

## 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 : ( 460 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: FLORIDA CITY Sec.: 23 Twp.: 57 S. Rge.: 38 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Old Town Floridian

2. Owner's Name: Zamora Corporation

Phone: 305-445-2070

Address: 6741 Coral Way Ste. 18

City: Miami

State: FL

Zip Code: 33155

Owner's Email Address: am@zamorahomes.com

3. Surveyor's Name: Hadonne Corp.

Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101

City: Doral

State: FL

Zip Code: 33072

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 16-7823-000-0150 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW 332 Street & SW 187 Avenue

7. Present Zoning: \_\_\_\_\_

Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( 446 Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ 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.

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.

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Rosa A. Zamora*

(Print name & Title here): Rosa A. Zamora

BEFORE ME, personally appeared Rosa A. Zamora this 15 day of October, 2020 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 15 day of October 2020 A.D.



ANINELY MAYORAL  
Commission # GG 242094  
Expires November 3, 2022  
Bonded Thru Budget Notary Services

Signature of Notary Public: *Aninely Mayoral*

(Print, Type name here: Aninely Mayoral)

(NOTARY SEAL)

Nov. 3, 2022  
(Commission Expires)

(Commission Number)

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

# TENTATIVE PLAT OF OLD TOWN FLORIDIAN

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST,  
LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA

## SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on September 12, 2018.
2. The date of completion of the field work of the Update Survey was on May 20, 2020.
3. The date of completion of the field work of the Update Survey was on January 11, 2024.
4. The date of completion of the field work of the Update Survey was on September 16, 2025.

### SECTION 2) LEGAL DESCRIPTION:

The South 1/2 of the Northeast 1/4 , less the East 35 feet, West 35 feet and less the South 35 feet for road purposes, of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Containing 3,360,337 Square Feet or 77.14 Acres, more or less, by calculations.

### Property Address and Tax Folio Number:

SW 332 Street & SW 187 Avenue, Florida City, 33034.  
Folio No.: 16-7823-000-0150

### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, 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.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=100') or smaller.

### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Warranty Deed, dated April 21st, 2000, recorded in Official Records Book 19081, Page 2767, Miami-Dade County Public Records.

Bearings as shown hereon are based upon the Easterly Boundary Line with an assumed bearing of N00°22'04"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AH" with a Base Flood Elevation being 9.0 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120641 (City of Florida City), Map Panel No. 12086C0730 & 12086C0710, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number MB-40, Elevation 7.91 feet.

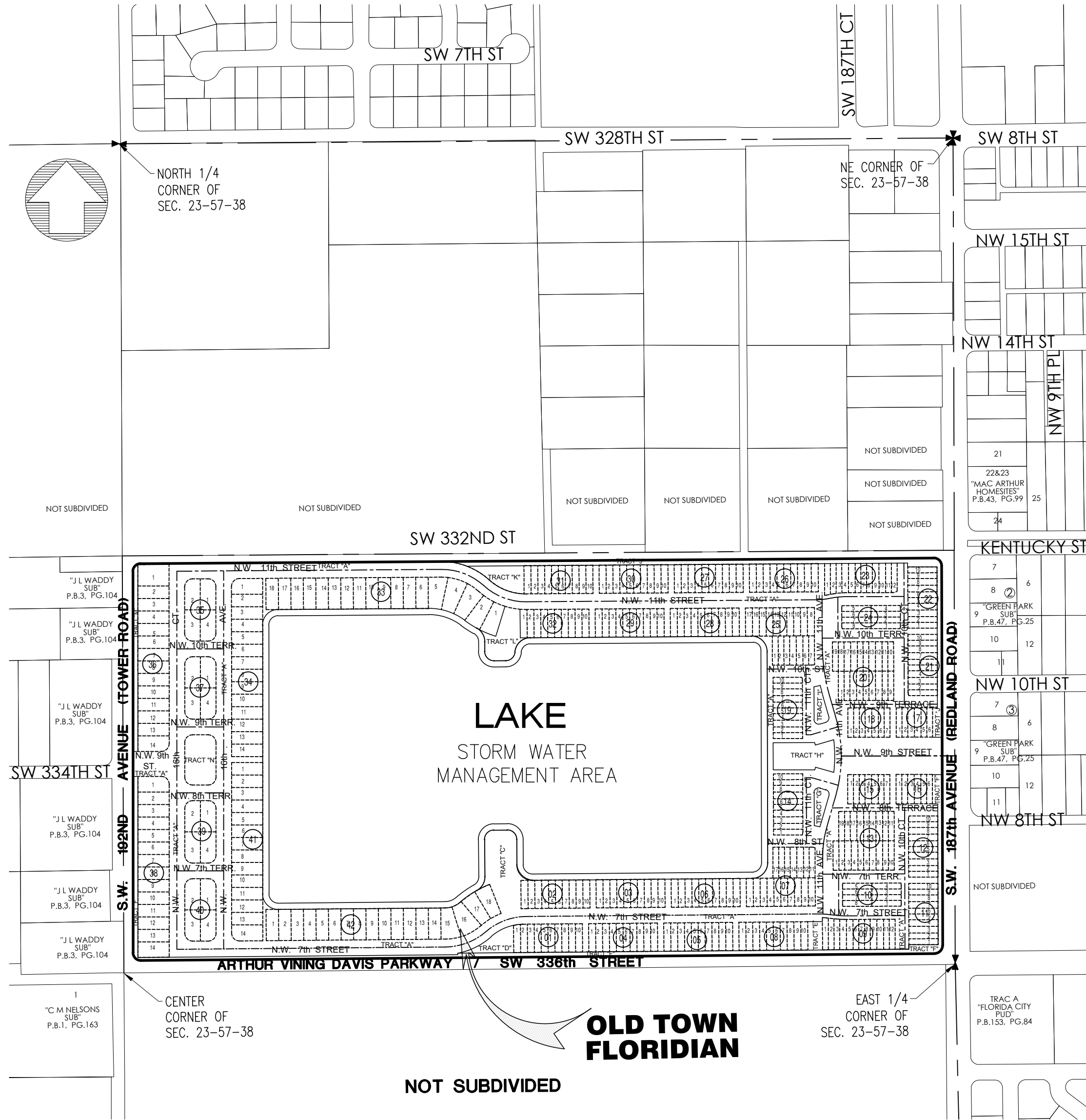
### SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.



LOCATION MAP  
NORTHEAST 1/4, SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

### SECTION 6) CLIENT INFORMATION:

TOSCA REAL ESTATE  
4904 SW 72nd Avenue,  
Miami, Florida 33155  
Contact: Carlos Tosca  
Phone: (305) 446-7990  
E-mail: carlos@toscarealestate.com

### SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company  
TELEPHONE: AT&T, Inc., Comcast  
TV-CABLE: ATT-Uverse, Comcast  
POTABLE WATER: Florida City Water & Sewer Department  
SANITARY SEWER: Florida City Water & Sewer Department

### SECTION 8) DEVELOPMENT INFORMATION:

- ZONING DATA:
- . Zoning District: RM-15 (Multifamily, Zero Lot Line)
- 1a. Existing Land Use: Vacant Lot  
1b. Proposed Use: Single Family, Town Homes and Villas
2. Total number of Tracts: 14  
2a. Tract "A": Private Roads  
2b. Tract "B": Lake / Storm Water Management Area  
2c. Tracts "C", "D", "G", "I", "K", "L" and "N" : Private Park Sites  
2d. Tract "E": Pump Station  
2e. Tracts "F", "J" and "M": Landscape Buffer  
2f. Tract "H": Club House
3. Number of Blocks: 42  
4. Total number of dwelling Units: 446  
4a. Single Family Homes: 108 units  
Townhomes: 160 units  
Villas: 178 units

### SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

FLOOD CRITERIA: 6.0 Feet (NAVD 88), 7.5 Feet (NGVD 29)

### SECTION 10) CONTACT INFORMATION:

HADONNE CORP.  
Attention: Mariela Alvarez  
1985 NW 88th Court, Suite 101  
Miami, Florida 33172  
Phone: (305) 266-1188  
E-mail: platting@hadonne.com

### SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida statutes.

Abraham Hadad, PSM

For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida

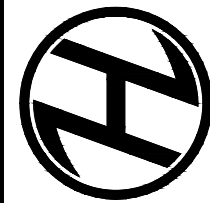
HADONNE CORP., a Florida corporation  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7097  
8935 NW 35th Lane, Suite 201  
Doral, Florida 33172  
Phone: 305.266.1188  
Fax: 305.207.6845

Note:

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. Additions or deletions to survey maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS  
CIVIL ENGINEERING  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
8935 NW 35th Lane Suite 201 - Doral, FL 33172 - P. - 1(305)207-6845 - F. - www.hadonne.com

**HADONNE**



MAP BOUNDARY & TOPOGRAPHIC SURVEY

for  
TOSCA REAL ESTATE

SW 332nd STREET AND SW 187th AVE., FLORIDA CITY, FLORIDA 33034

| REVISIONS                               |     |
|-----------------------------------------|-----|
| 1. Update T-joint 12-2-20               | 6.  |
| 2. ADD PROPOSED EASEMENTS ON 09-07-2022 | 7.  |
| 3. UPDATE SURVEY 01-11-2024             | 8.  |
| 4. UPDATE SURVEY 09-16-2025             | 9.  |
|                                         | 10. |

|             |       |
|-------------|-------|
| Field Book: | FILE  |
| DRAWN BY:   | LD/MG |
| TECH BY:    | RI    |
| QA/QC BY:   | JS    |
| Job No.:    | 18112 |
|             | 1/7   |

# TENTATIVE PLAT OF OLD TOWN FLORIDIAN

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST,  
LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA

## LEGEND:

|          |                                    |          |                                    |
|----------|------------------------------------|----------|------------------------------------|
| DRWY     | = DRIVEWAY                         | DRWY     | = DRIVEWAY                         |
| D.M.E.   | = DRAINAGE MAINTENANCE EASEMENT    | D.M.E.   | = DRAINAGE MAINTENANCE EASEMENT    |
| C.M.E.   | = CANAL MAINTENANCE EASEMENT       | C.M.E.   | = CANAL MAINTENANCE EASEMENT       |
| UE       | = UTILITY EASEMENT                 | UE       | = UTILITY EASEMENT                 |
| A        | = ARC DISTANCE                     | A        | = ARC DISTANCE                     |
| BLDG.    | = BUILDING                         | BLDG.    | = BUILDING                         |
| C.B.     | = CATCH BASIN                      | C.B.     | = CATCH BASIN                      |
| C.B.S.   | = CONCRETE BLOCK STRUCTURE         | C.B.S.   | = CONCRETE BLOCK STRUCTURE         |
| CH       | = CHORD DISTANCE                   | CH       | = CHORD DISTANCE                   |
| C        | = CALCULATED VALUE                 | C        | = CALCULATED VALUE                 |
| (C)      | = CLEAR                            | (C)      | = CLEAR                            |
| C        | = CENTER LINE                      | C        | = CENTER LINE                      |
| CONC.    | = CONCRETE                         | CONC.    | = CONCRETE                         |
| P.R.C.   | = POINT OF REVERSE CURVE           | P.R.C.   | = POINT OF REVERSE CURVE           |
| P.C.     | = POINT OF CURVATURE               | P.C.     | = POINT OF CURVATURE               |
| F.N.D.   | = FOUND NAIL/DISK                  | F.N.D.   | = FOUND NAIL/DISK                  |
| P.C.C.   | = POINT OF COMPOUND CURVE          | P.C.C.   | = POINT OF COMPOUND CURVE          |
| B        | = BASELINE                         | B        | = BASELINE                         |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM | N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM |
| INV. EL. | = INVERT ELEVATION                 | INV. EL. | = INVERT ELEVATION                 |
| P.B.     | = PLAT BOOK                        | P.B.     | = PLAT BOOK                        |
| P.C.P.   | = PERMANENT CONTROL POINT          | P.C.P.   | = PERMANENT CONTROL POINT          |
| OMP      | = CORRUGATED METAL PIPE            | OMP      | = CORRUGATED METAL PIPE            |
| P.I.     | = POINT OF INTERSECTION            | P.I.     | = POINT OF INTERSECTION            |
| B/C      | = BLOCK CORNER                     | B/C      | = BLOCK CORNER                     |
| R        | = RADIAL                           | R        | = RADIAL                           |
| RES.     | = RESIDENCE                        | RES.     | = RESIDENCE                        |
| R/W      | = RIGHT OF WAY                     | R/W      | = RIGHT OF WAY                     |
| SEC.     | = SECTION                          | SEC.     | = SECTION                          |
| S.I.P.   | = SET IRON PIPE                    | S.I.P.   | = SET IRON PIPE                    |
| T.O.P.   | = TOP OF PIPE                      | T.O.P.   | = TOP OF PIPE                      |
| SWK      | = SIDEWALK                         | SWK      | = SIDEWALK                         |
| P.G.     | = PAGE                             | P.G.     | = PAGE                             |
| P.O.B.   | = POINT OF BEGINNING               | P.O.B.   | = POINT OF BEGINNING               |
| P        | = PROPERTY LINE                    | P        | = PROPERTY LINE                    |
| N.T.S.   | = NOT TO SCALE                     | N.T.S.   | = NOT TO SCALE                     |
| E        | = ELEVATION                        | E        | = ELEVATION                        |
| W.O.     | = WATER OUTLET                     | W.O.     | = WATER OUTLET                     |
| B        | = BLOCK                            | B        | = BLOCK                            |
| C        | = CLEANOUT                         | C        | = CLEANOUT                         |
| M        | = MONUMENT LINE                    | M        | = MONUMENT LINE                    |
| D        | = DRAINAGE CATCH BASIN             | D        | = DRAINAGE CATCH BASIN             |
| G.P.     | = GUARD POLE                       | G.P.     | = GUARD POLE                       |
| T        | = TRAFFIC SIGN                     | T        | = TRAFFIC SIGN                     |
| C.B.     | = CATCH BASIN (INLET)              | C.B.     | = CATCH BASIN (INLET)              |
| L.P.     | = LIGHT POLE                       | L.P.     | = LIGHT POLE                       |
| W.L.P.   | = WOOD LIGHT POLE                  | W.L.P.   | = WOOD LIGHT POLE                  |
| A.P.     | = ANCHOR POLE                      | A.P.     | = ANCHOR POLE                      |
| L.P.     | = LIGHT POLE                       | L.P.     | = LIGHT POLE                       |
| C.L.P.   | = CONC. LIGHT POLE                 | C.L.P.   | = CONC. LIGHT POLE                 |
| W.M.     | = WATER METER                      | W.M.     | = WATER METER                      |
| F.H.     | = FIRE HYDRANT                     | F.H.     | = FIRE HYDRANT                     |
| E.B.     | = ELECTRIC BOX                     | E.B.     | = ELECTRIC BOX                     |
| C.T.B.   | = CABLE TV BOX                     | C.T.B.   | = CABLE TV BOX                     |
| W.P.B.   | = WIRE PULL BOX                    | W.P.B.   | = WIRE PULL BOX                    |
| W.V.     | = WATER VALVE                      | W.V.     | = WATER VALVE                      |
| S.V.     | = SEWER VALVE                      | S.V.     | = SEWER VALVE                      |
| M.L.P.   | = METAL LIGHT POLE                 | M.L.P.   | = METAL LIGHT POLE                 |
| M.H.     | = MANHOLE                          | M.H.     | = MANHOLE                          |
| T.M.H.   | = TELEPHONE MANHOLE                | T.M.H.   | = TELEPHONE MANHOLE                |
| D.M.H.   | = DRAINAGE MANHOLE                 | D.M.H.   | = DRAINAGE MANHOLE                 |
| S.S.M.H. | = SANITARY SEWER MANHOLE           | S.S.M.H. | = SANITARY SEWER MANHOLE           |
| P.M.     | = PARKING METER                    | P.M.     | = PARKING METER                    |
| F.P.     | = FLAG POLE                        | F.P.     | = FLAG POLE                        |
| F.F.E.   | = FINISH FLOOR ELEVATION           | F.F.E.   | = FINISH FLOOR ELEVATION           |
| S.I.R.   | = SET IRON REBAR                   | S.I.R.   | = SET IRON REBAR                   |
| P.O.C.   | = POINT OF COMMENCEMENT            | P.O.C.   | = POINT OF COMMENCEMENT            |
| F.N.     | = FOUND NAIL                       | F.N.     | = FOUND NAIL                       |
| P.T.     | = POINT OF TANGENCY                | P.T.     | = POINT OF TANGENCY                |
| E.N.C.   | = ENCROACHMENT                     | E.N.C.   | = ENCROACHMENT                     |
| F.H.     | = FIRE HYDRANT                     | F.H.     | = FIRE HYDRANT                     |
| F.I.P.   | = FOUND IRON PIPE                  | F.I.P.   | = FOUND IRON PIPE                  |
| F.I.R.   | = FOUND IRON REBAR                 | F.I.R.   | = FOUND IRON REBAR                 |
| L.F.E.   | = LOWEST FLOOR ELEVATION           | L.F.E.   | = LOWEST FLOOR ELEVATION           |
| L.P.     | = LIGHT POLE                       | L.P.     | = LIGHT POLE                       |
| M.V.     | = MEASURED VALUE                   | M.V.     | = MEASURED VALUE                   |
| R        | = RECORD VALUE                     | R        | = RECORD VALUE                     |
| S.C.     | = SECTION CORNER                   | S.C.     | = SECTION CORNER                   |
| S        | = SHADE TREE                       | S        | = SHADE TREE                       |
| X-Y-Z    | = PALM TREE                        | X-Y-Z    | = PALM TREE                        |
| X        | = TRUNK DIAMETER                   | X        | = TRUNK DIAMETER                   |
| Y        | = TREE HIGH                        | Y        | = TREE HIGH                        |
| Z        | = CANOPY DIAMETER                  | Z        | = CANOPY DIAMETER                  |
| ---      | = RIGHT OF WAY LINE                | ---      | = RIGHT OF WAY LINE                |
| ---      | = PROPERTY LINE                    | ---      | = PROPERTY LINE                    |
| ---      | = EASEMENT LINE                    | ---      | = EASEMENT LINE                    |
| ---      | = IRON FENCE                       | ---      | = IRON FENCE                       |
| ---      | = WOOD FENCE                       | ---      | = WOOD FENCE                       |
| ---      | = CHAIN LINK FENCE                 | ---      | = CHAIN LINK FENCE                 |
| ---      | = OVERHEAD UTILITY LINE            | ---      | = OVERHEAD UTILITY LINE            |
| ---      | = WATER LINE                       | ---      | = WATER LINE                       |
| ---      | = UNKNOWN LINE                     | ---      | = UNKNOWN LINE                     |
| ---      | = STORM LINE                       | ---      | = STORM LINE                       |
| ---      | = SEWER LINE                       | ---      | = SEWER LINE                       |
| ---      | = ELECTRIC LINE                    | ---      | = ELECTRIC LINE                    |
| ---      | = GAS LINE                         | ---      | = GAS LINE                         |
| ---      | = CBS WALL                         | ---      | = CBS WALL                         |
| ---      | = BRICK                            | ---      | = BRICK                            |
| ---      | = CONCRETE                         | ---      | = CONCRETE                         |
| ---      | = GRAVEL                           | ---      | = GRAVEL                           |
| ---      | = TILE                             | ---      | = TILE                             |
| ---      | = PAVEMENT                         | ---      | = PAVEMENT                         |

## NOTICE:

This Document is not full and complete without all pages. (Total of Seven (7) pages)

FOR CONTINUATION SEE SHEET 3 OF 7

FOR CONTINUATION SEE SHEET 7 OF 7

## MAP BOUNDARY & TOPOGRAPHIC SURVEY

for  
TOSCA REAL ESTATE

SW 332nd STREET AND SW 18th AVE., FLORIDA CITY, FLORIDA 33034

## REVISIONS

| NO. | DATE       | DESCRIPTION                          |
|-----|------------|--------------------------------------|
| 1   | 12-2-20    | Update 1- and 2-2-20                 |
| 2   | 09-07-2022 | ADD PROPOSED EASEMENTS ON 09-07-2022 |
| 3   | 01-11-2024 | UPDATE SURVEY 01-11-2024             |
| 4   | 09-16-2025 | UPDATE SURVEY 09-16-2025             |
| 5   |            |                                      |

Field Book:

FILE

DRAWN BY:

LD/MG

TECH BY:

RI

QA/QC BY:

JS

Job No.:

18112

2/7

LAND SURVEYOR AND MAPPERS  
CIVIL ENGINEERING  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
8555 NW 35th Lane Suite 201 - Doral, FL 33172 - P: +1(305)266-1188 - F: +1(305)267-8845 - W: www.hadonne.com



# TENTATIVE PLAT OF OLD TOWN FLORIDIAN

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST,  
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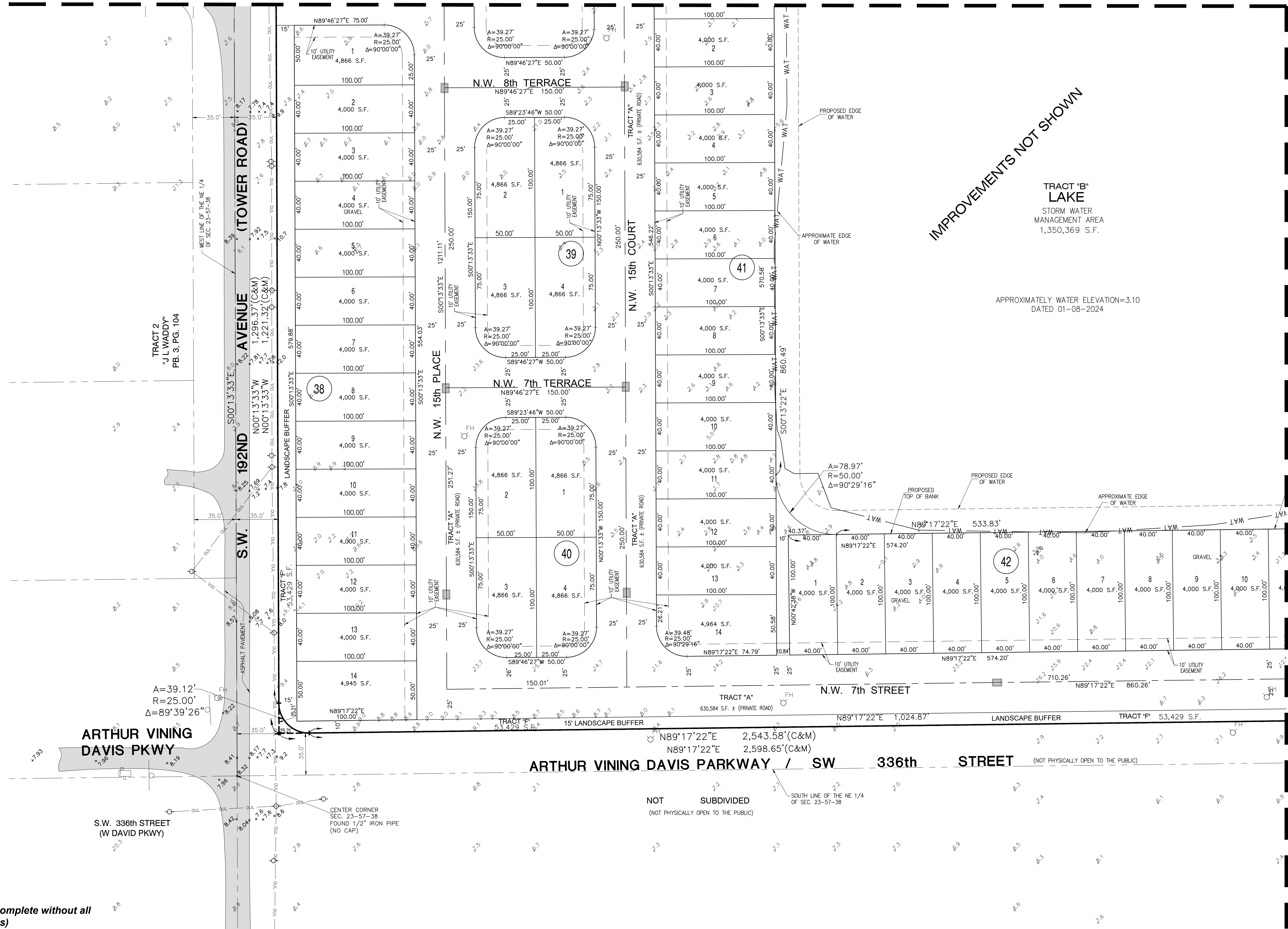
FOR CONTINUATION SEE SHEET 2 OF 7

## LEGEND:

- DRWY = DRIVEWAY  
D.M.E. = DRAINAGE MAINTENANCE EASEMENT  
C.M.E. = CANAL MAINTENANCE EASEMENT  
UE = UTILITY EASEMENT  
A = ARC DISTANCE  
BLDG. = BUILDING  
C.B. = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CH. = CHORD DISTANCE  
CALC. = CALCULATED VALUE  
CL. = CLEAR  
C.L. = CENTER LINE  
CONC. = CONCRETE  
P.R.C. = POINT OF REVERSE CURVE  
P.C. = POINT OF CURVATURE  
F.N.D. = FOUND NAIL/DISK  
P.C.C. = POINT OF COMPOUND CURVE  
B. = BASELINE  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
INV. EL. = INVERT ELEVATION  
P.B. = PLAT BOOK  
P.C.P. = PERMANENT CONTROL POINT  
CMP. = CORRUGATED METAL PIPE  
P.I. = POINT OF INTERSECTION  
B/C = BLOCK CORNER  
R. = RADIUS  
RAD. = RADIAL  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.I.P. = SET IRON PIPE  
T.O.P. = TOP OF PIPE  
SWK. = SIDEWALK  
P.G. = PAGE  
P.O.B. = POINT OF BEGINNING  
P.L. = PROPERTY LINE  
N.T.S. = NOT TO SCALE  
E. = ELEVATION  
W.O. = WATER OUTLET  
B. = BLOCK  
E. = ELEVATION  
M. = MONUMENT LINE  
D.C.B. = DRAINAGE CATCH BASIN  
G.P. = GUARD POLE  
T.S. = TRAFFIC SIGN  
C.B. = CATCH BASIN (INLET)  
L.P. = LIGHT POLE  
W.L.P. = WOOD LIGHT POLE  
A.P. = ANCHOR POLE  
L.P. = LIGHT POLE  
C.L.P. = CONC. LIGHT POLE  
W.M. = WATER METER  
F.H. = FIRE HYDRANT  
E.B. = ELECTRIC BOX  
C.T.V.B. = CABLE TV BOX  
W.P.B. = WIRE PULL BOX  
W.V. = WATER VALVE  
S.V. = SEWER VALVE  
M.L.P. = METAL LIGHT POLE  
M. = MANHOLE  
T.M. = TELEPHONE MANHOLE  
D.M. = DRAINAGE MANHOLE  
S.S.M. = SANITARY SEWER MANHOLE  
P.M. = PARKING METER  
F.P. = FLAG POLE  
F.F. = FINISH FLOOR ELEVATION  
S.I.R. = SET IRON REBAR  
P.O.C. = POINT OF COMMENCEMENT  
F.N. = FOUND NAIL  
P.T. = POINT OF TANGENCY  
E.N.C. = ENCROACHMENT  
F.H. = FIRE HYDRANT  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON REBAR  
L.F.E. = LOWEST FLOOR ELEVATION  
L.P. = LIGHT POLE  
M.V. = MEASURED VALUE  
R.V. = RECORD VALUE  
S.C. = SECTION CORNER  
S.T. = SHADE TREE  
P.T. = PALM TREE  
X-Y-Z = TRUNK DIAMETER  
Y = TREE HIGH  
Z = CANOPY DIAMETER  
O.U.L. = OVERHEAD UTILITY LINE  
W.L. = WATER LINE  
U.L. = UNKNOWN LINE  
S.L. = STORM LINE  
S.L. = SEWER LINE  
E.L. = ELECTRIC LINE  
G.L. = GAS LINE  
C.W. = CBS WALL  
B. = BRICK  
C. = CONCRETE  
G. = GRAVEL  
T. = TILE  
P. = PAVEMENT

## NOTICE:

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FOR CONTINUATION SEE SHEET 4 OF 7

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MAP BOUNDARY & TOPOGRAPHIC SURVEY  
for  
TOSCA REAL ESTATE  
of  
SW 332nd STREET AND SW 18th AVE., FLORIDA CITY, FLORIDA 33034

| REVISIONS                               | FILE |
|-----------------------------------------|------|
| 1. Update 1-01-12-2-20                  | 6    |
| 2. Add proposed easements on 09-07-2022 | 7    |
| 3. Update survey 01-11-2024             | 8    |
| 4. Update survey 09-16-2025             | 9    |
| 5.                                      | 10   |

Field Book:  
FILE  
DRAWN BY:  
LD/MG  
TECH BY:  
RI  
QA/QC BY:  
JS

Job No.:  
18112

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST  
LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA

IMPROVEMENTS NOT SHOWN

APPROXIMATELY WATER ELEVATION=3.10  
DATED 01-08-2024

FOR CONTINUATION SEE SHEET 5 OF 7

NOT SUBDIVIDED

|             |                                    |
|-------------|------------------------------------|
| C.M.E.      | DRIVEWAY                           |
| D.W.        | DRAINAGE                           |
| D.M.        | CANAL MAINTENANCE EASEMENT         |
| U.E.        | UTILITY EASEMENT                   |
| B.D.        | ARC DISTANCE                       |
| BLG.        | BUILDING                           |
| A.B.        | ATION BASIN                        |
| C.B.S.      | CONCRETE BLOCK STRUCTURE           |
| C.H.        | CHORD DISTANCE                     |
| C.C.        | CALCULATED VALUE                   |
| (C)         | CLEAR                              |
| C.          | CENTER LINE                        |
| C.          | CONCRETE                           |
| P.R.C.      | POINT OF REVERSE CURVE             |
| P.C.        | POINT OF CURVATURE                 |
| F.N.A./D.S. | FOUNDING NATIONAL DATUM            |
| P.C.C.      | POINT OF COMPOUND CURVE            |
| N.G.V.D.    | NATIONAL GEOGRAPHIC VERTICAL DATUM |
| INV. EL.    | INVERT ELEVATION                   |
| P.B.        | PISTON BOX                         |
| P.          | PERMANENT CONTROL POINT            |
| C/P         | CORRUGATED METAL PIPE              |
| M.P.        | POINT OF MISPERFECTION             |
| B/C         | BLOCK CORNER                       |
| R.          | RADIUS                             |
| R.D.        | RADIAL DISTANCE                    |
| RES.        | RESIDENCE                          |
| R.W.        | RIGHT OF WAY                       |
| S.E.C.      | SECTION                            |
| S.I.P.      | SET IRON PIPE                      |
| T.P.        | TOP OF PIPE                        |
| S.W.K.      | SIDEWALK                           |
| P.G.        | PAGE                               |
| B.          | POINT OF BEGINNING                 |
| R.          | PROPERTY LINE                      |
| N.T.S.      | NOT TO SCALE                       |

|  |                          |
|--|--------------------------|
|  | = ELEVATION              |
|  | = WATER OUTLET           |
|  | = BLOCK                  |
|  | = CLEANOUT               |
|  | = MONUMENT LINE          |
|  | = DRAINAGE CATCH BASIN   |
|  | = GUARD POLE             |
|  | = TRAFFIC SIGN           |
|  | = CATCH BASIN (INLET)    |
|  | = LIGHT POLE             |
|  | = WOOD LIGHT POLE        |
|  | = ANCHOR POLE            |
|  | = LIGHT POLE             |
|  | = CONC. WOOD LIGHT POLE  |
|  | = WATER METER            |
|  | = FIRE HYDRANT           |
|  | = ELECTRIC BOX           |
|  | = CABLE TV BOX           |
|  | = WIRE PULL BOX          |
|  | = WATER VALVE            |
|  | = SEWER VALVE            |
|  | = METAL LIGHT POLE       |
|  | = MANHOLE                |
|  | = TELEPHONE MANHOLE      |
|  | = DRAINAGE MANHOLE       |
|  | = SANITARY SEWER MANHOLE |
|  | = PARKING METER          |
|  | = FLAG POLE              |
|  | = FINISH                 |
|  | = FLOOR ELEVATION        |
|  | = SET FROM REBAR         |
|  | = POINT OF DISCONTINUITY |
|  | = FOUND NAIL             |
|  | = POINT OF TANGENCY      |
|  | = ENCRUSTATION           |
|  | = FIRE HYDRANT           |
|  | = FOUND IRON PIPE        |
|  | = FOUND IRON REBAR       |
|  | = LOWEST FLOOR ELEVATION |
|  | = LIGHT POLE             |
|  | = MEASURED VALUE         |
|  | = RECORD VALUE           |
|  | = SECTION CORNER         |

 = SHADE TREE  
 = PALM TREE  
 X-Y-Z  
 X=TRUNK DIAMETER  
 Y=TREE HIGH  
 Z=CANOPY DIAMETER  
 --- = RIGHT OF WAY LINE  
 --- = PROPERTY LINE  
 --- = EASEMENT LINE  
 --- = IRON FENCE  
 --- = WOOD FENCE  
 --- = CHAIN LINK FENCE  
 --- = OVERHEAD UTILITY  
 --- = WATER LINE  
 --- = CABLE  
 --- = UNKNOWN LINE  
 --- = STORM LINE  
 --- = SEWER LINE  
 --- = ELECTRIC LINE  
 --- = GAS LINE  
 --- = CBS WALL  
 --- = BRICK  
 --- = CONCRETE  
 --- = GRAVEL  
 --- = TILE  
 --- = PAVEMENT

**NOTICE:**  
***This Document is not full and complete without all pages. (Total of Seven (7) pages)***

## MAP BOUNDARY & TOPOGRAPHIC SURVEY

**TOSCA REAL ESTATE**

SW 332nd STREET AND SW 187th AVE., FLORIDA CITY, FLORIDA 33034

6. EMISSIONS

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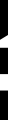
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# TENTATIVE PLAT OF OLD TOWN FLORIDIAN

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST,  
LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA

S.W. 8th STREET (S.W. 328th STREET)  
(LUCY STREET)

NORTH LINE OF THE NE 1/4  
OF SEC. 23-57-38

NE CORNER OF  
SEC. 23-57-38

FOUND 1/2"  
IRON PIPE  
(NO CAP)

N.W. 12th STREET

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