

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- 25009

Received Date: _____

Number of Sites : (133)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Century Park Villas North

2. Owner's Name: TPG AG EHC III (LEN) MULTI STATE 2, LLC c/o Lennar Homes L Phone: (305) 559-1951

Address: 5505 Waterford District Drive, 5th Floor, City: Miami State: FL Zip Code: 33126

Owner's Email Address: Pedro.Portela@Lennar.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattting@hadonne.com

4. Folio No(s): 30-7826-000-0180 / _____ / _____ / _____

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

6. Street boundaries: SW 356 Street & SW 192 Ave

7. Present Zoning: RUL Zoning Hearing No.: Z2022000106

8. Proposed use of Property:

Single Family Res.(125 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.

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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 ARIZONA)

SS:

COUNTY OF MARICOPA)

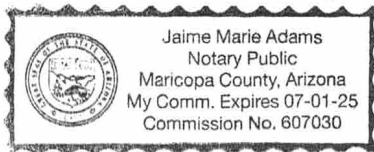
Signature of Owner: Steven S. Benson

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (LEN) Multi State 2, LLC

(Print name & Title here):

BEFORE ME, personally appeared Steven S. Benson 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.



(NOTARY SEAL)

Signature of Notary Public: Jaime Marie Adams

(Print, Type name here: Jaime Marie Adams)

07/01/2025
(Commission Expires)

607030
(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 "CENTURY PARC VILLAS NORTH"

A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE, COUNTY FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- 1. The date of completion of the field work for the preparation of the Boundary Survey was on November 14, 2024.
- 2. An updated field survey was performed on August 14, 2025.

SECTION 2) LEGAL DESCRIPTION:

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4, in Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida.

The above described lands containing a total of 450,284 Square Feet, or 10.34 Acres (Gross Area), more or less, by calculations.

Property Address and Tax Folio Number:
35655 SW 192nd Avenue, Miami, Florida 33034
Folio No. 30-7826-000-0180

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 of the 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"=30') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of S00°36'19"E, said line to be considered a well established and monumented line.

Miami-Dade County Township Survey Map for Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida.

Plat of "LUCILLE PARK", recorded in Plat Book 22, Page 18, Miami-Dade County Records. Legal Description was furnished by client.

Plat of "KRISTIAN & TONI", recorded in Plat Book 164, Page 44, Miami-Dade County Records.

Plat of "FLORIDA CITY HIGHLANDS", recorded in Plat Book 20, Page 36, Miami-Dade County Records.

Plat of "FLORIDA CITY MANOR", recorded in Plat Book 22, Page 29, Miami-Dade County Records.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number B-432, Elevation 7.34 feet.

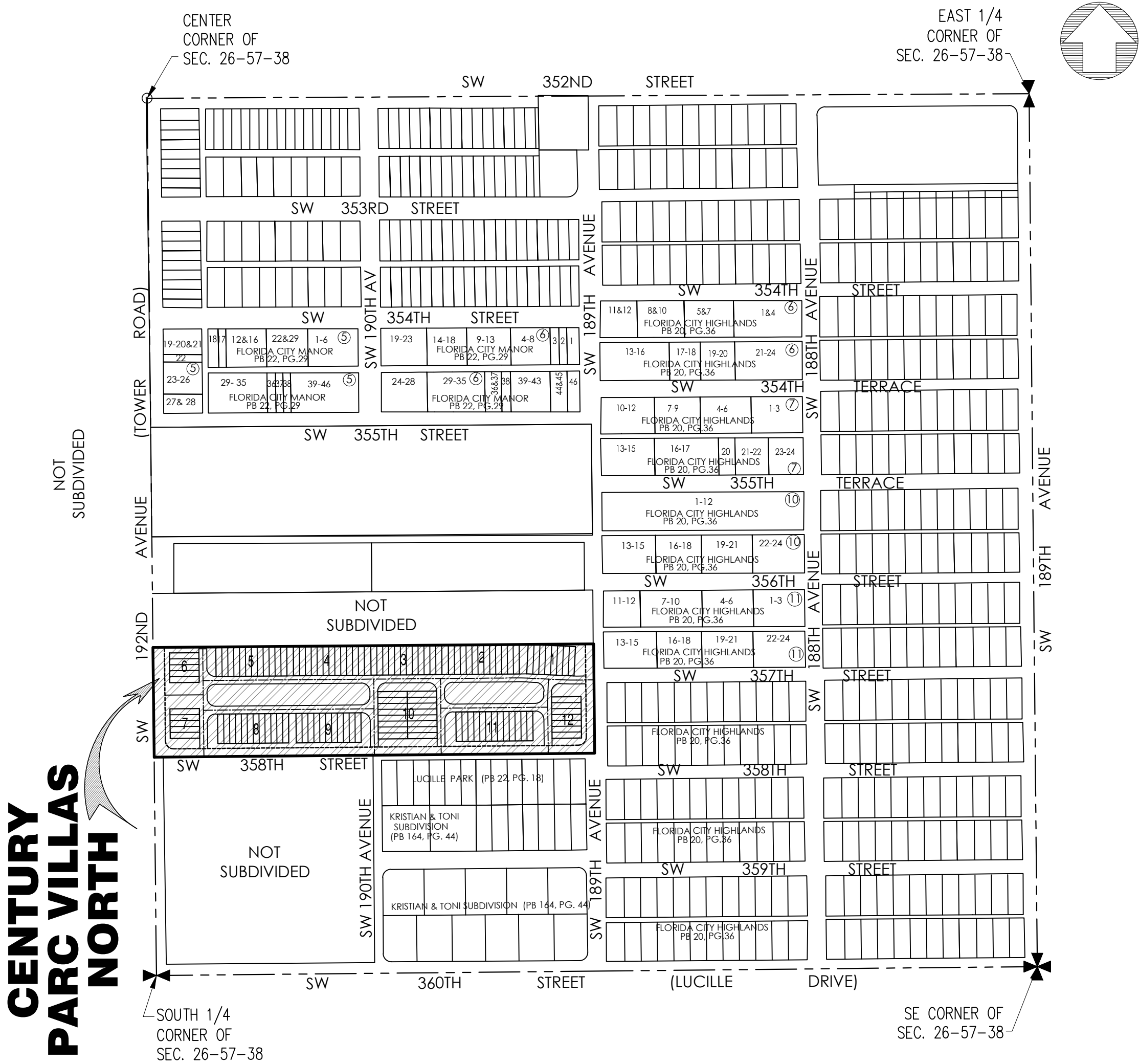
SECTION 5) LIMITATIONS:

Since no other information were furnished other than that 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 in 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

THE SOUTHEAST 1/4 OF
SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

NOTICE:

This Document is not full and complete without all pages.
(Total of Three (3) pages)

SECTION 6) CLIENT INFORMATION:

TPG AG EHC III (LEN) MULTI STATE 2, LLC, a Delaware limited liability company
c/o LENNAR HOMES, LLC
5505 Waterford District Drive, 5th Floor
Miami, Florida 33126
Contact: Pedro Portela
Phone: 305.559.1951
E-Mail: Pedro.Portela@lennar.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: Miami-Dade County Water & Sewer Department
SANITARY SEWER: Miami-Dade County Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION :

ZONING DATA:
Current Zoning: RU-TH
Substantial Compliance Plan Number: Z2025000019
Number of Proposed Blocks: 12
Total of Proposed Lots: 125 Lots
Proposed Use: Townhouse Units
Number of Proposed Tracts: 15
Tract "A":
Ingress-Egress and Utility Easement for the installation and maintenance of public utilities.
Tracts "B" and "C":
Proposed Parks & Utility Easements for the installation and maintenance of public utilities.
Tracts "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" and "O":
Landscape Tracts & Utility Easements for the installation and maintenance of public utilities.
Total Number of Sites: 140 Sites
Director's Approval Letter dated on September 29, 2025

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 8.5 feet NGVD 29

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 12) 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
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the original signature and 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
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
8935 NW 35th Lane, Suite 201 - Doral, FL 33172 - P: (305)266-1188 - F: (305)207-6845 - W: www.hadonne.com

HADONNE

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

for

TPG AG EHC III (LEN) MULTI STATE 2, LLC

of

35655 SW 192nd Avenue, Miami, Florida 33034

REVISIONS

1	6
2	7
3	8
4	9
5	10

Field Book:

FILE

DRAWN BY:

JA

TECH BY:

RI

QA/QC BY:

JS

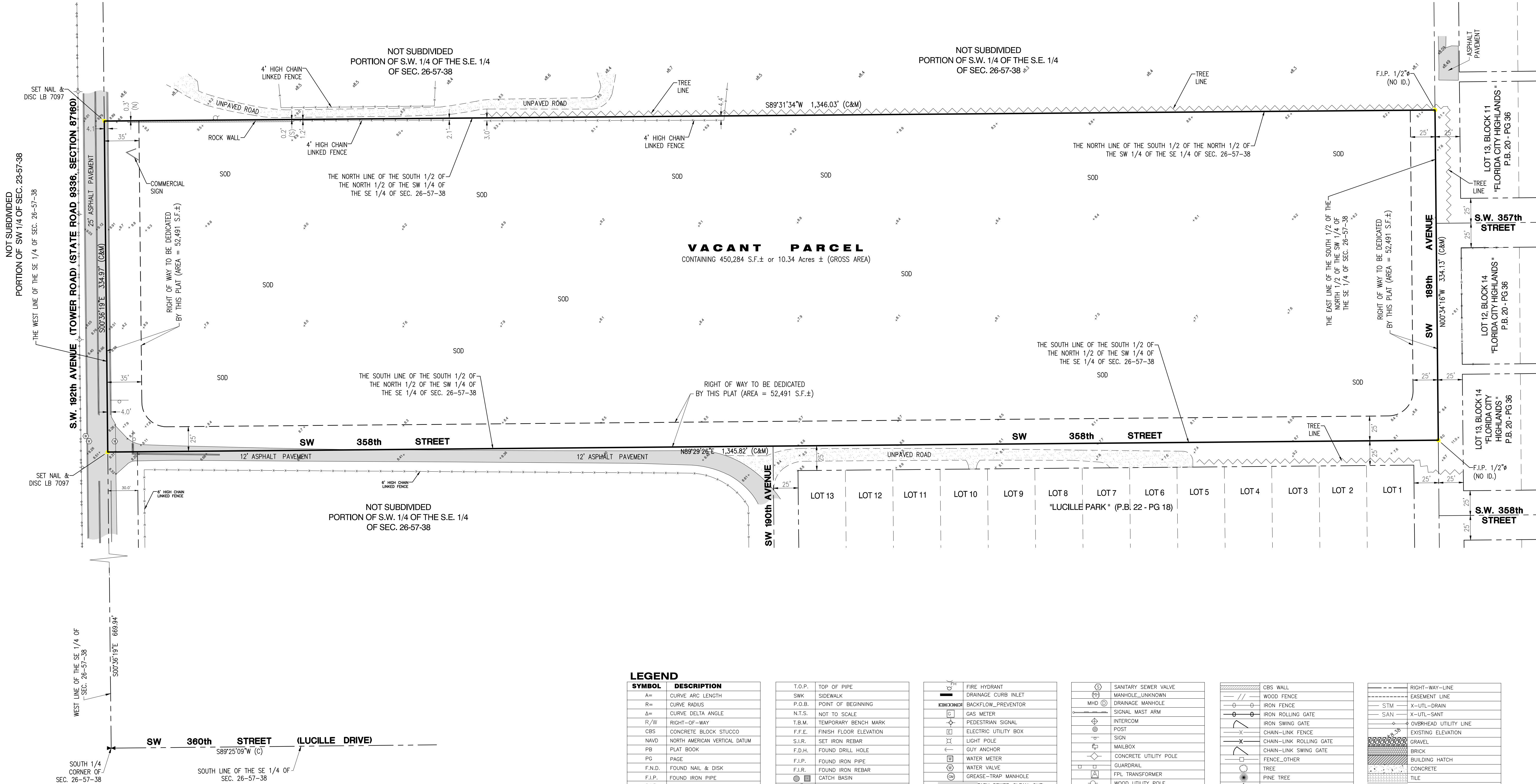
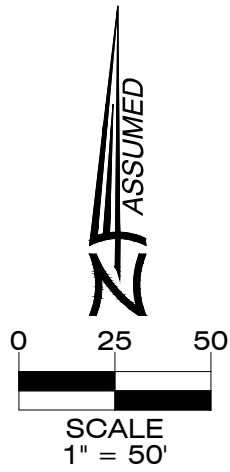
Job No.:

24154

1/3

TENTATIVE PLAT OF "CENTURY PARC VILLAS NORTH"

A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
LYING AND BEING IN MIAMI-DADE, COUNTY FLORIDA



LEGEND

SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
F.I.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE
S.F.±	SQUARE FEET MORE OR LESS

T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
C.B.	CATCH BASIN
E	ELECTRICAL WALL PANEL

FIRE HYDRANT	MANHOLE UNKNOWN
DRAINAGE CURB INLET	DRAINAGE MANHOLE
BACKFLOW PREVENTOR	SIGNAL MAST ARM
GAS METER	INTERCOM
PEDESTRIAN SIGNAL	POST
ELECTRIC UTILITY BOX	SIGN
LIGHT POLE	MAILBOX
GUY ANCHOR	CONCRETE UTILITY POLE
WATER METER	GUARDRAIL
WATER VALVE	FPL TRANSFORMER
GREASE-TRAP MANHOLE	WOOD UTILITY POLE
TARY SEWER CLEAN-OUT	T1 TREE NUMBER
SANITARY SEWER MANHOLE	UTILITY STRUCTURE NUMBER

CBS WALL	WOOD FENCE
IRON FENCE	IRON ROLLING GATE
IRON SWING GATE	CHAIN-LINK FENCE
CHAIN-LINK ROLLING GATE	CHAIN-LINK SWING GATE
FENCE_OTHER	TREE
PINE TREE	PALM TREE
PROPERTY LINE	

RIGHT-WAY-LINE	EASEMENT LINE
X-UTL-DRAIN	X-UTL-SANT
OVERHEAD UTILITY LINE	EXISTING ELEVATION
GRAVEL	BRICK
BUILDING HATCH	CONCRETE
TILE	ASPHALT PAVEMENT
HANDICAP TACTILE STRIP	

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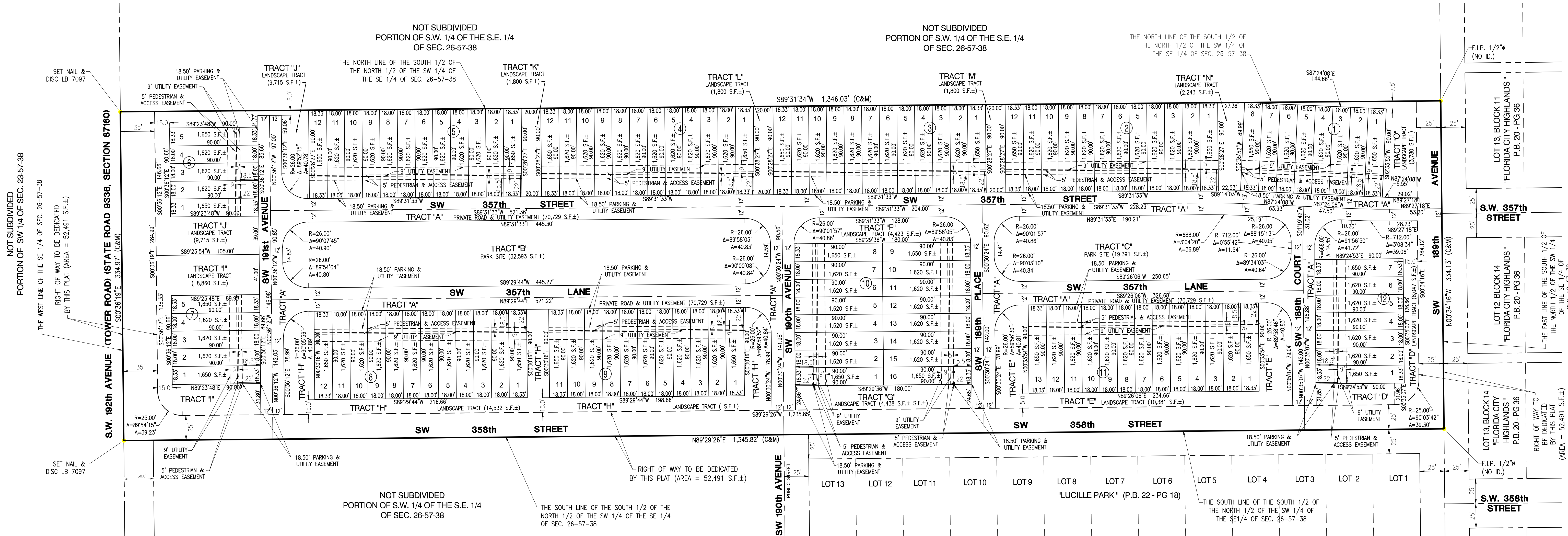
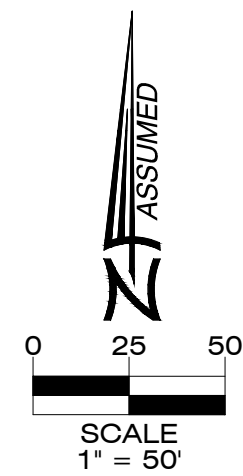
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for
TPG AG EHC III (LEN) MULTI STATE 2, LLC
of
35655 SW 192nd Avenue, Miami, Florida 33034

REVISIONS
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 03-24-2025
2. ADD'L ELEVATIONS ON 08-06-2025
3. GEOMETRY REVISION ON 08-11-2025
4.
5.

Field Book:
FILE
DRAWN BY:
JA
TECH BY:
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SKETCH OF SUBDIVISION GEOMETRY

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FIRE HYDRANT	DRAINAGE CURB INLET	BACKFLOW PREVENTOR	GAS METER	PEDESTRIAN SIGNAL	ELECTRIC UTILITY BOX	LIGHT POLE	GUY ANCHOR	WATER METER	GUARDRAIL	WATER VALVE	GREASE TRAP MANHOLE	TARIARY SEWER CLEAN-OUT	MHS	SANITARY SEWER MANHOLE
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SANITARY SEWER VALVE	MANHOLE UNKNOWN	DRAINAGE MANHOLE	SIGNAL MAST ARM	INTERCOM	POST	SIGN	MAILBOX	CONCRETE UTILITY POLE	GUARDRAIL	FPL TRANSFORMER	WOOD UTILITY POLE	T1	TREE NUMBER	UTILITY STRUCTURE NUMBER
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CBS WALL	WOOD FENCE	IRON FENCE	IRON ROLLING GATE	IRON SWING GATE	CHAIN-LINK FENCE	CHAIN-LINK ROLLING GATE	CHAIN-LINK SWING GATE	FENCE OTHER	TREE	PINE TREE	PALM TREE	PROPERTY LINE
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RIGHT-WAY-LINE	EASEMENT-LINE	X-UTL-DRAIN	X-UTL-SANT	OVERHEAD UTILITY LINE	EXISTING ELEVATION	GRAVEL	BRICK	BUILDING HATCH	CONCRETE	TILE	ASPHALT PAVEMENT	HANDICAP TACTILE STRIP
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3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



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