

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: _____

CHANGE OF SURVEYOR

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 NORTH

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): 30-1231-029-0040 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract "D", 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 (6.44 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.

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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.

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

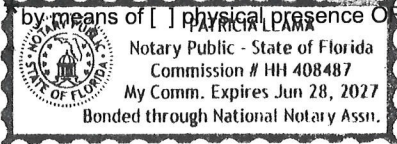
BEFORE ME, personally appeared * Phil Serrate this 14 day of May, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of May, 2026 A.D.

by means of physical presence OR online notarization

Signature of Notary Public: _____

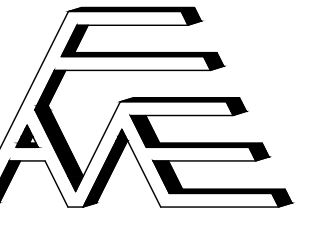
(Print, Type name here: Patricia Klama)



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.



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805
 L.B. No. 6557

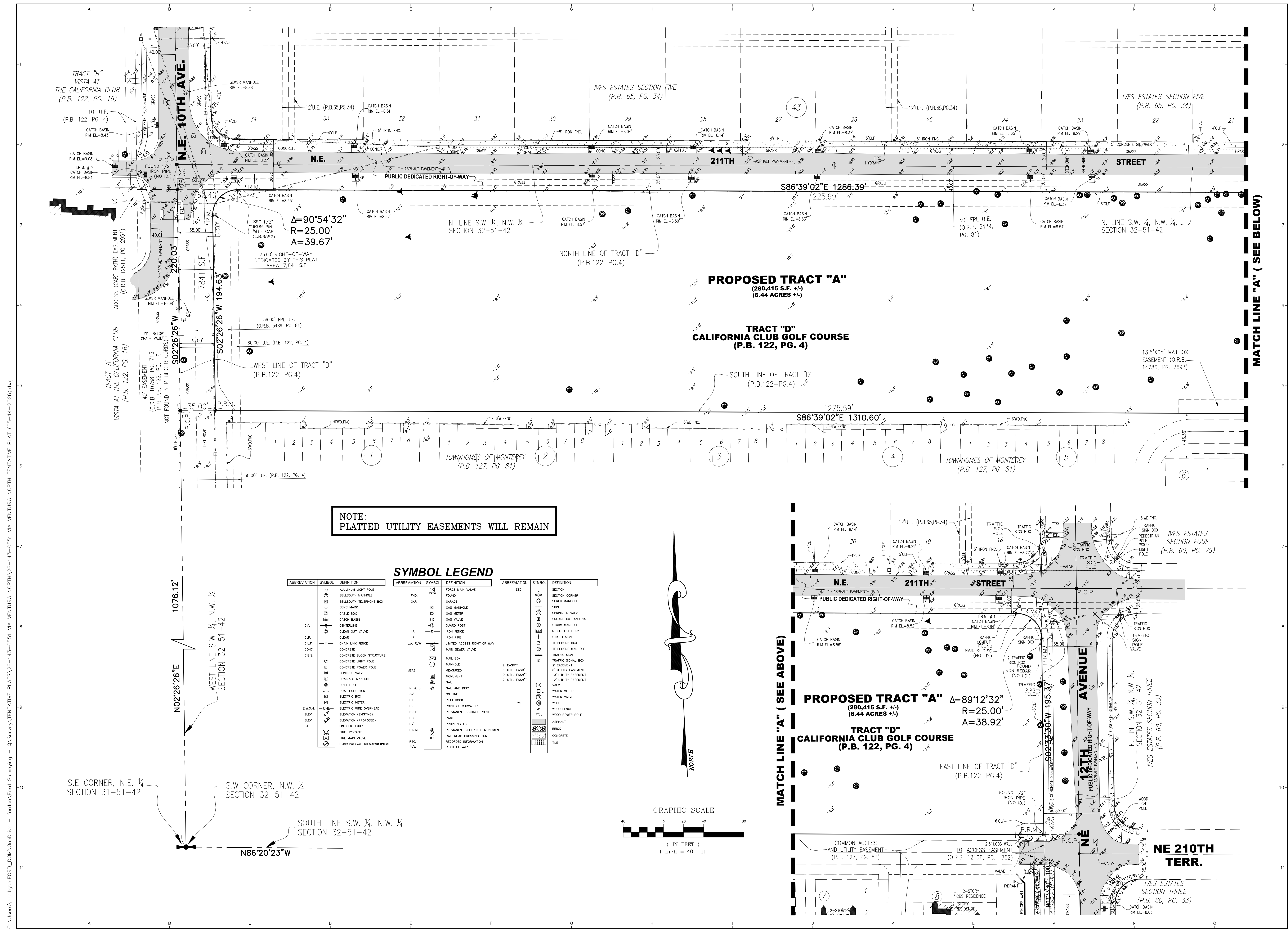
THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE INTENDED TO BE USED FOR THE PROVISION OF PROFESSIONAL SERVICES ONLY. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. IS STRICTLY PROHIBITED. THESE DRAWINGS ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. IS STRICTLY PROHIBITED. THESE DRAWINGS ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND SHALL NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. IS STRICTLY PROHIBITED.

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

BY	APP.
O.E.	R.R.

DESCRIPTION	REVISION SURVEY BY PER CLIENT COMMENTS

VIA VENTURA NORTH	
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT	
SKETCH OF SURVEY, PROPOSED SUBDIVISION AND LEGEND	
TYPE OF PROJECT:	SECTION 32, TOWNSHIP 14 SOUTH, RANGE 42 EAST
SHEET NAME:	MIAMI, FL 33126
CLIENT:	LENNAH HOMES, LLC.
CLIENT ADDRESS:	5805 BLUE LAGOON DRIVE, 5TH FLOOR
SCALE:	1" = 40'
DRAWN BY:	O.E./R.R.
DATE:	JUNE 04th, 2026
PROJECT No:	26-143-0551
SHEET:	2



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