

## 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.: 32 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Banyan Paradise

2. Owner's Name: Perrine Estates, LLC Phone: (305) 450-4795

Address: 1108 Kane Concourse, Suite 309 City: Bay Harbor Islands State: FL Zip Code: 33154

Owner's Email Address: info@steinmauerfamily.com

3. Surveyor's Name: Lannes and Garcia, Inc Phone: (305) 666-7909

Address: 4967 SW 75th Avenue City: Miami State: FL Zip Code: 331555

Surveyor's Email Address: lannes2garcia@gmail.com

4. Folio No(s): 3050320041450 / 1460 / 1480 / 1500 / 1520 / 1540 / 1560 / 1580 / \_\_\_\_\_

5. Legal Description of Parent Tract: Block 20, Map of Perrine, Plat Book B, Page 79 Recorded in the public record of Miami-Dade County, Florida

6. Street boundaries: Banyan Street / Homestead Ave / West Evergreen St

7. Present Zoning: PECUC Zoning Hearing No.: ASPR # 2023000003

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 192 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( 2,069 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:**

(Print name & Title here):

BEFORE ME, personally appeared Julien Haccoun this 21 day of May, 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 21 day of May, 2025 A.D.

**JONATHAN ASERRAF**  
State of Florida - Notary Public  
Commission # HH 248406  
My Commission Expires 04/01/2026

(NOTARY SEAL)

**Signature of Notary Public:**

(Print, Type name here:

4/1/2026  
(Commission Expires)

HH 248 406  
(Commission Number)

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

**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 1: Folio 30-5032-004-1450**

Lot 2, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 2: Folio 30-5032-004-1460**

Lot 4, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 3: Folio 30-5032-004-1480**

Lot 6, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 4: Folio 30-5032-004-1500**

Lot 8, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 5: Folio 30-5032-004-1520**

Lot 10, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 6: Folio 30-5032-004-1540**

Lot 12, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 7: Folio 30-5032-004-1560**

Lot 14, less the Northwesterly 5 feet, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

**Parcel 8: Folio 30-5032-004-1580**

Lot 16, less the Northwesterly 5 feet and less the Southwesterly 5 feet and less the area bounded by the Southeasterly line of the Northwesterly 5 feet of Lot 16 in said Block 20 and bounded by the Northeasterly line of the Southwesterly 5 feet of Lot 16 in said Block 20 and bounded by a 25 foot radius arc concave to the East, said arc being tangent to both of the last described lines, Block 20, Map of Perrine, according to the map or plat thereof as recorded in Plat Book B, Page 79, Public Records of Miami-Dade County, Florida.

# TENTATIVE PLAT OF "BANYAN PARADISE"

BEING A REPLAT OF LOTS 2, 4, 6, 8, 10, 12 AND 14, LESS THE NORTHWESTERLY 5 FEET AND LOT 16, LESS THE NORTHWESTERLY 5 FEET AND LESS THE SOUTHWESTERLY 5 FEET, BLOCK 20, "MAP OF PERRINE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE
FIELD DATE: 05-27-2024

ADJOINING / NEIGHBORING ZONING: EXISTING
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ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	30-5032-062-0001	7100 INDUSTRIAL	LIGHT MFG
B	30-5032-004-1440	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE	7072 UC CORE - INDUSTRIAL (ID) 6 MAX HT

ADJOINING / NEIGHBORING LAND OWNERS
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ID	FOLIO NO.:	
A	30-5032-062-0001	xxxxxxx
B	30-5032-004-1440	STEPHEN SMUTNY TR

EXISTING PARCELS FOR REPLAT
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ID	FOLIO NO.:
I	30-5032-004-1450
II	30-5032-004-1460
III	30-5032-004-1480
IV	30-5032-004-1500
V	30-5032-004-1520
VI	30-5032-004-1540
VII	30-5032-004-1560
VIII	30-5032-004-1580

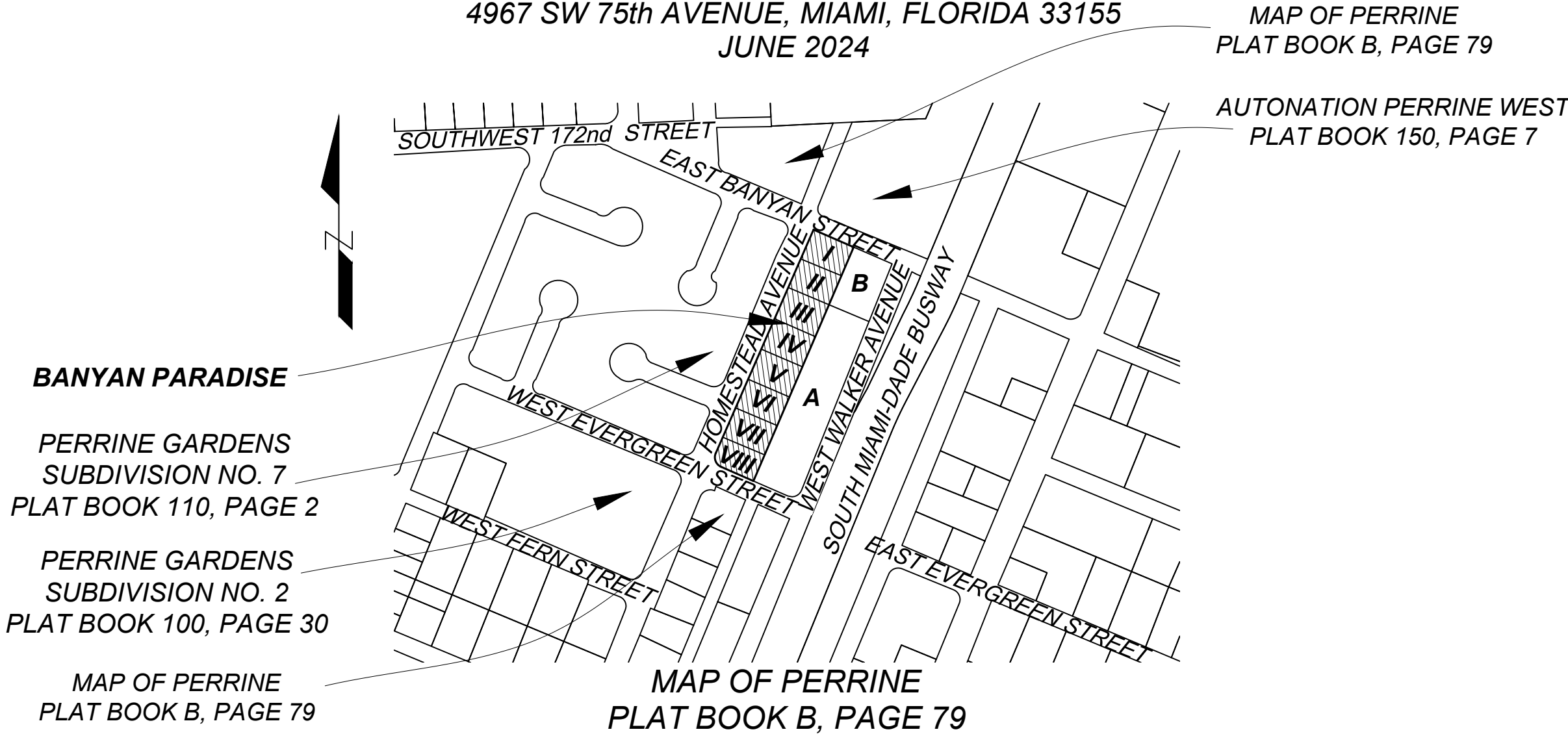
SURVEYOR'S REFERENCE
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1) "MAP OF PERRINE" PLAT BOOK B, PAGE 79 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE FLOOD CRITERIA
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ELEVATION= 11.60 NGVD 1929  
HDC.MAPS.ARGIS.COM  
COUNTY FLOOD CRITERIA 2022  
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
LANNES AND GARCIA, INC.  
PROFESSIONAL SURVEYING AND MAPPING  
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
JUNE 2024



## LOCATION MAP

SCALE 1" = 300'  
LYING IN THE NORTHEAST 1/4 OF SECTION 32,  
TOWNSHIP 55 SOUTH, RANGE 40 EAST,  
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION
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PARCEL 1: FOLIO 30-5032-004-1450  
LOT 2, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: FOLIO 30-5032-004-1460  
LOT 4, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3: FOLIO 30-5032-004-1430  
LOT 6, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4: FOLIO 30-5032-004-1500  
LOT 8, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5: FOLIO 30-5032-004-1520  
LOT 10, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6: FOLIO 30-5032-004-1540 LOT 12, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7: FOLIO 30-5032-004-1560  
LOT 14, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 8: FOLIO 30-5032-004-1580  
LOT 16, LESS THE NORTHWESTERLY 5 FEET AND LESS THE SOUTHWESTERLY 5 FEET AND LESS THE AREA BOUNDED BY THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 5 FEET OF LOT 16 IN SAID BLOCK 20 AND BOUNDED BY THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 5 FEET OF LOT 16 IN SAID BLOCK 20 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE EAST, SAID ARE BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNERS CONTACT INFORMATION
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OWNERS: PERRINE ESTATES, LLC  
  
AUTHORIZED AGENT : JULIEN HACCOUN  
  
JH@MONCEAUREALTY.COM,  
305-450-1742

1108 KANE CONCOURSE, SUITE 309,  
BAY HARBOR ISLANDS, FLORIDA 33154

PROPERTY ADDRESS
------------------

172xx HOMESTEAD AVENUE,  
MIAMI, FLORIDA 33157

FLOOD INFORMATION
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FLOOD ZONE: X  
MAP & PANEL= 12086C0601  
COMMUNITY No.: 120635  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV.= N/A

SURVEY NOTES
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1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.

3. THE BASIS OF BEARING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 22°33'41" EAST FOR THE EASTERLY RIGHT OF LINE OF HOMESTEAD AVENUE.

4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.

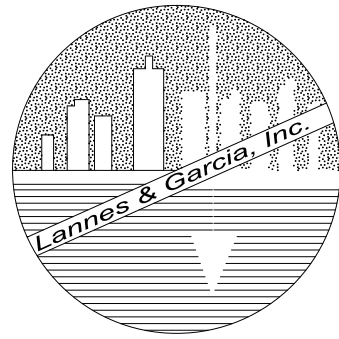
6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.

7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)AND REFERENCED TO THE FOLLOWING BENCHMARKS:  
A) BM # J-399, ELEVATION= 10.77 (MIAMI-DADE COUNTY)  
B) BM # B-321, ELEVATION= 11.79 (MIAMI-DADE COUNTY)

9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.

10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.



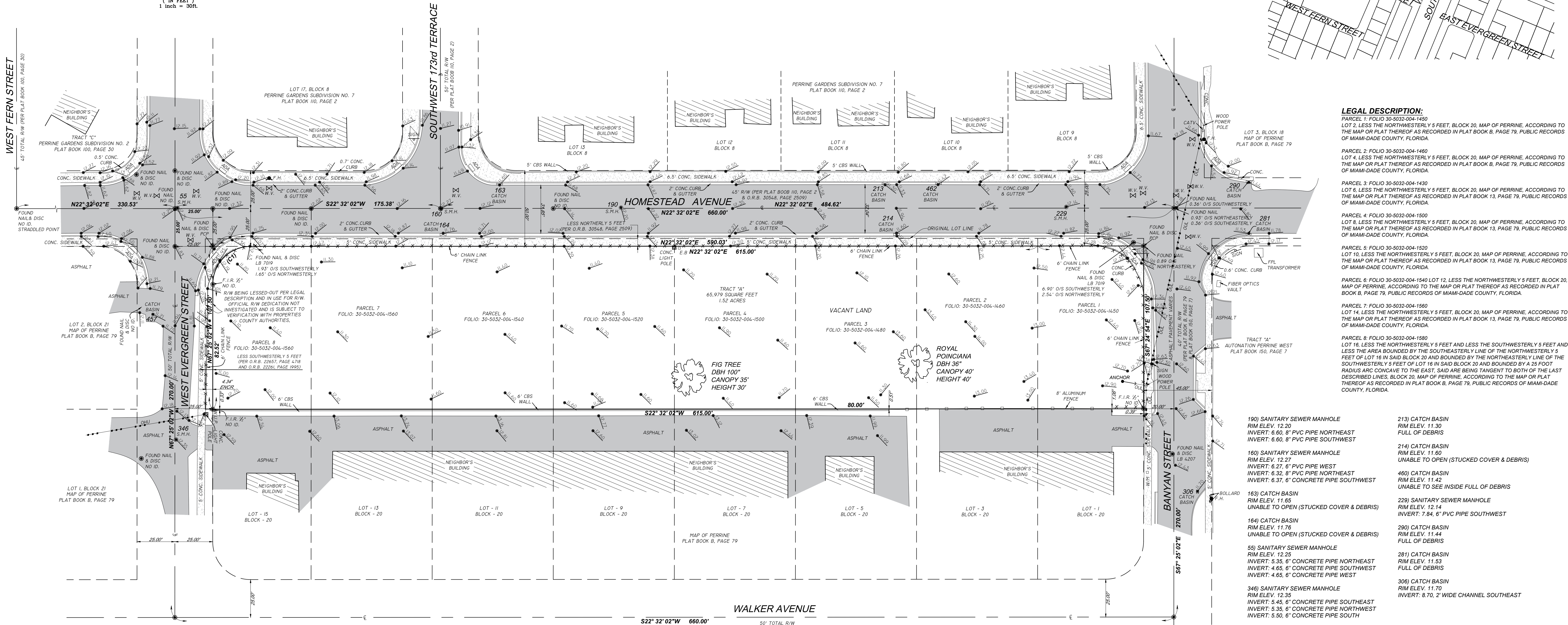
PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
4967 SW 75th AVENUE,  
MIAMI, FLORIDA 33155  
PH (305) 666-7909 FAX (305) 442-2530  
lannes2garcia@gmail.com



GRAPHIC SCALE



( IN FEET )  
1 inch = 30ft.



**LEGAL DESCRIPTION:**

PARCEL 1: FOLIO 30-5032-004-1450  
LOT 2, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS  
OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: FOLIO 30-5032-004-1460  
LOT 4, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS  
OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3: FOLIO 30-5032-004-1430  
LOT 6, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORD  
OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4: FOLIO 30-5032-004-1500  
LOT 8, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORD  
OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5: FOLIO 30-5032-004-1520  
LOT 10, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORD  
OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6: FOLIO 30-3032-004-1540 LOT 12, LESS THE NORTHWESTERLY 5 FEET, BLOCK 2 MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7: FOLIO 30-5032-004-1560  
LOT 14, LESS THE NORTHWESTERLY 5 FEET, BLOCK 20, MAP OF PERRINE, ACCORDING TO  
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 79, PUBLIC RECORD  
OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 8: FOLIO 30-5032-004-1580  
 LOT 16, LESS THE NORTHWESTERLY 5 FEET AND LESS THE SOUTHWESTERLY 5 FEET AND LESS THE AREA BOUNDED BY THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 5 FEET OF LOT 16 IN SAID BLOCK 20 AND BOUNDED BY THE NORTHEASTERLY LINE OF THE NORTHWESTERLY 5 FEET OF LOT 16 IN SAID BLOCK 20 AND BOUNDED BY A 35 FOOT RADIUS ARC CONCAVE TO THE EAST, SAID ARE BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, BLOCK 20, MAP OF PERRINE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

190) SANITARY SEWER MANHOLE  
RIM ELEV. 12.20  
INVERT: 6.60, 8" PVC PIPE NORTHEAST  
INVERT: 6.60, 8" PVC PIPE SOUTHWEST

160) SANITARY SEWER MANHOLE  
RIM ELEV. 12.27  
INVERT: 6.27, 6" PVC PIPE WEST  
INVERT: 6.33, 8" PVC PIPE NORTHEAST

163) CATCH BASIN  
RIM ELEV. 11.65  
UNABLE TO OPEN (STUCK COVER)

164) CATCH BASIN  
RIM ELEV. 11.76  
UNABLE TO OPEN (STUCK COVER &

55) SANITARY SEWER MANHOLE  
RIM ELEV. 12.25  
INVERT: 5.35, 6" CONCRETE PIPE NORTH  
INVERT: 4.65, 6" CONCRETE PIPE SOUTH

346) SANITARY SEWER MANHOLE  
RIM ELEV. 12.35  
INVERT: 5.45, 6" CONCRETE PIPE SOUT

457) CATCH BASIN  
RIM ELEV. 11.21

INVERT: 3.61, 12" RPP PIPE NORTHEAST  
INVERT: 4.21, 4' WIDE CHANNEL SOUTH  
INVERT: 4.21, 4' WIDE CHANNEL NORTH

**HPP: HIGH PERFORMANCE POLYPROPYLENE**

[illegible]

DWG. No.: 269896

**PROPERTY ADDRESS:**  
172XX HOMESTEAD AVENUE,  
MIAMI, FLORIDA 33157

**BOUNDARY SQUARE FOOTAGE.**  
66,083 SQUARE FEET +/- (1.51 ACRES) +/-

**PROPERTY OF:**  
PERRINE ESTATES LLC

**SURVEYOR'S NOTE:**  
THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF  
THE ENTITY REFLECTED IN THE "PROPERTY OF". ANY OTHER  
INTENDED USE WILL REQUIRE WRITTEN APPROVAL FROM THE  
CERTIFYING SURVEYOR OR FIRM.

**SURVEYOR'S NOTES:**

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.  
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.  
3) PROPERTIES SHOWN HEREON MAY BE ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.  
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.  
5) UNDERGROUND SHOWN HEREON MAY BE ABSTRACTED FOR EASEMENTS OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.  
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODESIC VERTICAL DATUM 1929.  
7) FEES OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.  
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.  
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.  
10) ALL DISTANCES BETWEEN CORNERS AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.  
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.  
12) THE POINT OF BEGINNING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 22°33'41" EAST FOR THE SOUTH RIGHT OF LINE OF HOMESTEAD AVENUE.

**DRAWN BY:**

**PROJECT SCALE:**  
1" = 30'

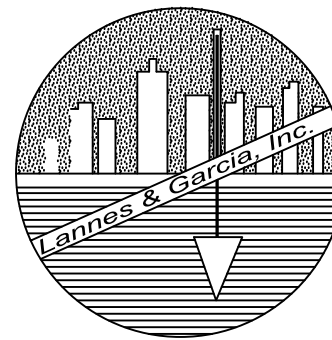
DATE OF FIELD WORK:  
05-27-2024



## BOUNDARY AND TOPOGRAPHIC SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767

PROFESSIONAL SURVEYING AND MAPPING  
ANNEX AND CAROL, INC.

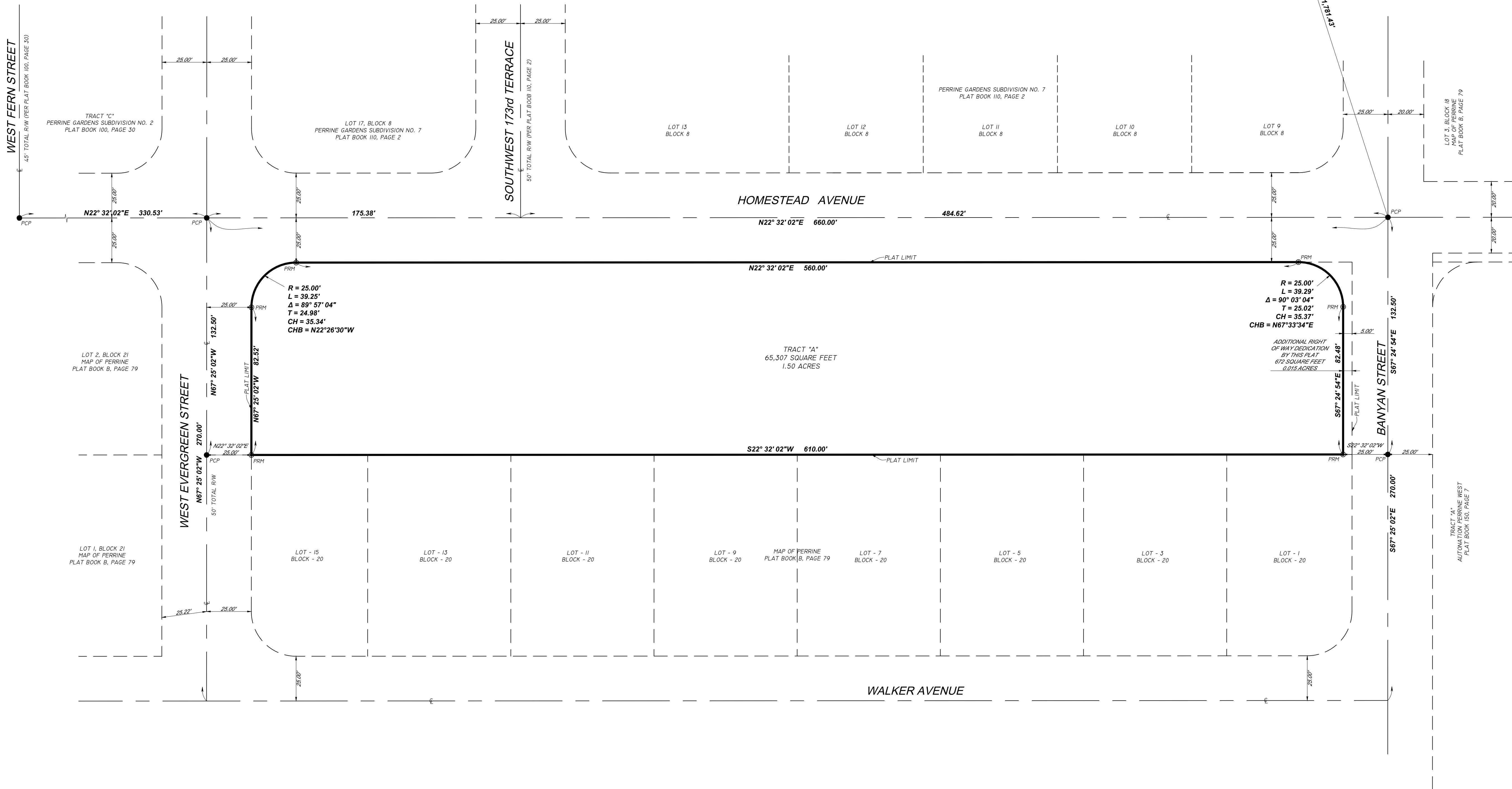
LB # 2098

4967 SW 75th AVENUE,

PH (305) 666-7909 FAX (305) 442-2530



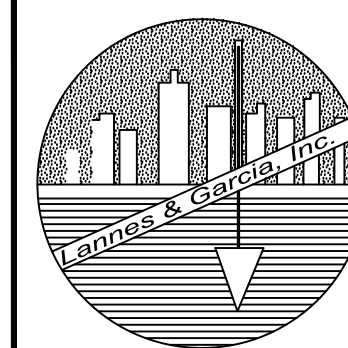
PREPARED BY:  
**LANNES AND GARCIA, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
 JUNE 2024



BICYCLE RACKS	
TOTAL PARKING SPACES IN LOT	RACKS REQUIRED
101 TO 500 SPACES	12 RACKS

- INDICATES PERMANENT REFERENCE MONUMENT  
(P.R.M.) L.B. NO. 2098
- INDICATES PERMANENT CONTROL POINT (P.C.P.) L.B.  
NO. 2098
  - Δ CENTRAL ANGLE
  - ↗ MORE OR LESS
  - L ARC LENGTH
  - @ CENTERLINE
  - CH CHORD DISTANCE
  - CHB CHORD BEARING
  - L.B. LICENSED BUSINESS
  - N NORTH
  - NO. NUMBER
  - R RADIUS
  - S SOUTH
  - T TANGENT
  - E EAST
  - W WEST
- QUARTER CORNER SECTION

A circular professional seal for Francisco F. Fajardo, a Professional Surveyor in the State of Florida. The seal features the name "FRANCISCO F. FAJARDO" at the top, "CERTIFICATE" below it, and "NO. 4767" in the center. At the bottom, it reads "STATE OF FLORIDA" and "PROFESSIONAL SURVEYOR MAPPER". The seal is flanked by two small star symbols.



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
LB # 2098  
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