

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 30 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Altis Palms Center

2. Owner's Name: Baptist Health South Florida, Inc. Phone: 786-594-6871

Address: 6855 Red Road, Suite 600 - Real Estate City: Coral Gables State: FL Zip Code: 33143

Owner's Email Address: BHEREM@baptisthealth.net

3. Surveyor's Name: Noriette J. Alvarez Phone: 786-534-3621

Address: 5951 NW 173rd Drive Suite: 4 City: Miami State: FL Zip Code: 33015

Surveyor's Email Address: noriette@hsqgroup.net

4. Folio No(s): 30-6030-004-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract "A" Baptist Corporate Campus, according to the plat thereof as recorded in Plat Book 173 at Page 5, of the Public Records of Mami-Dade Florida.

6. Street boundaries: S.W. 248th Street, S.W. 112th Avenue (S.R. 989), S.R. 821

7. Present Zoning: BU-3 Zoning Hearing No.: Z2022000163

8. Proposed use of Property:
Single Family Res.(_____ 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: Retail: 15,488 Sq. Ft.; Gas Station: 6,664 Sq. Ft.; Grocery: 58, 100 Sq. Ft.

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.

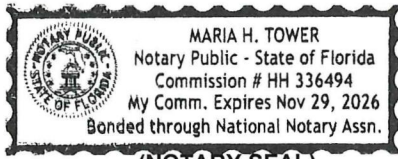
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Ana Lopez-Blazquez
(Print name & Title here): Ana Lopez-Blazquez, Executive Vice President, Chief Strategy Officer

BEFORE ME, personally appeared ANA LOPEZ-BLAZQUEZ this 27 day of FEBRUARY, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 27 day of FEBRUARY, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Maria H. Tower
(Print, Type name here: MARIA H. TOWER)

NOV. 29, 2026 HH336494
(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 ALTIS PALMS CENTER

A REPLAT OF TRACT "A", BAPTIST HEALTH CORPORATE CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT "A" BAPTIST HEALTH CORPORATE CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°28'56" EAST ALONG THE WEST BOUNDARY OF SAID OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET) AS SHOWN ON BAPTIST HEALTH CORPORATE CAMPUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; THENCE NORTH 89°19'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET), A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE NORTH 89°19'18" EAST, ALONG SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET), A DISTANCE OF 259.54 FEET; THENCE NORTH 00°27'05" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE THAT IS PARALLEL TO AND 65.00 FEET SOUTH OF SAID CENTERLINE OF COCONUT PALM DRIVE (S.W. 248TH STREET), SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID COCONUT PALM DRIVE (S.W. 248TH STREET), THENCE NORTH 89°19'18" EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 543.16 FEET; THENCE SOUTH 80°46'05" WEST, A DISTANCE OF 90.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES SOUTH 08°22'04" EAST, A RADIAL DISTANCE OF 304.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'47", A DISTANCE OF 27.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT LIES SOUTH 13°31'09" EAST, A RADIAL DISTANCE OF 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°44'00", A DISTANCE OF 77.84 FEET; THENCE NORTH 84°42'00" WEST, A DISTANCE OF 8.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT LIES SOUTH 51°26'07" EAST, A RADIAL DISTANCE OF 236.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°27'44", A DISTANCE OF 96.72 FEET; THENCE SOUTH 38°33'53" WEST, A DISTANCE OF 104.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 90.80 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°07'41", A DISTANCE OF 60.42 FEET; THENCE SOUTH, A DISTANCE OF 672.66 FEET TO THE POINT OF INTERSECTION WITH THE ON THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304; THENCE SOUTH 61°43'51" WEST ALONG SAID NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, A DISTANCE OF 49.63 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT LIES NORTH 28°16'11" WEST, A RADIAL DISTANCE OF 260.00 FEET; THENCE NORTHWESTERLY ALONG SAID LIMITED ACCESS RIGHT-OF-WAY BOUNDARY BEING ALONG THE ARC OF THE AFORESAID SAID CURVE THROUGH A CENTRAL ANGLE OF 114°22'08", A DISTANCE OF 518.99 FEET; THENCE NORTH 03°54'04" WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 200.36 FEET; THENCE NORTH 10°00'08" WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 306.60 FEET; THENCE NORTH 00°28'56" WEST ALONG THE RIGHT-OF-WAY BOUNDARY OF SAID STATE ROAD NO. 821, A DISTANCE OF 244.07 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- THE SUBJECT PROPERTY FOLIO #: 30-6030-004-0010, PER THE MIAMI-DADE COUNTY TAX APPRAISER.
- THIS SITE LIES IN SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST.
- THE GROSS AREA OF THE PROPERTY IS 465,883 SQ. FT. (10.695 ACRES) MORE OR LESS.
- THE NET AREA (TOTAL AREA MINUS RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT) IS 456,507 SQ. FT. (10,480 ACRES) MORE OR LESS.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", BASE FLOOD ELEVATION: 7 FEET, PER FIRM MAP NUMBER: 12066C0611, SUFFEX L, COMMUNITY NAME: MIAMI-DADE COUNTY, COMMUNITY NUMBER: 120635, PANEL: 0611, REVISED: SEPTEMBER 11, 2008.
- THE UNDERSIGNED HAS NOT BEEN PROVIDED WITH DOCUMENTATION STATING THE SITE ZONING CLASSIFICATION, RESTRICTIONS OR REQUIREMENTS.
- ALL NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, HAVING A BEARING OF NORTH 89°19'18" EAST.
- SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ELEVATIONS ARE BASED UPON NGVD 1929 (NATIONAL GEODETIC VERTICAL DATUM OF 1929), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY ENGINEERING BENCHMARKS: "U-729 NEW", EL. = 5.44', AND "U-727", EL. = 5.51'.
- THE TREES SHOWN HEREON WERE IDENTIFIED TO THE BEST OF OUR ABILITY AS LAND SURVEYORS.
- NO ATTEMPT WAS MADE OR REQUESTED BY THE CLIENT TO LOCATE SUBSURFACE UTILITIES.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT IN THAT CERTAIN TITLE COMMITMENT PREPARED BY NELSON MULLINS BROAD AND CASSELL, DATED JULY 8, 2021.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OBSERVATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF HSQ GROUP, LLC IS LB-7924.
- THIS PROPERTY HAS ACCESS TO THE PUBLIC RIGHT-OF-WAYS OF SW 248TH STREET AND SW 112TH AVENUE.
- NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION WAS OBSERVED DURING THE SUBJECT OF CONDUCTING THE FIELD WORK.
- NO VISIBLE EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY.
- NO PROPOSED CHANGES TO THE RIGHT OF WAY LINES OF THE SUBJECT PROPERTY WERE PROVIDED TO THE UNDERSIGNED.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

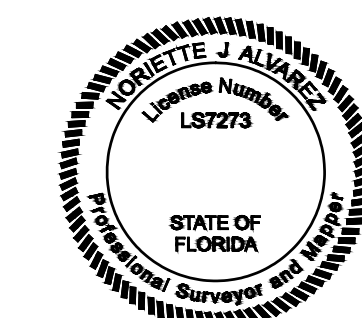
DEVELOPMENT INFORMATION:

- OWNER:
BAPTIST HEALTH SOUTH FLORIDA, INC
6855 RED RD, SUITE 600
CORAL GABLES, FL 33143
- NUMBER OF TRACTS: 1
- EXISTING ZONING: BU-3
- ZONING HEARING NO.: Z2022000163
- THE MIAMI-DADE COUNTY FLOOD CRITERIA APPEARS TO BE 5.0 FEET N.G.V.D. 1929 AS SHOWN ON MIAMI-DADE COUNTY'S 2022 FLOOD CRITERIA MAP VIA THEIR OPEN HUB WEBSITE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED BY

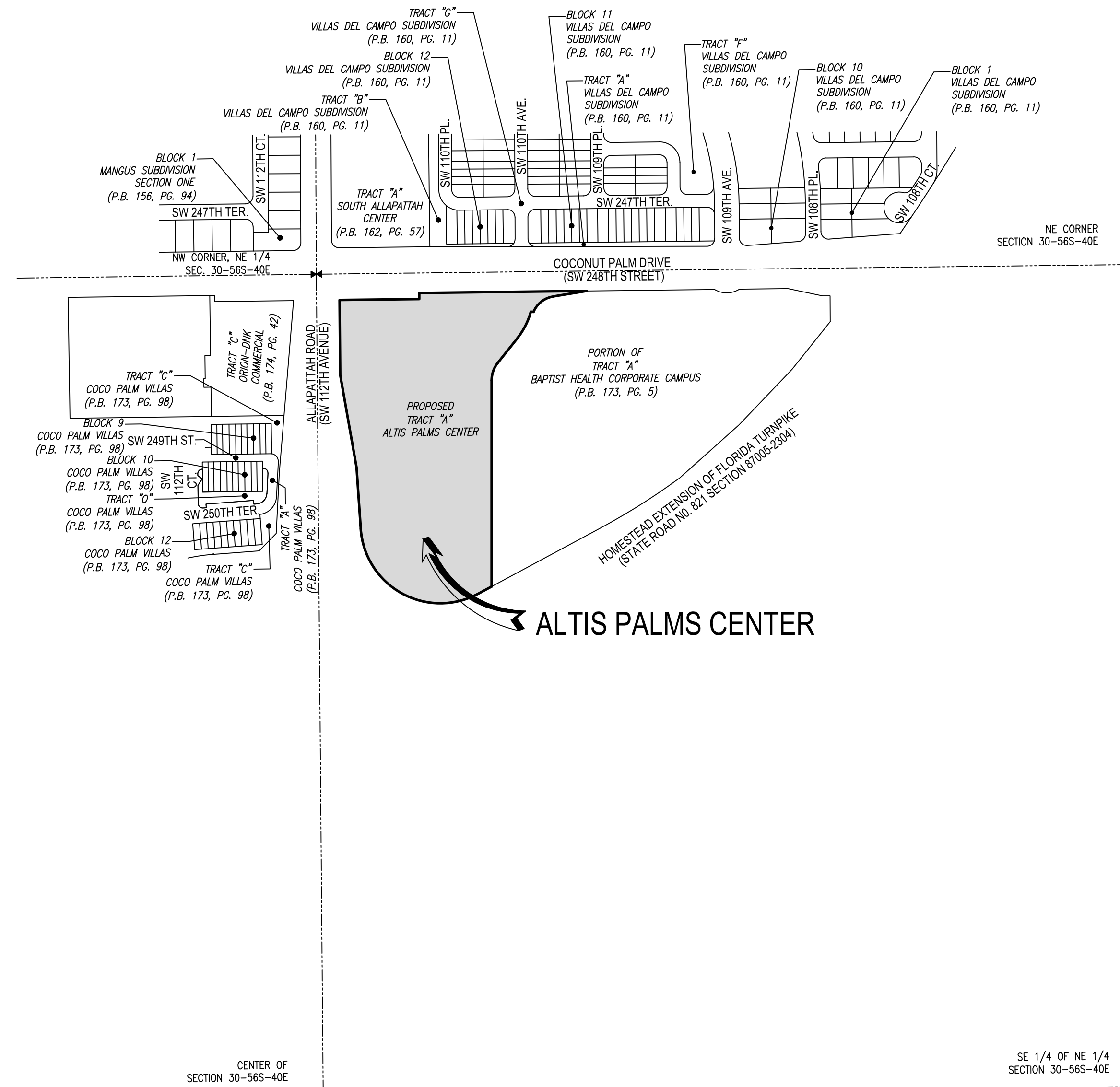


ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HSQ GROUP, LLC
7975 NW 154th Street
Suite: 360
Miami, FL 33016
TEL 786-534-3621
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
CERTIFICATE OF AUTHORIZATION LB-7924

SURVEY DATE: 07-10-2024



LOCATION MAP
NE 1/4 SECTION 30,
TOWNSHIP 56 SOUTH, RANGE 40 EAST
SCALE: 1"=300'

ABBREVIATIONS:

A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
ALF	=	ALUMINUM FENCE
BGV	=	BELOW GRADE VAULT
CB	=	CATCH BASIN
CI	=	CURB INLET
CLF	=	CHAIN LINK FENCE
CNCL	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
DIP	=	DUCTILE IRON PIPE
DMH	=	DRAINAGE MANHOLE
EL	=	ELEVATION
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
FIP	=	FOUND IRON PIPE
FIP/C	=	FOUND IRON PIPE WITH CAP
FIR	=	FOUND IRON ROD WITH CAP
FND	=	FOUND
ICV	=	IRRIGATION CONTROL VALVE
INV	=	INVERT
LB	=	LICENSED BUSINESS
LP	=	LIGHT POLE
MF	=	METAL FENCE
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
O.R.B.	=	OFFICIAL RECORDS BOOK
PRM	=	PERMANENT REFERENCE MONUMENT
P.B.	=	PLAY BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
R	=	RADIUS
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SIR/C	=	SET IRON ROD WITH CAP LB7924
SN/D	=	SET NAIL AND DISC LB7924
SQ. FT.	=	SQUARE FEET
STY.	=	STORY
T.C.B.	=	TRAFFIC CONTROL BOX
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
WRB	=	WIRE PULL BOX
WV	=	WATER VALVE

LEGEND:

BACKFLOW PREVENTER	BOLLARD
CABLE BOX	CATCH BASIN
CLEANOUT	ELEVATION
FIRE HYDRANT	FLOODLIGHT
MANHOLE, DRAINAGE	MANHOLE, SANITARY
POLE, CONCRETE	POLE, METAL
POLE, WOOD	SIGN
TREE	TREE NUMBER
TREE, OAK	TREE, PALM
VALVE, GAS	VALVE, SANITARY
VALVE, WATER	WATER METER
SANITARY MANHOLE	SET NAIL AND DISC LB7924
WIRE PULL BOX	LIMITED ACCESS R/W LINE
WIRES, OVERHEAD	

DEVELOPER INFORMATION

O'CONNOR MANAGEMENT, LLC
535 MADISON AVENUE 6TH FLOOR
NY, NY 10022
CONTACT PERSON: THOMAS HUTH
EMAIL ADDRESS: THUTH@OCONNORCP.COM
TELEPHONE NUMBER: 954-890-2657

OWNER INFORMATION

BAPTIST HEALTH SOUTH FLORIDA, INC
6855 RED RD, SUITE 600
CORAL GABLES, FL 33143
CONTACT PERSON: KATHLEEN MOORMAN
EMAIL ADDRESS: BHEREM@BAPTISTHEALTH.NET
TELEPHONE NUMBER: 786-662-7386

CONTACT PERSON INFORMATION

NAME: NORIETTE J. ALVAREZ
TELEPHONE NUMBER: 305-667-5474
E-MAIL ADDRESS: NALVAREZ@KEITHTEAM.COM

DEVELOPMENT CRITERIA TABLE

PROPOSED ZONING: BU-3

PROPOSED USES:

TRACT "A" - COMMERCIAL USE

RETAIL - 15,488 SQ. FT. (0.356 ACRES)

GAS STATION - 6,864 SQ. FT. (0.153 ACRES)

GROCERY - 58,100 SQ. FT. (1.334 ACRES)

TOTAL ACREAGE: 10.695 ACRES

NUMBER OF APPROVED FUEL POSITIONS - 16 FUEL POSITIONS

SCALE: 1"=300' DATE: 07/10/2024
DRAWN BY: JDV FIELD BOOK: 78/28-29
SURVEY BOUNDARY & TYPE: TOPOGRAPHIC
CHECKED BY: NJA



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

TENTATIVE PLAT OF
ALTIS PALMS CENTER
SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER
210328
SHEET NUMBER
1 OF 3

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

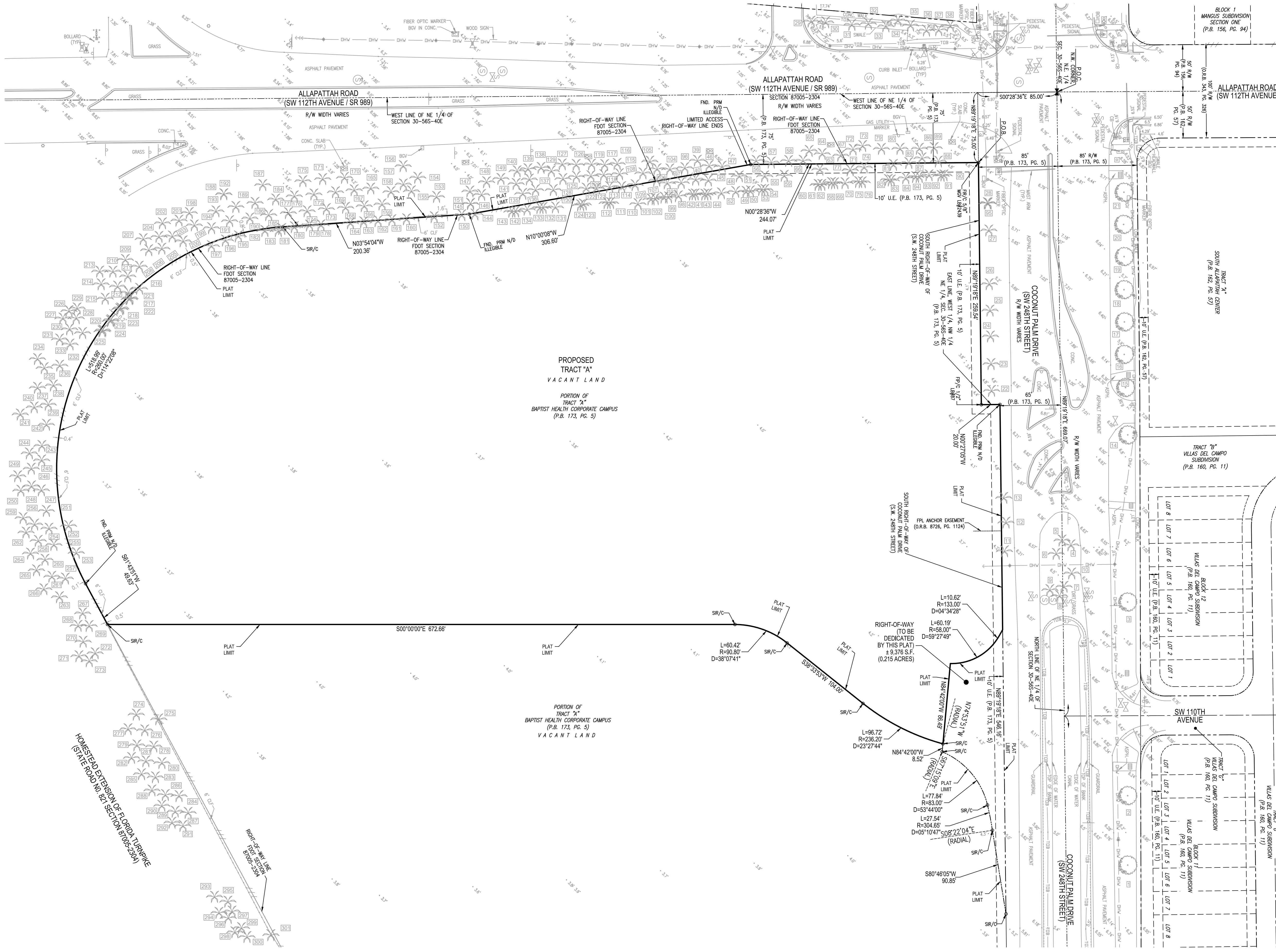
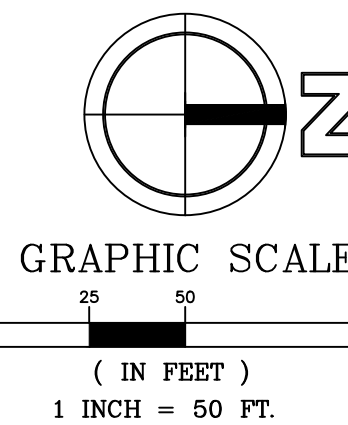
TREE TABLE

NUMBER	DESCRIPTION	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	OAK TREE	15	30	30
2	OAK TREE	12	25	20
3	OAK TREE	12	30	35
4	COCONUT PALM	10	20	20
5	COCONUT PALM	10	20	20
6	COCONUT PALM	10	25	25
7	COCONUT PALM	10	20	20
8	COCONUT PALM	10	25	25
9	COCONUT PALM	10	25	25
10	COCONUT PALM	10	20	20
11	ROYAL PALM	18	35	25
12	ROYAL PALM	18	35	30
13	ROYAL PALM	18	35	30
14	OAK TREE	12	25	30
15	OAK TREE	8	12	15
16	OAK TREE	15	25	30
17	OAK TREE	15	25	30
18	OAK TREE	15	22	25
19	OAK TREE	15	20	25
20	OAK TREE	12	20	25
21	OAK TREE	4	14	10
22	ROYAL PALM	18	25	20
23	ROYAL PALM	18	25	20
24	ROYAL PALM	18	32	25
25	ROYAL PALM	18	25	20
26	ROYAL PALM	18	25	20
27	ROYAL PALM	18	30	25
28	ROYAL PALM	18	20	20
29	SABAL PALM	15	30	15
30	SABAL PALM	12	20	12
31	SABAL PALM	18	25	15
32	SABAL PALM	12	25	15
33	SABAL PALM	12	25	15
34	SABAL PALM	15	20	12
35	SABAL PALM	12	30	15
36	SABAL PALM	15	30	15
37	SABAL PALM	12	25	15
38	SABAL PALM	15	30	20
39	PALM TREE	12	30	12
40	PALM TREE	12	25	12
41	ROYAL PALM	15	30	15
42	PALM TREE	12	25	15
43	PALM TREE	12	20	15
44	PALM TREE	15	25	15
45	PALM TREE	12	35	12
46	PALM TREE	18	20	15
47	PALM TREE	18	18	12
48	PALM TREE	18	25	20
49	PALM TREE	18	25	20
50	PALM TREE	18	25	20
51	PALM TREE	18	20	12
52	PALM TREE	18	20	12
53	PALM TREE	18	25	15
54	PALM TREE	18	30	18
55	PALM TREE	12	30	12
56	PALM TREE	15	15	12
57	PALM TREE	10	25	12
58	PALM TREE	15	25	12
59	PALM TREE	12	30	12
60	PALM TREE	15	20	15
61	PALM TREE	12	18	20
62	PALM TREE	15	22	20
63	PALM TREE	15	20	12
64	PALM TREE	12	32	12
65	PALM TREE	15	25	15
66	PALM TREE	12	30	12
67	PALM TREE	15	15	12
68	PALM TREE	15	25	15
69	PALM TREE	15	30	15
70	PALM TREE	15	30	15
71	PALM TREE	12	30	12
72	PALM TREE	12	35	12
73	PALM TREE	15	20	12
74	PALM TREE	12	30	12
75	PALM TREE	15	30	20

NUMBER	DESCRIPTION	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
76	PALM TREE	15	30	20
77	PALM TREE	15	18	20
78	PALM TREE	18	25	10
79	PALM TREE	12	30	20
80	PALM TREE	15	20	12
81	PALM TREE	12	30	12
82	PALM TREE	15	25	15
83	PALM TREE	15	25	15
84	PALM TREE	15	25	15
85	PALM TREE	12	30	12
86	PALM TREE	12	30	12
87	PALM TREE	15	15	20
88	PALM TREE	12	30	12
89	PALM TREE	15	18	12
90	PALM TREE	15	30	20
91	PALM TREE	15	30	20
92	PALM TREE	15	30	20
93	PALM TREE	15	30	20
94	PALM TREE	15	30	20
95	PALM TREE	15	30	20
96	PALM TREE	12	25	15
97	PALM TREE	10	30	10
98	PALM TREE	15	25	20
99	PALM TREE	15	25	20
100	PALM TREE	15	20	20
101	PALM TREE	15	20	20
102	PALM TREE	15	20	20
103	PALM TREE	15	30	15
104	PALM TREE	18	15	12
105	PALM TREE	15	20	12
106	PALM TREE	12	25	12
107	PALM TREE	15	30	15
108	PALM TREE	15	25	12
109	PALM TREE	15	30	12
110	PALM TREE	15	25	20
111	PALM TREE	15	30	12
112	PALM TREE	15	30	12
113	PALM TREE	15	30	12
114	PALM TREE	15	25	12
115	PALM TREE	12	30	12
116	PALM TREE	15	25	10
117	PALM TREE	15	25	12
118	PALM TREE	15	20	12
119	PALM TREE	15	25	12
120	PALM TREE	15	20	12
121	PALM TREE	15	20	12
122	PALM TREE	15	25	12
123	PALM TREE	15	30	20
124	PALM TREE	15	25	20
125	PALM TREE	15	30	12
126	PALM TREE	12	25	12
127	PALM TREE	15	30	12
128	PALM TREE	15	30	12
129	PALM TREE	12	30	12
130	PALM TREE	15	30	12
131	PALM TREE	18	30	20
132	PALM TREE	18	30	20
133	PALM TREE	18	30	20
134	PALM TREE	24	30	20
135	PALM TREE	15	20	12
136	PALM TREE	12	25	12
137	PALM TREE	12	25	12
138	PALM TREE	18	20	12
139	PALM TREE	12	25	12
140	PALM TREE	15	30	12
141	PALM TREE	15	30	12
142	PALM TREE	15	30	20
143	PALM TREE	15	25	20
144	PALM TREE	15	25	20
145	PALM TREE	15	30	12
146	PALM TREE	15	35	12
147	PALM TREE	15	30	12
148	PALM TREE	15	25	12
149	PALM TREE	15	30	12
150	PALM TREE	15	25	20

NUMBER	DESCRIPTION	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
151	PALM TREE	15	25	20
152	PALM TREE	12	20	15
153	PALM TREE	12	8	10
154	PALM TREE	12	8	10
155	PALM TREE	12	8	10
156	PALM TREE	12	8	10
157	PALM TREE	12	8	10
158	PALM TREE	12	8	10
159	PALM TREE	12	8	10
160	PALM TREE	20	30	25
161	PALM TREE	24	25	25
162	PALM TREE	20	30	25
163	PALM TREE	15	32	20
164	PALM TREE	18	28	15
165	PALM TREE	15	30	20
166	PALM TREE	15	25	20
167	PALM TREE	15	30	20
168	PALM TREE	15	30	20
169	PALM TREE	18	30	20
170	PALM TREE	15	25	20
171	PALM TREE	15	20	15
172	PALM TREE	15	30	20
173	PALM TREE	18	20	15
174	PALM TREE	15	35	20
175	PALM TREE	15	25	15
176	PALM TREE	15	25	15
177	PALM TREE	18	30	15
178	PALM TREE	15	30	20
179	PALM TREE	18	30	20
180	PALM TREE	15	30	20
181	PALM TREE	12	20	15
182	PALM TREE	15	25	15
183	PALM TREE	15	20	15
184	PALM TREE	15	20	15
185	PALM TREE	24	30	20
186	PALM TREE	18	25	20
187	PALM TREE	18	30	20
188	PALM TREE	15	12	15
189	PALM TREE	18	25	20
190	PALM TREE	24	30	15
191	PALM TREE	15	25	15
192	PALM TREE	15	30	15
193	PALM TREE	18	30	15
194	PALM TREE	15	20	15
195	PALM TREE	15	30	15
196	PALM TREE	15	20	15
197	PALM TREE	15	20	15
198	PALM TREE	10	8	12
199	PALM TREE	10	8	12
200	PALM TREE	10	8	12
201	PALM TREE	10	8	12
202	PALM TREE	10	8	12
203	PALM TREE	10	8	12
204	PALM TREE	10	8	12
205	PALM TREE	10	8	12
206	PALM TREE	10	8	12
207	DATE PALM	10	8	12
208	PALM TREE	15	30	15
209	PALM TREE	15	30	15
210	PALM TREE	15	25	15
211	PALM TREE	15	25	15
212	PALM TREE	15	30	15
213	PALM TREE	15	25	15
214	PALM TREE	15	30	15
215	PALM TREE	15	30	15
216	PALM TREE	15	30	15
217	PALM TREE	12	20	15
218	PALM TREE	15	30	15
219	PALM TREE	15	20	15
220	PALM TREE	15	25	15
221	ROYAL PALM	15	30	15
222	ROYAL PALM	15	25	15
223	ROYAL PALM	15	30	15
224	ROYAL PALM	15	25	15
225	ROYAL PALM	15	30	15

NUMBER	DESCRIPTION	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
226	DATE PALM	10	10	15
227	DATE PALM	10	10	15
228	DATE PALM	10	10	15
229	DATE PALM	10	10	15
230	DATE PALM	10	10	15
231	DATE PALM	10	10	15
232	DATE PALM	10	10	15
233	DATE PALM	10	10	15
234	ROYAL PALM	15	25	15
235	ROYAL PALM	15	30	15
236	ROYAL PALM	15	20	15
237	ROYAL PALM	15	25	15
238	ROYAL PALM	15	25	15
239	ROYAL PALM	15	25	15
240	ROYAL PALM	18	30	20
241	ROYAL PALM	15	30	20
242	ROYAL PALM	15	30	20
243	DATE PALM	10	10	15
244	DATE PALM	10	10	15
245	DATE PALM	10	10	15
246	DATE PALM	10	10	15
247	DATE PALM	10	10	15
248	DATE PALM	10	10	15
249	DATE PALM	10	10	15
250	DATE PALM	10	10	15
251	ROYAL PALM	18	32	20
252	ROYAL PALM	15	20	15
253	ROYAL PALM	15	20	15
254	ROYAL PALM	15	30	20
255	ROYAL PALM	15	30	20
256	ROYAL PALM	18	30	20
257	ROYAL PALM	15	30	20
258	ROYAL PALM	18	30	20
259	ROYAL PALM	18	30	20
260	ROYAL PALM	15	30	20
261	ROYAL PALM	15	30	20
262	ROYAL PALM	18	30	20
263	ROYAL PALM	18	30	20
264	ROYAL PALM	18	30	20
265	ROYAL PALM	18	30	20
266	ROYAL PALM	18	30	20
267	DATE PALM	10	8	10
268	DATE PALM	10	8	10
269	DATE PALM	8	8	10
270	DATE PALM	10	10	10
271	DATE PALM	10	8	10
272	DATE PALM	10	8	10
273	DATE PALM	10	8	10
274	ROYAL PALM	18	30	20
275	ROYAL PALM	18	25	20
276	ROYAL PALM	18	30	20
277	ROYAL PALM	15	25	20
278	ROYAL PALM	15	25	20
279	ROYAL PALM	18	20	20
280	ROYAL PALM	15	20	20
281	ROYAL PALM	15	30	20
282	ROYAL PALM	18	30	20
283	ROYAL PALM	18	30	20
284	ROYAL PALM	18	30	20
285	ROYAL PALM	15	30	20
286				



PROPOSED TRACT "A"
VACANT LAND
PORTION OF TRACT "A"
BAPTIST HEALTH CORPORATE CAMPUS
(P.B. 173, PG. 5)

PORTION OF TRACT "A"
BAPTIST HEALTH CORPORATE CAMPUS
(P.B. 173, PG. 5)
VACANT LAND

SCALE: 1"=50'
DATE: 09/23/2022
DRAWN BY: JDV
FIELD BOOK: 78/28-29
CHECKED BY: NJA
SURVEY BOUNDARY & TYPE: TOPOGRAPHIC



HSQ GROUP, LLC
Engineers · Planners · Surveyors
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Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

TENTATIVE PLAT OF
ALTIS PALMS CENTER
SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER
210328
SHEET NUMBER
3 OF 3

NO.	DATE	BY	CKD	REVISIONS	FB/PG