasz@lennar.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	8
P.C.P.	4

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

DEVELOPMENT CRITERIA TABLE	
ZONING:	P.A.D. (PLANNED AREA DEVELOPMENT)
TRACT "A": PARK AND OPEN SPACE FOR USE AND ACCESS BY THE GENERAL PUBLIC IN PERPETUITY. 389,060 SQUARE FEET / 8.93 ACRES MORE OR LESS.	

NOTE:
PLATTED UTILITY EASEMENTS WILL REMAIN

LOCATION MAP
PORTION OF THE NORTHWEST 1/4,
OF SECTION 32, TOWNSHIP 51 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
(SCALE = 1" : 300')

LEGAL DESCRIPTION:

TRACT "E", "CALIFORNIA CLUB GOLF COURSE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- The herein captioned property was surveyed and described based on the Legal Description provided by client.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.
- Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, Florida Administrative Code.
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces, the elevations shown hereon are based on a close level run loop using the below mentioned benchmark.
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 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 is 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.
- 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.

- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.
- Number of Lots and Tracts: 1 Tract
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 8.5' (N.G.V.D. 29)
- Subject Property Area:
GROSS: 396,061 Square Feet and/or 9.09 Acres more or less
NET: 389,060 Square Feet and/or 8.93 Acres more or less (After Right-of-way Dedication)
- North Arrow Direction and Bearings shown hereon are based on a calculated value of S02°33'30"W, along the North Line of Tract "E", of "CALIFORNIA CLUB GOLF COURSE", according to the Plat thereof, as recorded in Plat Book 122, at Page 4, of the Public Records of Miami-Dade County, Florida.
- Elevations are based on: National Geodetic Vertical Datum of 1929
- Miami-Dade County Bench Mark N-3083 Elevation= 9.62' (N.G.V.D.1929)
NE 215TH STREET ---- SOUTH OF CENTERLINE
NE 10TH AVENUE ---- EAST OF CENTERLINE
Bench Mark is a P.K. nail and brass washer in concrete sidewalk.
- Temporary Bench Mark (T.B.M.):
T.B.M.#1 - West Rim of Catch Basin Located at on the East Line of subject property and near the intersection of NE 210th Terrace and NE. 12th Avenue. Elevation: 8.05' (N.G.V.D.1929)
T.B.M.#2 - West Rim of Catch Basin Located at on the East Line of subject property and near the intersection of NE 208th Terrace and NE. 12th Avenue. Elevation: 7.80' (N.G.V.D.1929)
- Property Address: 20) Flood Zone: "X"
VACANT LAND Base Flood Elev.= N/A
NE 211TH STREET AS PER FEMA Panel Number: 12086C0131L
NE 10TH AVENUE Community Number: 120635 (MIAMI-DADE COUNTY)
Miami, Fl 33179 Date: September 11, 2009.
- The Source Data for this Boundary and Topographic Survey for the purpose of Tentative Plat are Plat Book 122, Page 4, of the public records of Miami-Dade County, Florida,
- Field Book: A-636 (96-104). Project No.:26-144-0551 Data Collector File: viaventura.txt
- This Map of Survey is intended to be displayed at a scale of One inch equals 300 feet (Location Map), One inch equals 40 feet (Existing Improvements and Proposed Subdivision) or smaller.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 and Chapter 5J-17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557

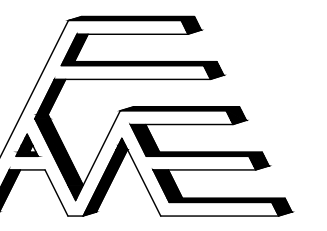
Original Field Work Survey Date: March 27th, 2026
Revision 1: June 04th, 2026 (REVISED SURVEY BY PER CLIENT COMMENTS)

By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936

No.	DATE	REVISION	DESCRIPTION	BY	
				APP.	RR.
1	06/04/26	REVISED SURVEY BY PER CLIENT COMMENTS			

VIA VENTURA SOUTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATE
LENNAR HOMES, LLC.
SECTION 32, TOWNSHIP 51 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
5505 BLUE LAGOON DRIVE, 5TH FLOOR
MIAMI, FL 33126

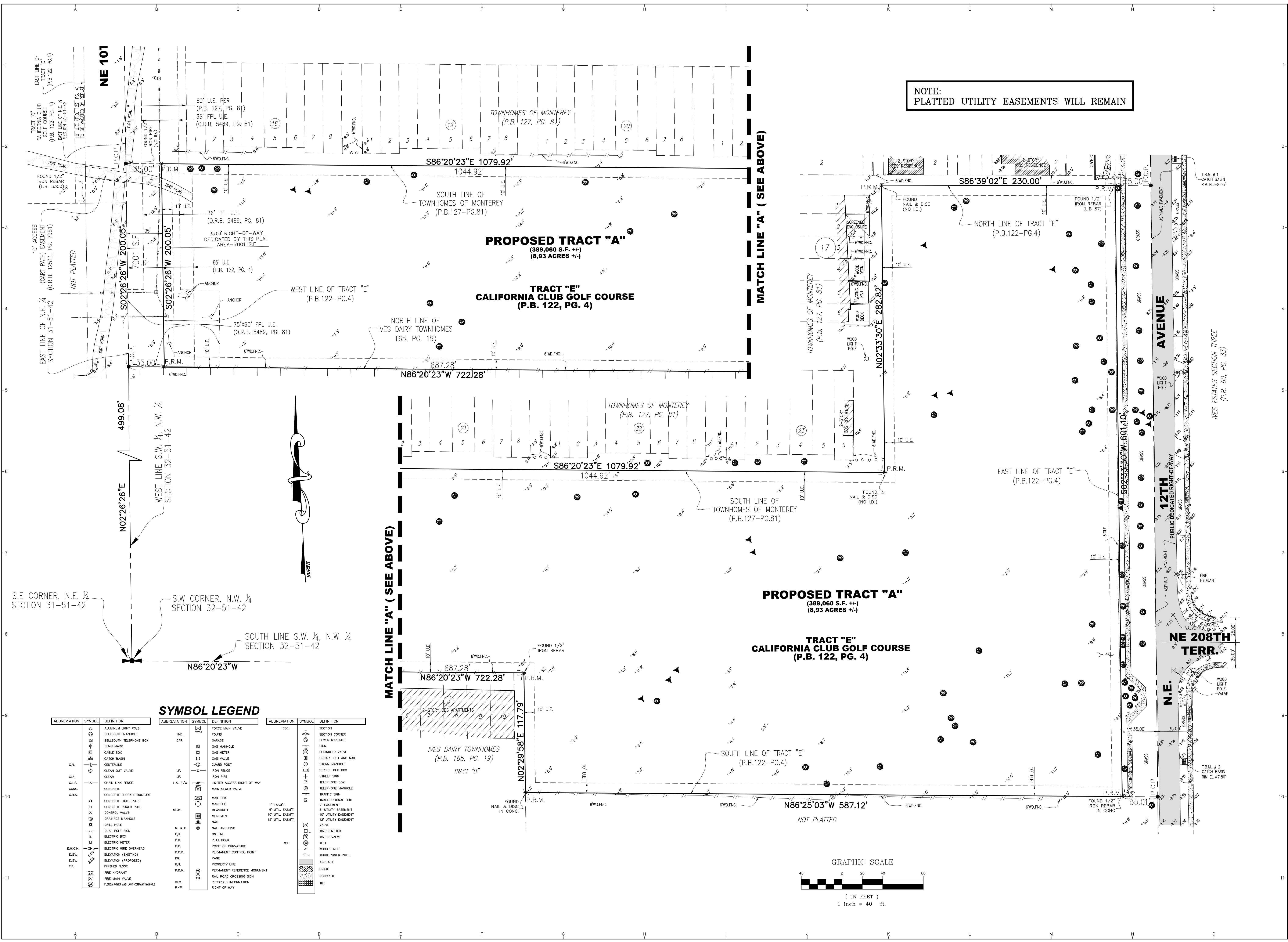
SCALE: AS SHOWN
DRAWN BY: O.E./R.R.
CHECKED BY:
QUALITY CONTROL:
DATE: JUNE 4th, 2026
PROJECT No: 26-144-0551
SHEET: 1 OF 2 SHEETS



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
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 FAX (305) 470-2805
 L.B. No. 6557

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE INTENDED TO BE USED FOR THE PROJECT DESCRIBED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. IS PROHIBITED. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. IS PROHIBITED. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

NOTE:
 PLATTED UTILITY EASEMENTS WILL REMAIN



PROPOSED TRACT "A"
 (389,060 S.F. +/-)
 (8.93 ACRES +/-)

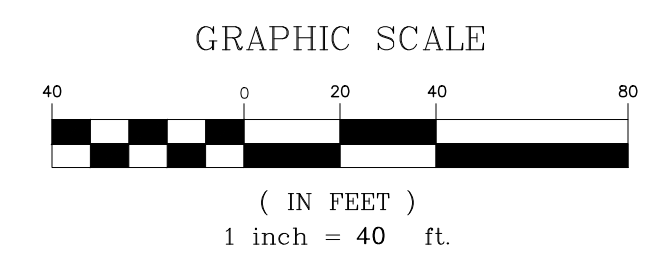
TRACT "E"
CALIFORNIA CLUB GOLF COURSE
 (P.B. 122, PG. 4)

PROPOSED TRACT "A"
 (389,060 S.F. +/-)
 (8.93 ACRES +/-)

TRACT "E"
CALIFORNIA CLUB GOLF COURSE
 (P.B. 122, PG. 4)

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
ALUMINUM LIGHT POLE	(Symbol)	ALUMINUM LIGHT POLE	FORCE MAIN VALVE	(Symbol)	FORCE MAIN VALVE	SECTION	(Symbol)	SECTION
BELLSOUTH TELEPHONE BOX	(Symbol)	BELLSOUTH TELEPHONE BOX	FOUND	(Symbol)	FOUND	SECTION CORNER	(Symbol)	SECTION CORNER
BENCHMARK	(Symbol)	BENCHMARK	GAS	(Symbol)	GAS	SEWER MANHOLE	(Symbol)	SEWER MANHOLE
CABLE BOX	(Symbol)	CABLE BOX	GAS MANHOLE	(Symbol)	GAS MANHOLE	SIGN	(Symbol)	SIGN
CATCH BASIN	(Symbol)	CATCH BASIN	GAS METER	(Symbol)	GAS METER	SPRINKLER VALVE	(Symbol)	SPRINKLER VALVE
CENTERLINE	(Symbol)	CENTERLINE	GUARD POST	(Symbol)	GUARD POST	SQUARE CUT AND NAIL	(Symbol)	SQUARE CUT AND NAIL
CLEAR	(Symbol)	CLEAR	IRON FENCE	(Symbol)	IRON FENCE	STORM MANHOLE	(Symbol)	STORM MANHOLE
CLEAR OUT VALVE	(Symbol)	CLEAR OUT VALVE	IRON PIPE	(Symbol)	IRON PIPE	STREET LIGHT BOX	(Symbol)	STREET LIGHT BOX
CHURN LINK FENCE	(Symbol)	CHURN LINK FENCE	LIMITED ACCESS RIGHT OF WAY	(Symbol)	LIMITED ACCESS RIGHT OF WAY	STREET SIGN	(Symbol)	STREET SIGN
CONCRETE	(Symbol)	CONCRETE	MAIL BOX	(Symbol)	MAIL BOX	TELEPHONE BOX	(Symbol)	TELEPHONE BOX
CONCRETE BLOCK STRUCTURE	(Symbol)	CONCRETE BLOCK STRUCTURE	MANHOLE	(Symbol)	MANHOLE	TELEPHONE MANHOLE	(Symbol)	TELEPHONE MANHOLE
CONCRETE LIGHT POLE	(Symbol)	CONCRETE LIGHT POLE	MEASURED	(Symbol)	MEASURED	TRAFFIC SIGN	(Symbol)	TRAFFIC SIGN
CONCRETE POWER POLE	(Symbol)	CONCRETE POWER POLE	MONUMENT	(Symbol)	MONUMENT	TRAFFIC SIGNAL BOX	(Symbol)	TRAFFIC SIGNAL BOX
CONTROL VALVE	(Symbol)	CONTROL VALVE	NAIL	(Symbol)	NAIL	2' EASEMENT	(Symbol)	2' EASEMENT
DRAINAGE MANHOLE	(Symbol)	DRAINAGE MANHOLE	NAIL AND DISC	(Symbol)	NAIL AND DISC	6' UTILITY EASEMENT	(Symbol)	6' UTILITY EASEMENT
DRILL HOLE	(Symbol)	DRILL HOLE	ON LINE	(Symbol)	ON LINE	12' UTILITY EASEMENT	(Symbol)	12' UTILITY EASEMENT
DUAL POLE SIGN	(Symbol)	DUAL POLE SIGN	PLAT BOOK	(Symbol)	PLAT BOOK	VALVE	(Symbol)	VALVE
ELECTRIC BOX	(Symbol)	ELECTRIC BOX	P.C.P.	(Symbol)	P.C.P.	WATER METER	(Symbol)	WATER METER
ELECTRIC METER	(Symbol)	ELECTRIC METER	P.G.	(Symbol)	P.G.	WATER VALVE	(Symbol)	WATER VALVE
ELECTRIC WIRE OVERHEAD	(Symbol)	ELECTRIC WIRE OVERHEAD	P.P.M.	(Symbol)	P.P.M.	WELL	(Symbol)	WELL
ELEVATION (EXISTING)	(Symbol)	ELEVATION (EXISTING)	P.A.	(Symbol)	P.A.	WOOD FENCE	(Symbol)	WOOD FENCE
ELEVATION (PROPOSED)	(Symbol)	ELEVATION (PROPOSED)	P.P.M.	(Symbol)	P.P.M.	WOOD POWER POLE	(Symbol)	WOOD POWER POLE
FINISHED FLOOR	(Symbol)	FINISHED FLOOR	REC.	(Symbol)	REC.			
FIRE HYDRANT	(Symbol)	FIRE HYDRANT	R/W	(Symbol)	R/W			
FIRE MAIN VALVE	(Symbol)	FIRE MAIN VALVE						
FURCA POWER AND LIGHT METER MANHOLE	(Symbol)	FURCA POWER AND LIGHT METER MANHOLE						



RECORD OF REVISION	
No.	DATE
1	06/04/26

DESCRIPTION	BY	APP.
REVISED SURVEY BY PER CLIENT COMMENTS	O.E./R.R.	

VIA VENTURA SOUTH

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

SKETCH OF SURVEY, PROPOSED SUBDIVISION AND LEGEND

LENAR HOMES, LLC.

CLIENT ADDRESS: 5305 BLUE LAGOON DRIVE, 5TH FLOOR, MIAMI, FL 33136

PROJECT LOCATION: SECTION 32, TOWNSHIP 14 SOUTH, RANGE 42 EAST, MANALAPAN COUNTY, FLORIDA

SCALE: 1" = 40'

DRAWN BY: O.E./R.R.

DATE: JUNE 04th, 2026

PROJECT No: 26-144-0551

SHEET: 2 OF 2 SHEETS