

**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

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: 5805 Waterford Drive Suite: 218 City: Miami State: FL Zip Code: 33126

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 Administration Modification: M2024000023

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 330 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 43,400 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. 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-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.

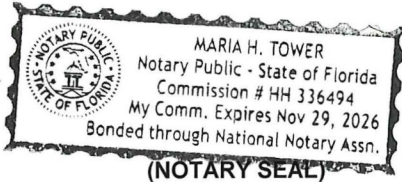
STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

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  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.



Signature of Notary Public: [Signature]  
(Print, Type name here: MARIA H. TOWER)  
NOV. 29, 2026 #336494  
(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

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 NORTH-EAST ONE-QUARTER OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST; THENCE NORTH 89°19'18" EAST ALONG THE NORTH LINE OF SAID NORTH-EAST ONE-QUARTER OF SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST, A DISTANCE OF 880.41; THENCE SOUTH 0°40'42" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.00 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, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE NORTH 89°19'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET), A DISTANCE OF 415.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH OF WHICH THE RADIUS POINT LIES NORTH 31°19'14" EAST, A RADIAL DISTANCE OF 77.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°59'52", A DISTANCE OF 86.01 FEET; THENCE NORTH 89°19'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF COCONUT PALM DRIVE (S.W. 248TH STREET), A DISTANCE OF 157.54 FEET; THENCE SOUTH 78°02'53" EAST, A DISTANCE OF 114.91 FEET; THENCE NORTH 89°36'42" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°23'14" EAST, A DISTANCE OF 84.07 FEET TO A POINT ON THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304, THENCE SOUTH 38°41'36" WEST ALONG SAID NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304, A DISTANCE OF 198.95 FEET; THENCE CONTINUE ALONG THE NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 821, SECTION 87005-2304 SOUTH 43°40'42" WEST, A DISTANCE OF 250.18 FEET; THENCE SOUTH 48°08'25" WEST, ALONG SAID NORTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 260.02 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, OF WHICH THE RADIUS POINT LIES NORTH 36°16'09" WEST, A RADIAL DISTANCE OF 2,201.83 FEET; THENCE SOUTHWESTERLY ALONG SAID LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, BEING ALONG THE ARC OF THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 307.43 FEET; THENCE SOUTH 61°43'51" WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 400.21 FEET; THENCE NORTH, A DISTANCE OF 671.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT LIES NORTH 89°33'48" EAST, A RADIAL DISTANCE OF 90.80 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'14", A DISTANCE OF 61.81 FEET; THENCE NORTH 38°33'53" EAST, A DISTANCE OF 104.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 236.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°27'44", A DISTANCE OF 96.72 FEET; THENCE SOUTH 64°42'00" EAST, 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 67°15'09" EAST, A RADIAL DISTANCE OF 83.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°44'00", A DISTANCE OF 77.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES SOUTH 13°32'51" EAST, A RADIAL DISTANCE OF 304.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'47", A DISTANCE OF 27.54 FEET; THENCE NORTH 80°46'05" EAST, A DISTANCE OF 90.85 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 LAND AREA IS 644,484 SQ. FT. (14,796 ACRES) MORE OR LESS.
- THE NET AREA (TOTAL AREA MINUS RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT) IS 642,345SQ. FT. (14,746 ACRES) MORE OR LESS.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", BASE FLOOD ELEVATION: 7 FEET, PER FIRM MAP NUMBER 12086C0611, SUFFIX L, COMMUNITY NAME: MIAMI-DADE COUNTY, COMMUNITY NUMBER: 120635, PANEL: 0611, REVISED: SEPTEMBER 11, 2009.
- 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 PROCESS 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.

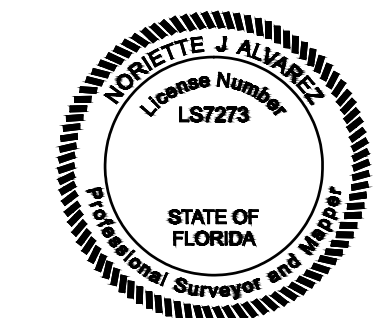
## DEVELOPMENT INFORMATION:

- OWNER: BAPTIST HEALTH SOUTH FLORIDA, INC  
6855 RED RD, SUITE 600  
CORAL GABLES, FL 33143
- NUMBER OF LOTS AND TRACTS: 1
- EXISTING ZONING: BU-3
- ZONING HEARING NO.: Z2022000163 & ADMINISTRATION MODIFICATION: M2024000023
- THE MIAMI-DADE COUNTY FLOOD CRITERIA MAP APPEARS TO BE 5.0 FEET M.G.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

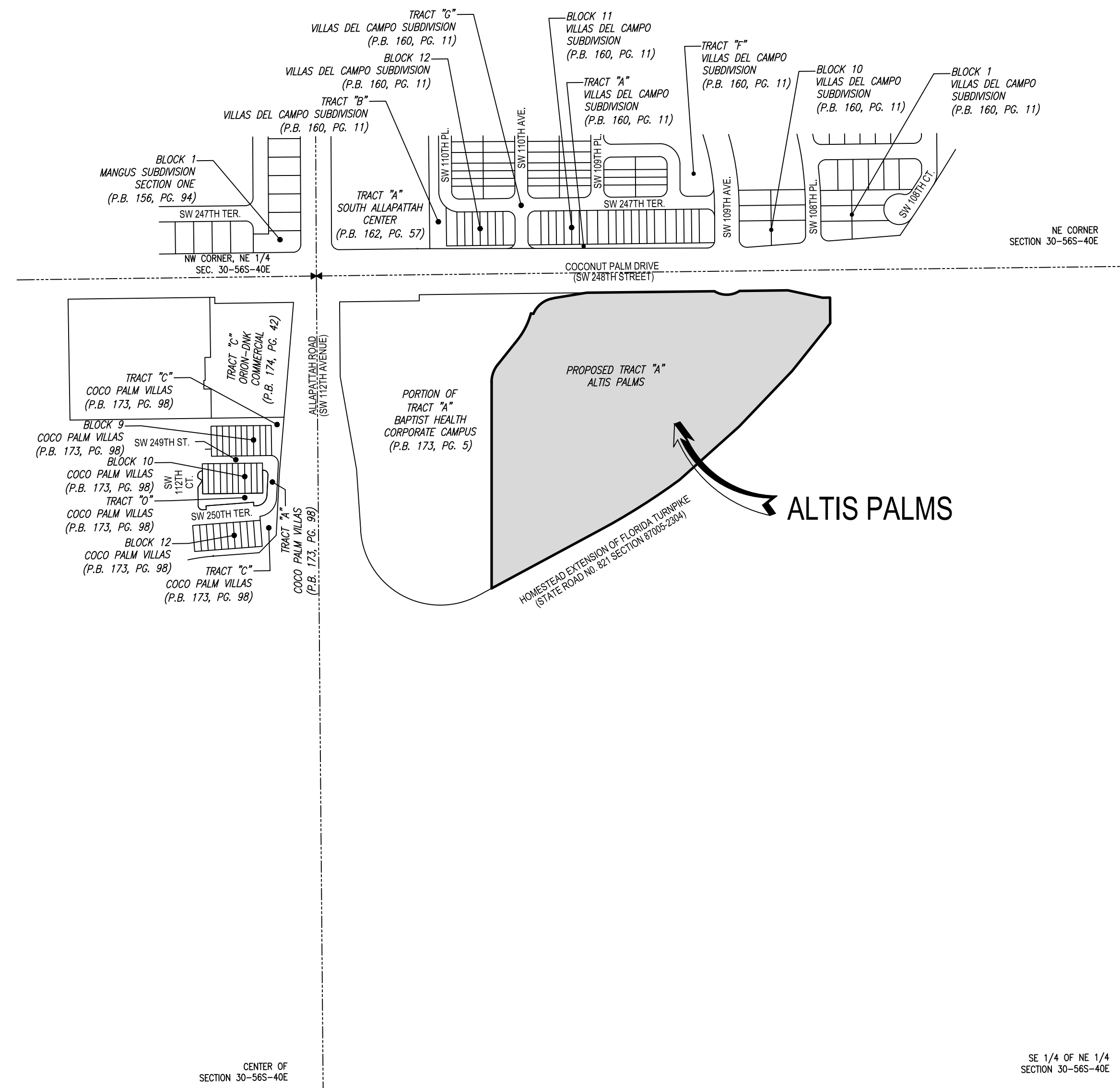


ON THE DATE ADJACENT TO THE SEAL.

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  
BOV = BELOW GRADE VAULT  
CB = CATCH BASIN  
CI = CURB INLET  
CLF = CHAIN LINK FENCE  
CONC. = CONCRETE  
D = DELTA (CENTRAL ANGLE)  
D.E. = DRAINAGE EASEMENT  
DIP = DUCTILE IRON PIPE  
DMH = DRAINAGE MANHOLE  
EW = EDGE OF WATER  
EL. = ELEVATION  
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
F.F. = FINISHED FLOOR  
FIP = FOUND IRON PIPE  
FIP/C = FOUND IRON PIPE WITH CAP  
FIR/C = 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. = PLAT 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  
SMH = SANITARY MANHOLE  
SN/D = SET NAIL AND DISC LB7924  
SQ. FT. = SQUARE FEET  
STY. = STORY  
TOB = TOP OF BANK  
TCB = TRAFFIC CONTROL BOX  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
WPB = WIRE PULL BOX  
WV = WATER VALVE

## LEGEND:

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

## DEVELOPER INFORMATION

ALTMAN DEVELOPMENT COMPANY  
201 E. LAS OLAS BLVD, SUITE: 1900  
FORT LAUDERDALE, FL 33301  
CONTACT PERSON: LON TABATCHNICK  
EMAIL ADDRESS: L.TABATCHNICK@ALTMANCOS.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: RU-4M  
PROPOSED USES:  
TRACT "A" - RESIDENTIAL USE  
RESIDENTIAL UNITS: 330 UNITS @ 27.25 UNITS PER ACRE  
BAPTIST BUILDING IS 43,400 SF (TWO STORIES)  
TOTAL ACREAGE: 14,796 ACRES

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

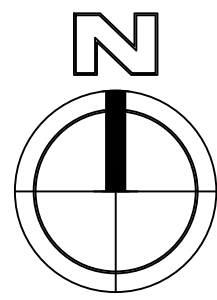


**HSQ GROUP, LLC**  
Engineers · Planners · Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 · 561.392.0221  
CA26258 · LB7924

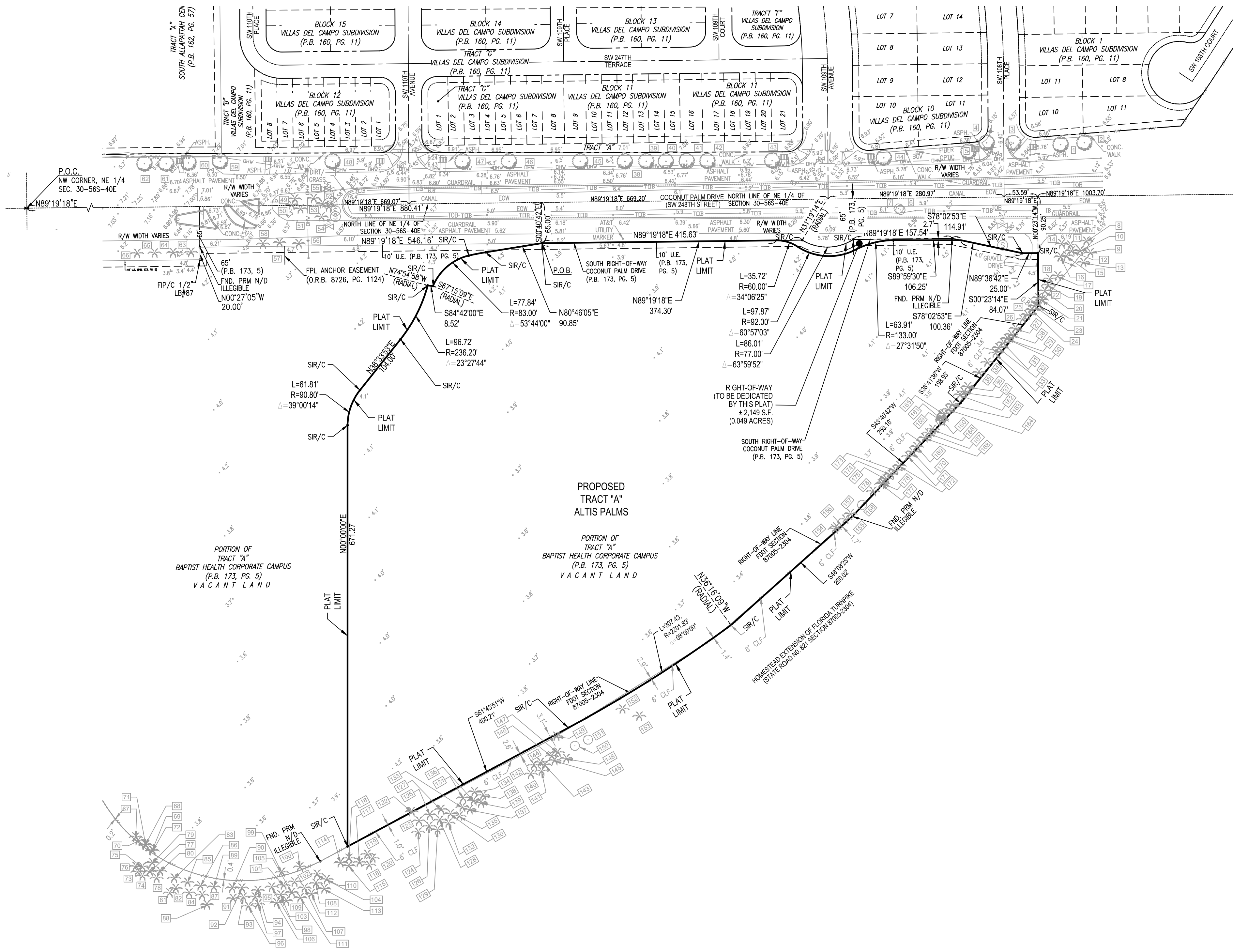
TENTATIVE PLAT OF  
**ALTIS PALMS**  
SECTION 30, TOWNSHIP 56 SOUTH, RANGE 40 EAST  
MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER  
210328  
SHEET NUMBER  
1 OF 2

NO.	DATE	BY	CK'D	REVISIONS	FB/PG



GRAPHIC SCALE  
 ( IN FEET )  
 1 INCH = 100 FT.



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

NUMBER	DESCRIPTION	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
90	DATE PALM	10	10	15
91	DATE PALM	10	10	15
92	DATE PALM	10	10	15
93	DATE PALM	10	10	15
94	DATE PALM	10	10	15
95	DATE PALM	10	10	15
96	DATE PALM	10	10	15
97	DATE PALM	10	10	15
98	ROYAL PALM	18	32	20
99	ROYAL PALM	15	20	15
100	ROYAL PALM	15	20	15
101	ROYAL PALM	15	30	20
102	ROYAL PALM	15	30	20
103	ROYAL PALM	18	30	20
104	ROYAL PALM	15	30	20
105	ROYAL PALM	18	30	20
106	ROYAL PALM	18	30	20
107	ROYAL PALM	15	30	20
108	ROYAL PALM	15	30	20
109	ROYAL PALM	18	30	20
110	ROYAL PALM	18	30	20
111	ROYAL PALM	18	30	20
112	ROYAL PALM	18	30	20
113	ROYAL PALM	18	30	20
114	DATE PALM	10	8	10
115	DATE PALM	10	8	10
116	DATE PALM	8	8	10
117	DATE PALM	10	10	10
118	DATE PALM	10	8	10
119	DATE PALM	10	8	10
120	DATE PALM	10	8	10
121	ROYAL PALM	18	30	20
122	ROYAL PALM	18	25	20
123	ROYAL PALM	18	30	20
124	ROYAL PALM	15	25	20
125	ROYAL PALM	15	25	20
126	ROYAL PALM	18	20	20
127	ROYAL PALM	15	20	20
128	ROYAL PALM	15	30	20
129	ROYAL PALM	18	30	20
130	ROYAL PALM	18	30	20
131	ROYAL PALM	18	30	20
132	ROYAL PALM	15	30	20
133	ROYAL PALM	15	30	20
134	ROYAL PALM	15	30	20
135	ROYAL PALM	18	30	20
136	ROYAL PALM	18	30	20
137	ROYAL PALM	18	30	20
138	ROYAL PALM	15	30	20
139	ROYAL PALM	18	25	20
140	DATE PALM	8	8	10
141	DATE PALM	8	10	10
142	DATE PALM	8	10	10
143	DATE PALM	8	10	10
144	DATE PALM	8	10	10
145	DATE PALM	10	10	10
146	DATE PALM	10	10	10
147	DATE PALM	10	10	10
148	DATE PALM	8	6	8
149	PALMTREE	6	10	10
150	ROYAL PALM (X2)	6	18	15
151	ROYAL PALM	6	15	20
152	ROYAL PALM	18	30	15
153	ROYAL PALM	15	20	12
154	ROYAL PALM	18	30	20
155	ROYAL PALM	18	30	20
156	ROYAL PALM	18	30	20
157	ROYAL PALM	15	25	20
158	TREE UNKNOWN	20	25	30
159	PALMTREE CELEBRATION	4	8	12
160	PALMTREE	6	12	15
161	PALMTREE	15	30	20
162	PALMTREE	15	30	20
163	PALMTREE	15	30	20
164	PALMTREE	18	25	20
165	PALMTREE	15	30	20
166	PALMTREE	15	25	15
167	PALMTREE	15	30	20
168	PALMTREE	15	30	20
169	PALMTREE	15	30	20
170	PALMTREE	15	30	20
171	PALMTREE	15	30	20
172	PALMTREE	15	25	20
173	PALMTREE	15	30	20
174	PALMTREE	15	30	20
175	PALMTREE	15	30	20
176	PALMTREE	18	30	20
177	PALMTREE	15	30	20
178	PALMTREE	18	30	20

SCALE: 1"=40' DATE: /XX/22  
 DRAWN BY: JDV FIELD BOOK: 78/28-29  
 CHECKED BY: NJA SURVEY BOUNDARY & TYPE: TOPOGRAPHIC



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 CA26258 · LB7924

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

PROJECT NUMBER  
 210328  
 SHEET NUMBER  
 2 OF 2

NO.	DATE	BY	CKD	REVISIONS	FB/PG