

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.**

<u>FOR OFFICIAL USE ONLY:</u>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (221)

"NEW OWNER"

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 14 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Rancho Grande Subdivision

2. Owner's Name: TPG AG EHC III (LEN) MULTI STATE 4, LLC (c/o Lennar Homes, LLC) Phone: c/o Pedro Portela 305-559-1951
c/o Lennar Homes, LLC
Address: 5505 Waterford District Drive — 5th Fl City: Miami State: FL Zip Code: 33126

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

3. Surveyor's Name: Omar Armenteros, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305 477-6472
Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: omara@fordco.com / cristinap@fordco.com /jenniferm@fordco.com

4. Folio No(s): 30-7814-000-0010 / 30-7814-000-0160 / 30-7814-000-0190 / _____

5. Legal Description of Parent Tract: Attached as Exhibit "A"

6. Street boundaries: SW 312 STREET / SW 187 AVENUE

7. Present Zoning: PAD Zoning Hearing No.: Z2023000438

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), ^{Cluster Home Lots} Apartments(150 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. 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.

Arizona
STATE OF FLORIDA)
Maricopa
COUNTY OF MIAMI-DADE)

SS:

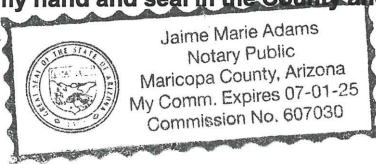
Signature of Owner:

(Print name & Title here):

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 4, LLC

BEFORE ME, personally appeared Steven S. Benson this 18 day of December, 2024 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 18 day of December, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(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 "RANCHO GRANDE SUBDIVISION"

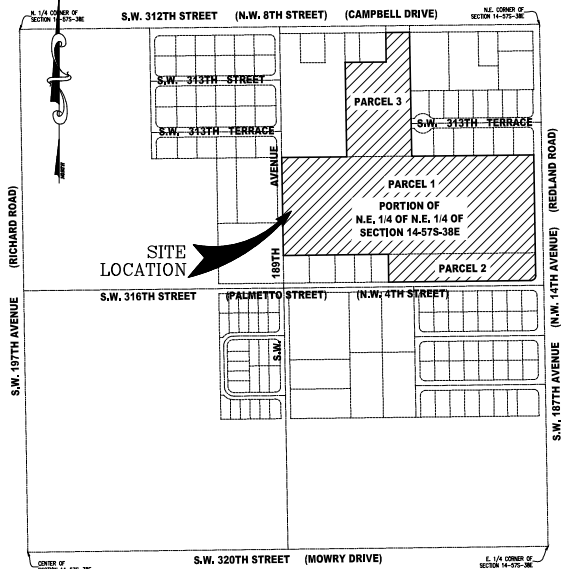
PORTION OF THE NORTHEAST 1/4 OF SECTION 14
TOWNSHIP 57 SOUTH, RANGE 38 EAST
MIAMI-DADE COUNTY, FLORIDA

PROPERTY INFORMATION	
OWNER:	
OWNER: TPG AG EHC III (L25) MULTI STATE 4, LLC POLIO No.: 90-7814-000-0190 POLIO No.: 90-7814-000-0180 POLIO No.: 90-7814-000-0010	
APPLICANT:	
LENNAR HOMES, LLC Contact: Pedro Portela Address: 3505 Lagoon Drive, 5th Floor Miami, FL 33196 Phone: (305) 569-1061 Email: Pedro.Portela@lennar.com	

DEVELOPMENT CRITERIA TABLE FOR THIS PLAT	
EXISTING ZONING: AU (AGRICULTURAL DISTRICT)	
PROPOSED ZONING: (PLANNED AREA DEVELOPMENT)	
PROPOSED USE: 150 SINGLE FAMILY CLUSTER HOMES 72 TRACTS	

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	13
P.C.P.	35
LOTS AND TRACTS CORNERS	384

CONTACT PERSON INFORMATION	
Name: Daniel Rodriguez	
e-mail address: danielr@fordco.com	
Name: Omar Armenteros, P.S.M.	
e-mail address: omara@fordco.com	
Name: Cristina Pires	
e-mail address: cristinap@fordco.com	
Telephone Number: (305) 477-6472	



LOCATION AND VICINITY MAP
N.E. 1/4, OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST.
MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1" = 300')

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of the Title Commitment prepared by Dama Title Insurance Inc., Issuing Agent: CoAtlantic National Title Solutions, a Delaware corporation, Issuing Office File Number: 110041-23-02357-FL, Commitment Number: 2023-02804-FL, Rev No.5, Commitment Effective Date: June 3rd, 2024 at 12:00 AM, furnished by client.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Florida, Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.
- Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds 1 foot in 7,500 feet.
- The elevations as shown are based on a closed level between the two benchmark noted below. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested.
- 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.
- Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.
- Area of Property
GROSS: 929,399.10 Square Feet or 21.34 Acres more or less.
NET: 832,159.03 Square Feet or 19.10 Acres more or less (After Right-of-way Deductions)
- Number of Lots and Tracts: Lots 150 and Tracts 24.
- Public Sewer to be utilized.
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Public Water to be utilized.
- Miami-Dade County Flood Criteria: 8.5' (N.G.V.D. 29), more or less, based on the 2021 Miami-Dade County Flood Criteria Map (N.A.V.D. 88).
- North arrow direction and Bearings shown hereon are based on assumed value of N89°26'47"E, along the North Line of the 1/4, of Section 14, Township 57 South, Range 38 East, Miami-Dade County, Florida.
- Elevations are based on: National Geodetic Vertical Datum, 1929, (N.G.V.D.29).
- Miami-Dade County Bench Mark Used: Z-14-R Elevation: 8.60' (N.G.V.D.29)

- Bench Mark Location:
S.W. 312th Street ----- On Center Line
S.W. 187th Avenue ----- On Center Line
US C & G Brass Disc in Concrete Monument.
- Property Address:
1630 N.W. 8th Street
31500 S.W. 187th Avenue
Miami-Dade, FL 33030
 - Flood Zone: "AH", "X"
Base Flood Elevation: 8.4', N/A
AS PER FEMA Panel Number: 120686C0726L and LOMR 19-04-6515P
Community Number: 120635 (Miami-Dade Unincorporated Areas)
Date: September 11, 2009.
 - Field Book: A-628, Page 73-92 Project No.: 23-024-0364 Data Collector File: RCHD 21AC1xt
 - This Map of Survey is intended to be displayed at a scales of one inch equals 40 feet (Sheets 1 through 4) and one inch equals 30 feet (Sheets 5 through 11).

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 59-17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC. L.B. #6557
Original Field Work Survey Date: May 10th, 2023
Revision Date 1: June 7th, 2023 (Revised Legal Description)
Revision Date 2: November 14th, 2023 (Revised Per County Comments)
Revision Date 3: July 23rd, 2024 (Preparation of Tentative Plat)
Revision Date 4: August 28th, 2024 (Revised as per Miami-Dade County Deferral Comments)
Revision Date 5: October 7th, 2024 (Revised Block Number)



Digitally signed by Omar Armenteros
Date: 2025.01.02 09:28:16 -05'00'

By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 3679

TRACT DESIGNATION TABLE	
TRACT "A"	PRIVATE ROAD, INGRESS AND EGRESS, PEDESTRIAN ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TRACT.
TRACT "B"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "C"	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "D"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "E"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "F"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "G"	(POOL CABANA: 836 S.F.), PARKING, COMMON OPEN SPACE, UTILITY EASEMENT AND HISTORIC PRESERVATION TRACT, (EXISTING HISTORIC STRUCTURE: 2,688 S.F.)
TRACT "H"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "I"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "J"	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "K"	PUMP STATION AND UTILITY EASEMENT TRACT.
TRACT "L"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "M"	TOT LOT, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "N"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TRACT.
TRACT "O"	PRIVATE ROAD, INGRESS AND EGRESS, PEDESTRIAN ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TRACT.
TRACT "P"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, MAIL KIOSK, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "Q"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "R"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "S"	DOG PARK, PARKING, LANDSCAPE AND UTILITY EASEMENT TRACT.
TRACT "T"	INGRESS AND EGRESS, PEDESTRIAN ACCESS, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "U"	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "V"	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "W"	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "X"	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.

LEGAL DESCRIPTION:

Parcel 1:
The North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4, Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida, less and except the East 40 feet thereof conveyed to Miami-Dade County, Florida, by Right-of-Way Deed recorded in Official Records Book 30436, Page 3869 of the Public Records of Miami-Dade County, Florida.

Parcel 2:
Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 57 South, Range 38 East, thence North 165 feet; thence West 792 feet; thence South 165 feet; thence East 792 feet to the Point of Beginning, less and except the East 40 feet thereof and also less and except the South 25 feet of the East 792 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 57 South, Range 38 East, and also less and except the area bounded by the North line of the South 25 feet and by the West line of the East 40 feet of the Northeast 1/4 of said Section 14, and by a 25 foot radius arc concave to the Northwest, said arc being tangent to both of the last described lines; less that portion previously dedicated by an instrument recorded in Deed Book 2377, Page 448, conveyed to Miami-Dade County, Florida, by Right-of-Way Deed recorded in Official Records Book 30436, Page 3869 of the Public Records of Miami-Dade County, Florida.

ALSO KNOWN AS:
Commence at the Southeast Corner of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4, of Section 14, Township 57 South, Range 38 East, Miami-Dade County, Florida; thence S89°24'16"W, along the South Line of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 14, for a distance of 40.00 feet to the POINT OF BEGINNING; thence S02°56'50"E, along a line 40.00 feet West of and parallel with the East Line of said Section 14 for a distance of 116.54 feet to a point of curvature of a circular curve to the right, concave to the Northwest; thence Southerly, Southwesterly and Westerly along the arc said curve, having for its elements a radius of 25.00 feet, through a central angle of 89°20'45", for an arc distance of 39.42 feet to a point of tangency; thence S89°23'52"W, along the North Right-of-way Line of SW 316TH STREET (PALMETTO STREET) as per Official Records Book 30436, Page 3869, of the Public Records of Miami-Dade County, Florida, for a distance of 726.85 feet; thence N00°56'50"W for a distance of 141.77 feet to its intersection with the South Line of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence N89°24'16"E, along the last described line for a distance of 752.00 feet to the POINT OF BEGINNING.

Parcel 3:
The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, LESS the North 185 feet of the West 210 feet, and LESS the North 35 feet thereof, in Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.



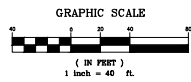
1980 N.W. 54th Avenue, 2nd Floor
DORAL, FLORIDA 33172
PH: (305) 477-6472
FAX: (305) 478-2065
L.A. No. 8557

NO.	DATE	DESCRIPTION	BY	APPROVED
1	06/07/23	REVISED LEGAL DESCRIPTION	E.D. R.R.	
2	11/7/23	PREPARATION OF TENTATIVE PLAT	D.R. R.R.	
3	07/25/24	REVISED AS PER MIAMI-DADE COUNTY DEFERRAL COMMENTS	D.R. O.A.	
4	08/29/24	REVISED AS PER MIAMI-DADE COUNTY DEFERRAL COMMENTS	D.R. O.A.	
5	10/07/24	REVISED BLOCK NUMBERS	D.R. O.A.	

SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST
UNINCORPORATED AREAS

BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP
LENNAR HOMES, LLC.
UNINCORPORATED AREAS

AS SHOWN
DATE: 08/06/2025
DRAWN BY: D.R.A.O.
SCALE: AS SHOWN
DATE: 08/06/2025
PROJECT: 23A002-0551
SHEET 1 OF 10

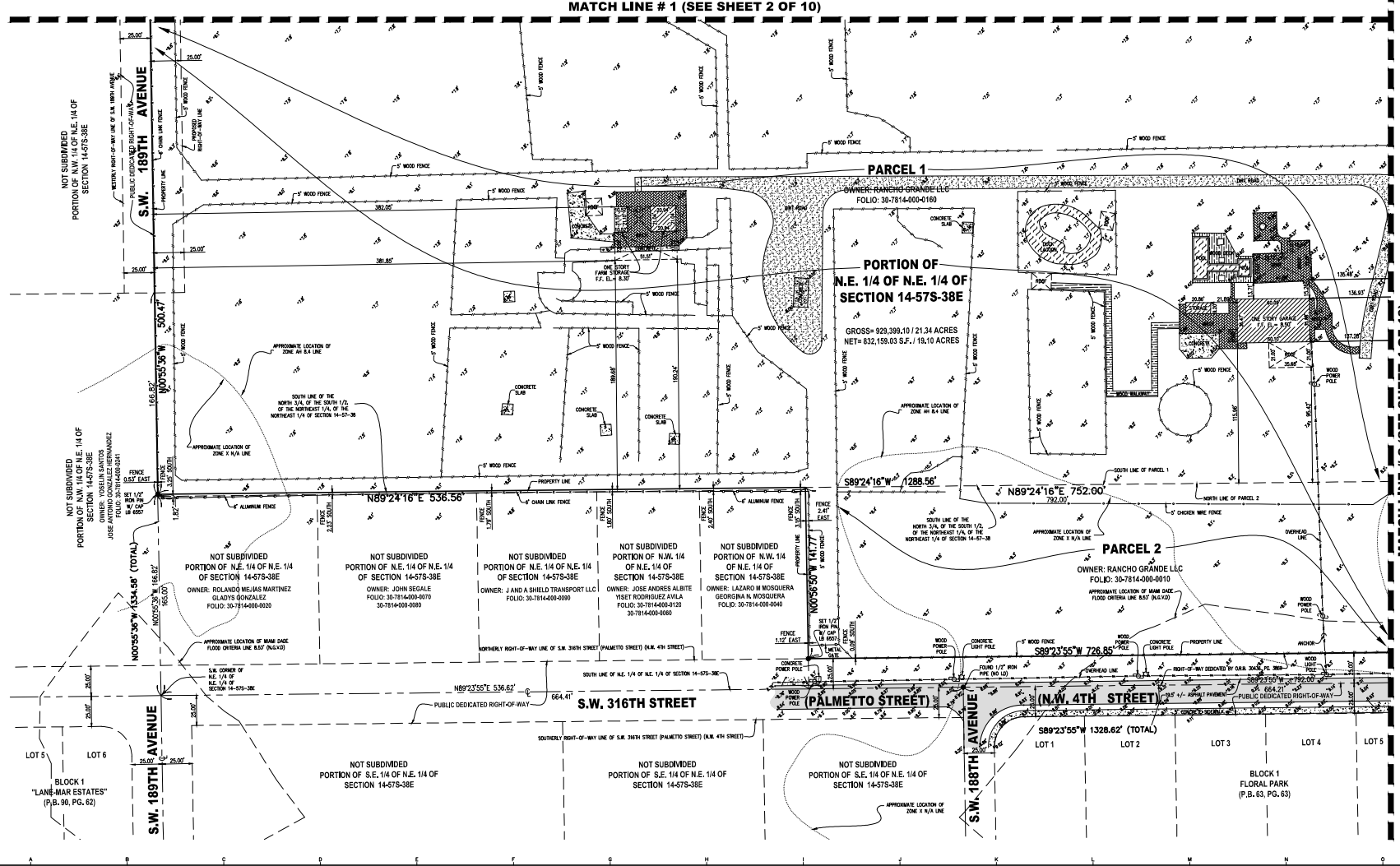


NOTE: ALL IMPROVEMENTS WITHIN THE SUBJECT PROPERTY ARE TO BE DEMOLISHED

NOTE: MIAMI-DADE COUNTY FLOOD CRITERIA: 8.5' MORE OR LESS.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
ALUM	[Symbol]	ALUMINUM FENCE	CONC	[Symbol]	CONCRETE
BLK	[Symbol]	BLACK SURFACE	GRASS	[Symbol]	GRASS
BRICK	[Symbol]	BRICK SURFACE	IRRI	[Symbol]	IRRIGATION
CHN	[Symbol]	CHAIN LINK FENCE	LAND	[Symbol]	LAND ACROSS RIGHT OF WAY
CONC	[Symbol]	CONCRETE	LANT	[Symbol]	LANTERN
CONC	[Symbol]	CONCRETE FLOOR FINISH	LANT	[Symbol]	LANTERN
CONC	[Symbol]	CONCRETE FLOOR FINISH	LANT	[Symbol]	LANTERN
CONC	[Symbol]	CONCRETE FLOOR FINISH	LANT	[Symbol]	LANTERN
CONC	[Symbol]	CONCRETE FLOOR FINISH	LANT	[Symbol]	LANTERN
CONC	[Symbol]	CONCRETE FLOOR FINISH	LANT	[Symbol]	LANTERN



RECORD OF REVISION				
NO.	DATE	DESCRIPTION	BY	APP.
1	06/07/23	REVISED LEGAL DESCRIPTION	J.M.P.	J.M.P.
2	11/14/23	REVISED PER COUNTY COMMENTS	J.M.P.	J.M.P.
3	07/25/24	PREPARATION OF TENTATIVE PLAT	J.M.P.	J.M.P.
4	09/26/24	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	J.M.P.	J.M.P.
	03/27/24	REVISED BLOCK NUMBERS	J.M.P.	J.M.P.

TYPE OF PROJECT	SECTION 14, TOWNSHIP 27 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA			
DRAWN BY	LENNAR HOMES, L.L.C.			
CHECKED BY	LENNAR HOMES, L.L.C.			
DATE	OCTOBER 7th, 2024			
PROJECT NO.	23A002-0551			
3				



BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF BOUNDARY SURVEY AND LEGEND
LENNAR HOMES, L.L.C.

RANCHO GRANDE SUBDIVISION

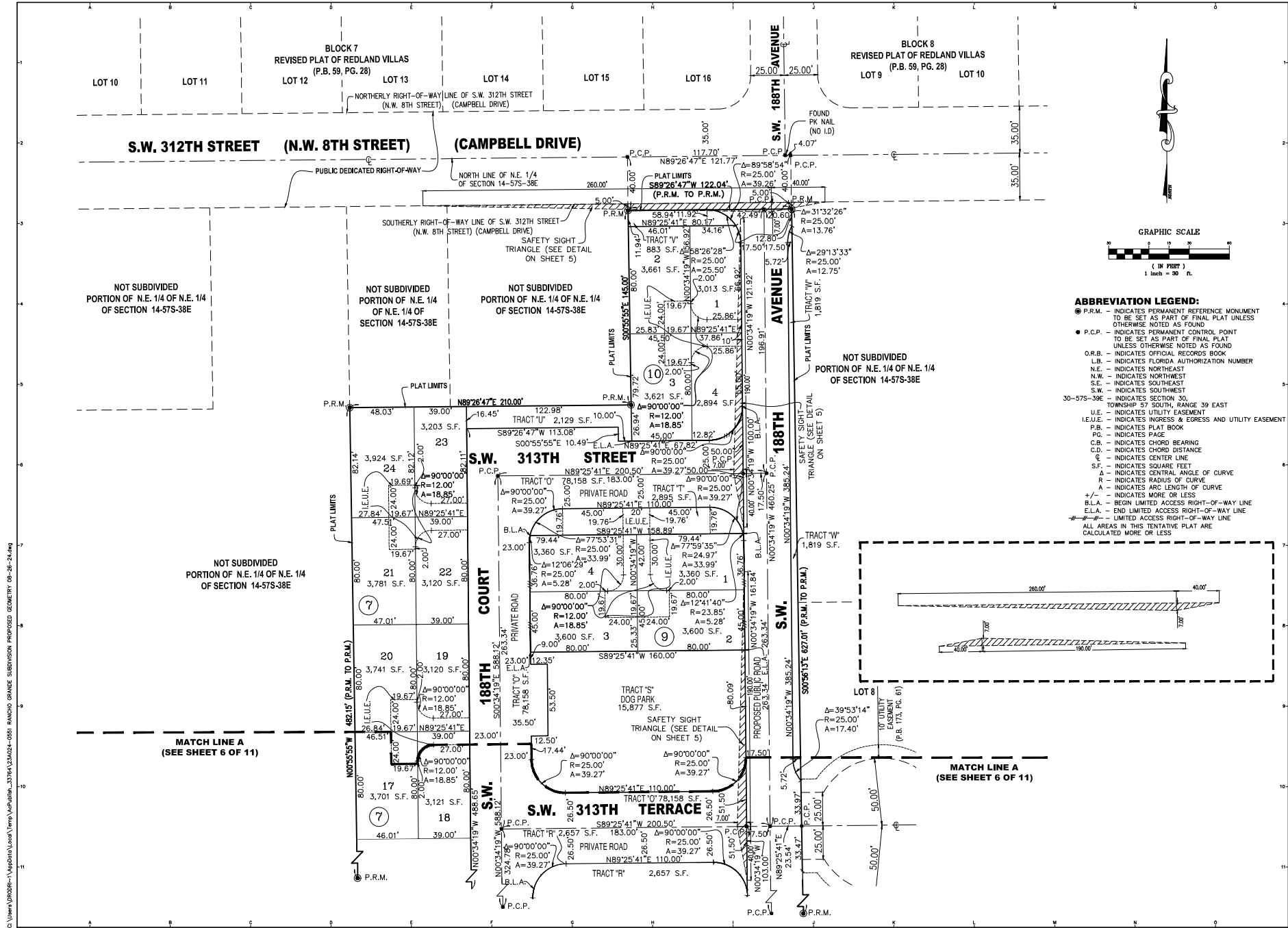
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

SKETCH OF BOUNDARY SURVEY AND LEGEND

LENNAR HOMES, L.L.C.

SECTION 14, TOWNSHIP 27 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

C:\Users\jlopezr\Desktop\23A002-0551 RANCHO GRANDE SUBDIVISION EXISTING IMPROVEMENTS 08-26-24.dwg



FOR, ARMENTEROS & FERNANDEZ, INC.
 1650 N.W. 54th Avenue, 2nd Floor
 Doral, Florida 33172
 P.O. Box 474272
 Fort Lauderdale, FL 33308
 L.A. No. 8557

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	06/07/23	REVISED LEGAL DESCRIPTION
2	11/14/23	REVISED PER COUNTY COMMENTS
3	07/23/24	PREPARATION OF TENTATIVE PLAT
4	09/29/24	REVISED AS PER MIAMI DADE COUNTY DEPARTMENT COMMENTS
5	10/07/24	REVISED BLOCK NUMBERS

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

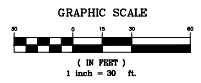
NO.	DATE	DESCRIPTION
1	06/07/23	REVISED LEGAL DESCRIPTION
2	11/14/23	REVISED PER COUNTY COMMENTS
3	07/23/24	PREPARATION OF TENTATIVE PLAT
4	09/29/24	REVISED AS PER MIAMI DADE COUNTY DEPARTMENT COMMENTS
5	10/07/24	REVISED BLOCK NUMBERS

RANCHO GRANDE SUBDIVISION
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 PROPOSED SUBDIVISION
 LENNAR HOMES, LLC.

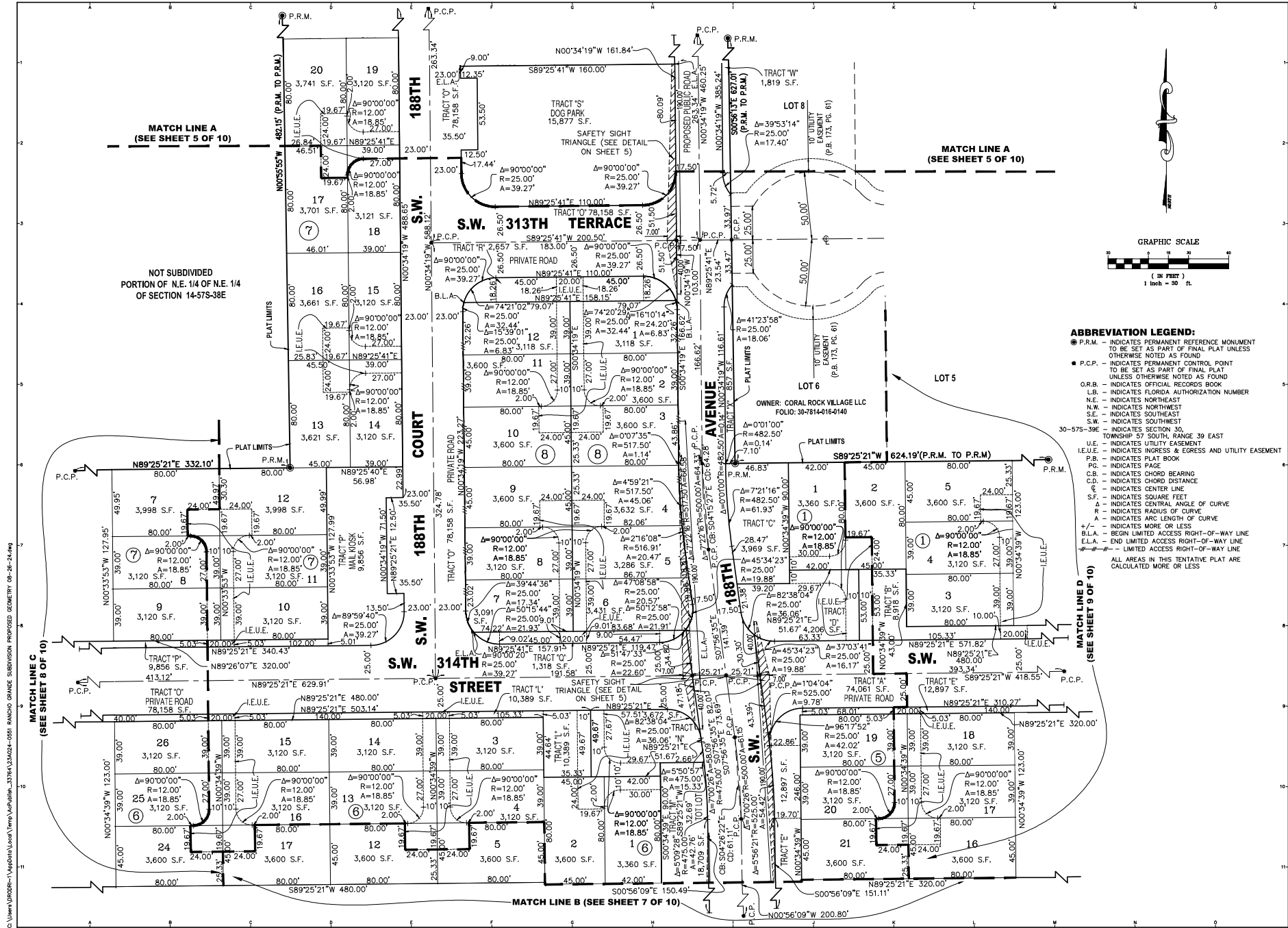
SECTION 14, TOWNSHIP 27 SOUTH, RANGE 38 EAST
 MIAMI DADE COUNTY, FLORIDA

DATE: AS SHOWN
 DRAWN BY: P.R.M./E.
 CHECKED BY: D.J./O.A.
 DATE: OCTOBER 7th, 2024
 PROJECT # 23A002-0551
 SHEET 5 OF 10

- ABBREVIATION LEGEND:**
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
 - P.C.P. - INDICATES PERMANENT CONTROL POINT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
 - O.R.B. - INDICATES OFFICIAL RECORDS BOOK
 - L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
 - N.E. - INDICATES NORTHEAST
 - N.W. - INDICATES NORTHWEST
 - S.E. - INDICATES SOUTHEAST
 - S.W. - INDICATES SOUTHWEST
 - 30-575-39E - INDICATES SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 - U.E. - INDICATES UTILITY EASEMENT
 - I.E./E. - INDICATES INGRESS & EGRESS AND UTILITY EASEMENT
 - P.B. - INDICATES PLAT BOOK
 - P.G. - INDICATES PAGE
 - C.B. - INDICATES CHORD BEARING
 - C.D. - INDICATES CHORD DISTANCE
 - C. - INDICATES CENTER LINE
 - S.F. - INDICATES SQUARE FEET
 - A - INDICATES CENTRAL ANGLE OF CURVE
 - R - INDICATES RADIUS OF CURVE
 - A - INDICATES ARC LENGTH OF CURVE
 - +/- - INDICATES MORE OR LESS
 - B.L.A. - BEGIN LIMITED ACCESS RIGHT-OF-WAY LINE
 - E.L.A. - END LIMITED ACCESS RIGHT-OF-WAY LINE
 - - LIMITED ACCESS RIGHT-OF-WAY LINE
 - ALL AREAS IN THIS TENTATIVE PLAT ARE CALCULATED MORE OR LESS



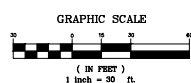
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MATCH LINE A
(SEE SHEET 5 OF 10)

MATCH LINE A
(SEE SHEET 5 OF 10)

NOT SUBDIVIDED
PORTION OF N.E. 1/4 OF N.E. 1/4
OF SECTION 14-575-38E



- ABBREVIATION LEGEND:**
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
 - P.C.P. - INDICATES PERMANENT CONTROL POINT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
 - O.R.B. - INDICATES OFFICIAL RECORDS BOOK
 - L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
 - N.E. - INDICATES NORTHEAST
 - N.W. - INDICATES NORTHWEST
 - S.E. - INDICATES SOUTHEAST
 - S.W. - INDICATES SOUTHWEST
 - 30-575-38E - INDICATES SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 - U.E. - INDICATES UTILITY EASEMENT
 - I.E.U.E. - INDICATES INGRESS & EGRESS AND UTILITY EASEMENT
 - P.B. - INDICATES PLAT BOOK
 - P.G. - INDICATES PAGE
 - C.B. - INDICATES CHORD BEARING
 - C.D. - INDICATES CHORD DISTANCE
 - C.L. - INDICATES CENTER LINE
 - S.F. - INDICATES SQUARE FEET
 - ∠ - INDICATES CENTRAL ANGLE OF CURVE
 - R - INDICATES RADIUS OF CURVE
 - A - INDICATES ARC LENGTH OF CURVE
 - +/- - INDICATES MORE OR LESS
 - B.L.A. - BEGIN LIMITED ACCESS RIGHT-OF-WAY LINE
 - E.L.A. - END LIMITED ACCESS RIGHT-OF-WAY LINE
 - L.A. - LIMITED ACCESS RIGHT-OF-WAY LINE
- ALL AREAS IN THIS TENTATIVE PLAT ARE CALCULATED MORE OR LESS

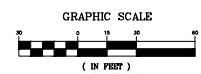
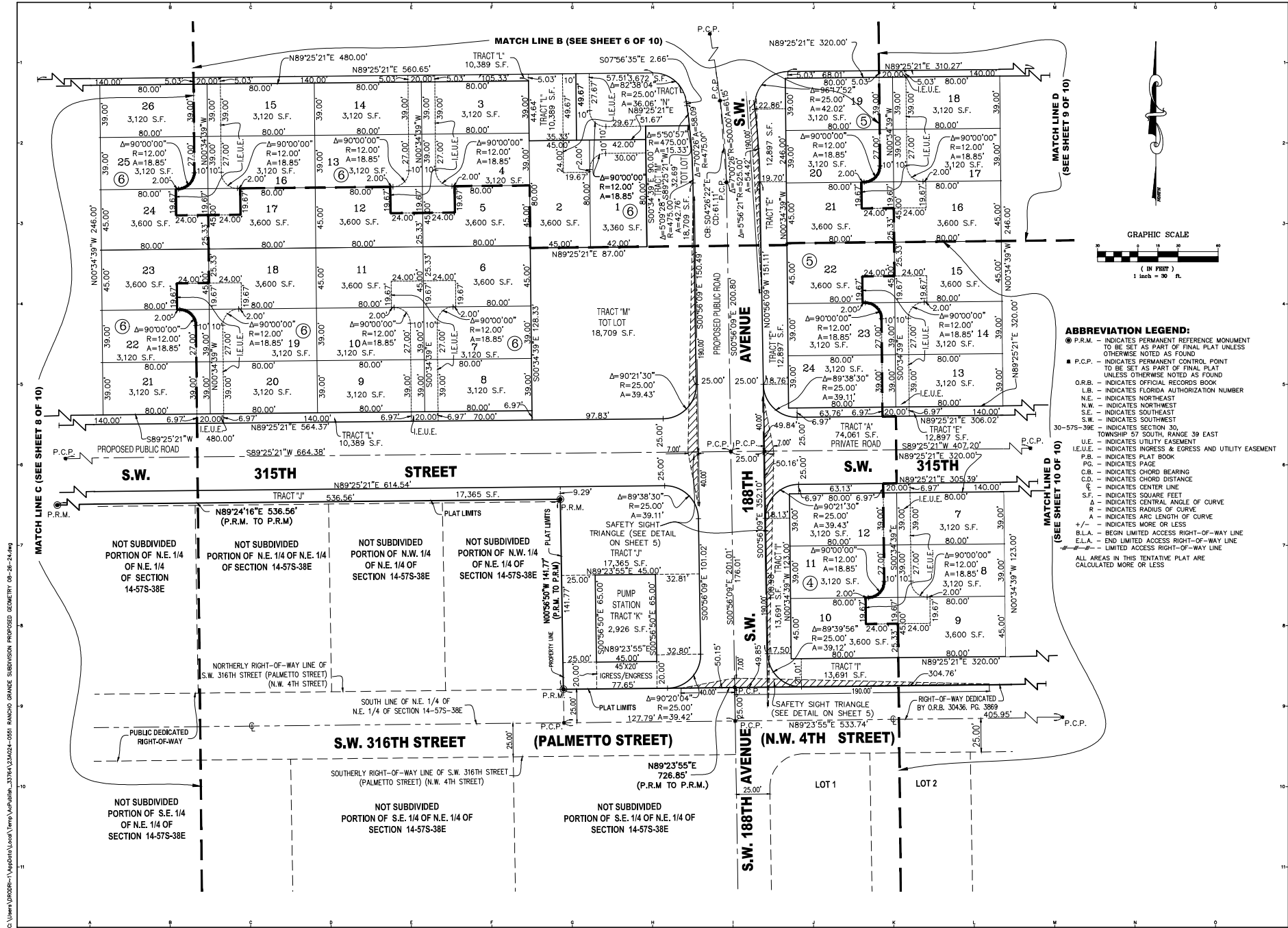
FOR. ARMENTEROS & FERNANDEZ, INC.
1600 N.W. 54th AVENUE, 2nd FLOOR
CORAL GABLES, FLORIDA 33172
PH: (305) 474-4272
FAX: (305) 474-2635
L.S. No. 8557

RECORD OF REVISION		
NO.	DATE	DESCRIPTION
1	06/07/23	REVISED LEGAL DESCRIPTION
2	11/17/23	REVISED PER COUNTY COMMENTS
3	07/27/24	PREPARATION OF TENTATIVE PLAT
4	08/29/24	REVISED AS PER MIAMI DADE COUNTY DEFEASIBLE COMMENTS
5	10/02/24	REVISED BLOCK NUMBERS

RANCHO GRANDE SUBDIVISION
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED SUBDIVISION
LENNAR HOMES, L.L.C.

DATE:	AS SHOWN
SCALE:	AS SHOWN
DATE:	OCTOBER 7th, 2024
PROJECT:	23A002-0551
DATE:	

6
OF 10 SHEETS



- ABBREVIATION LEGEND:**
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
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 - I.E.U.E. - INDICATES INGRESS & EGRESS AND UTILITY EASEMENT
 - P.B. - INDICATES PLAT BOOK
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 - C.B. - INDICATES CHORD BEARING
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 - S.L. - INDICATES SECTION LINE
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 - B.L.A. - BEGN LIMITED ACCESS RIGHT-OF-WAY LINE
 - L.A. - END LIMITED ACCESS RIGHT-OF-WAY LINE
 - --- - LIMITED ACCESS RIGHT-OF-WAY LINE
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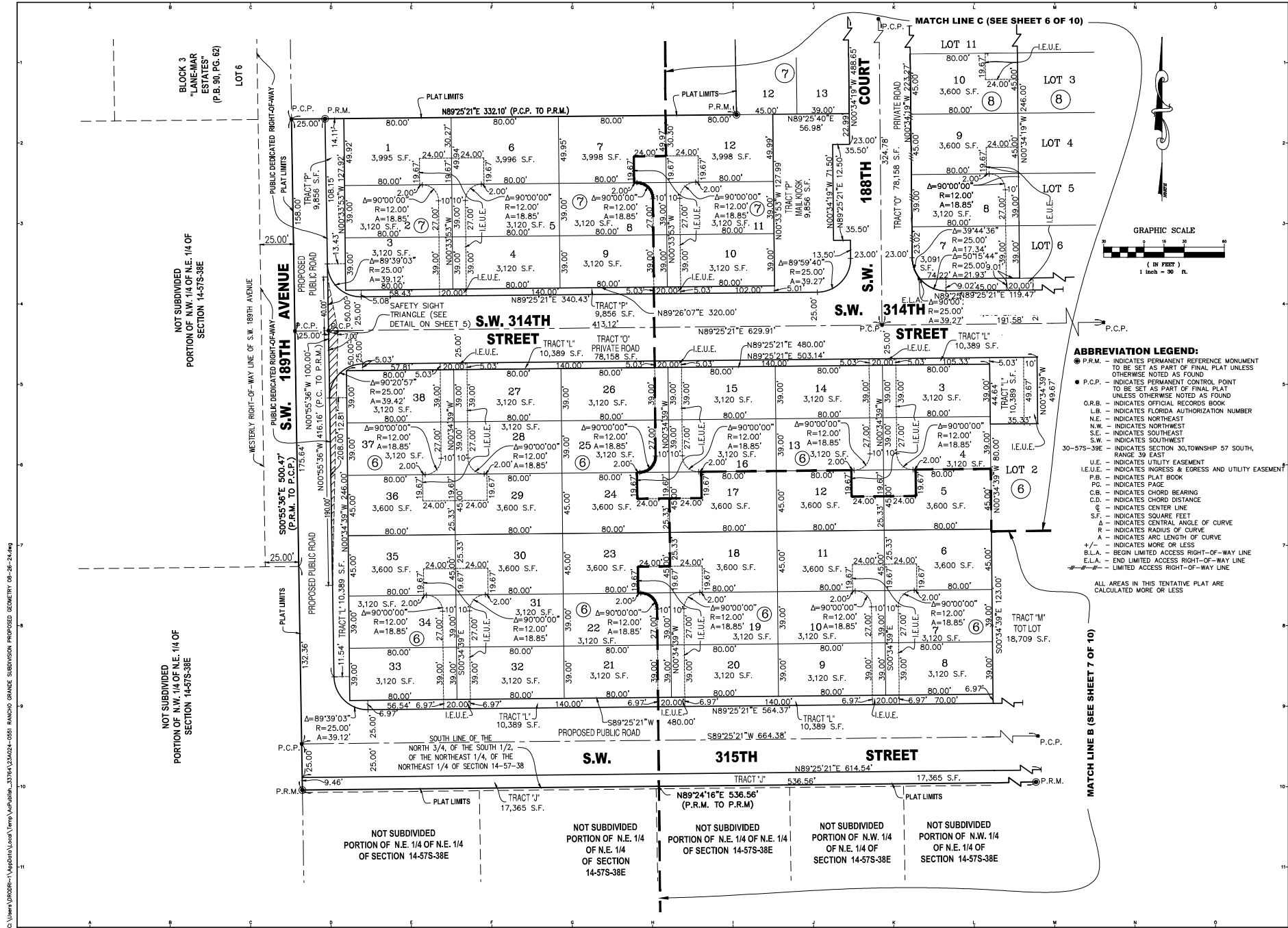
FORD, ARMENTEROS & FERNANDEZ, INC.
 1930 N.W. 34th AVENUE, 2ND FLOOR
 DORAL, FLORIDA 33172
 PH: (305) 474-4472
 FAX: (305) 474-2656
 L.A. NO. 8557

RECORD OF REVISION		BY	APP.
NO.	DATE	DESCRIPTION	REVISED LEGAL DESCRIPTION
1	09/07/23	REVISED PER COUNTY COMMENTS	
2	11/14/23	PREPARATION OF TENTATIVE PLAT	
3	07/23/24	REVISED AS PER MIAMI DADE COUNTY DEPARTMENT COMMENTS	
4	08/29/24	REVISED AS PER MIAMI DADE COUNTY DEPARTMENT COMMENTS	
5	10/02/24	REVISED BLOCK NUMBERS	

RANCHO GRANDE SUBDIVISION
 BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 PROPOSED SUBDIVISION
 LENNAR HOMES, LLC.

SECTION 14, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 MIAMI DADE COUNTY, FLORIDA

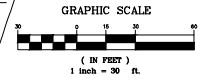
SCALE: AS SHOWN
 DRAWN BY: R.J.D.E.
 FILE NUMBER: D.R./D.A.
 DATE: OCTOBER 7th, 2024
 PROJECT: 23A002-0551
 SHEET: 7 OF 10



ABBREVIATION LEGEND:

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
- P.C.P. - INDICATES PERMANENT CONTROL POINT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
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- L.F. - INDICATES FLORIDA AUTHORIZATION NUMBER
- N.E. - INDICATES NORTHEAST
- N.W. - INDICATES NORTHWEST
- S.E. - INDICATES SOUTHEAST
- S.W. - INDICATES SOUTHWEST
- 30-57S-38E - INDICATES SECTION 30, TOWNSHIP 57 SOUTH, RANGE 38 EAST
- I.E.U.E. - INDICATES UTILITY EASEMENT
- U.E. - INDICATES INGRESS & EGRESS AND UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- P.F. - INDICATES PAGE
- C.B. - INDICATES CHORD BEARING
- C.D. - INDICATES CHORD DISTANCE
- S. - INDICATES CENTER LINE
- S.F. - INDICATES SQUARE FEET
- A - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS OF CURVE
- A - INDICATES ARC LENGTH OF CURVE
- +/- - INDICATES MORE OR LESS
- EL.A. - BEGINS LIMITED ACCESS RIGHT-OF-WAY LINE
- E.L.A. - END LIMITED ACCESS RIGHT-OF-WAY LINE
- - LIMITED ACCESS RIGHT-OF-WAY LINE

ALL AREAS IN THIS TENTATIVE PLAT ARE CALCULATED MORE OR LESS



FORD, ARMENTOS & FERNANDEZ, INC.
1600 N.W. 54th AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH: (305) 474-6272
FAX: (305) 474-2655
L.A. No. 6557

RECORD OF REVISION	
NO.	DATE
1	06/07/23
2	11/14/23
3	07/23/24
4	08/29/24
5	10/02/24

BY	APP.	DESCRIPTION
ED.	R.R.	REVISED LEGAL DESCRIPTION
D.R.	R.R.	REVISED PER COUNTY COMMENTS
D.R.	D.A.	PREPARATION OF TENTATIVE PLAT
D.R.	D.A.	REVISED AS PER MIAMI DADE COUNTY DEERING COMMENTS
D.R.	D.A.	REVISED BLOCK NUMBERS

RANCHO GRANDE SUBDIVISION

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

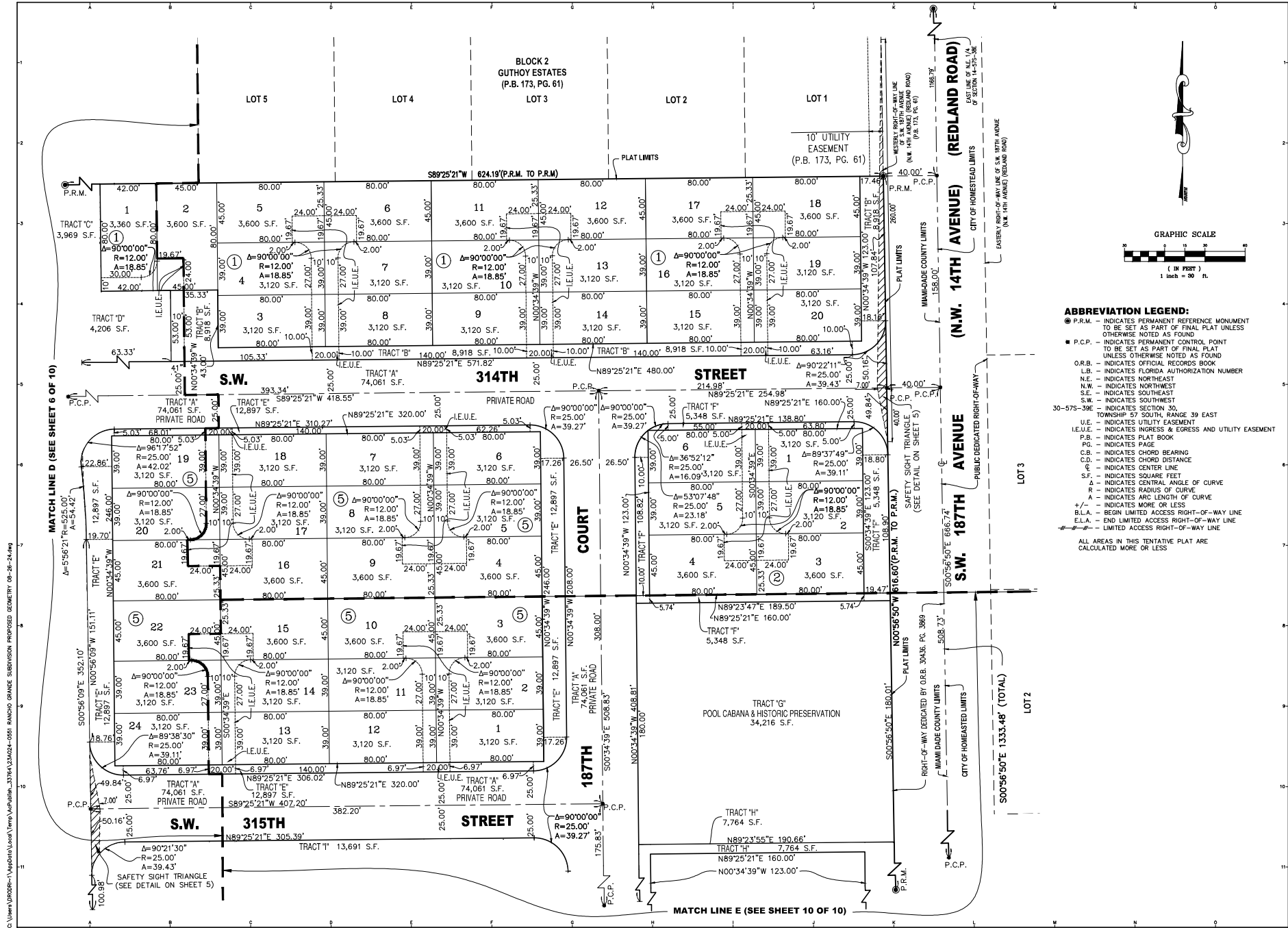
PROPOSED SUBDIVISION

LENNAR HOMES, LLC.

SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST
UNIMPROVED LOT 14-57S-38E

SCALE:	AS SHOWN
DATE:	D.R./D.E.
FILE NUMBER:	D.R./O.A.
COUNTY:	
DATE:	OCTOBER 7th, 2024
PROJECT:	23A002-0551
SHEET:	8

8 of 10 SHEETS



FOR, ARMENTEROS & FERNANDEZ, INC.
 1600 N.W. 34th Avenue, 2nd Floor
 Doral, Florida 33172
 P.O. Box 477402
 Fax: (305) 476-2635
 L.A. No. 8557

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	09/07/23	REVISED LEGAL DESCRIPTION
2	11/14/23	REVISED PER COUNTY COMMENTS
3	07/23/24	PREPARATION OF TENTATIVE PLAT
4	09/29/24	REVISED AS PER MIAMI DADE COUNTY COMMENTS
5	10/02/24	REVISED BLOCK NUMBERS

RANCHO GRANDE SUBDIVISION
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 PROPOSED SUBDIVISION
 LENNAR HOMES, LLC.

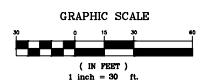
SECTION 14, TOWNSHIP 27 SOUTH, RANGE 38 EAST
 MIAMI DADE COUNTY, FLORIDA

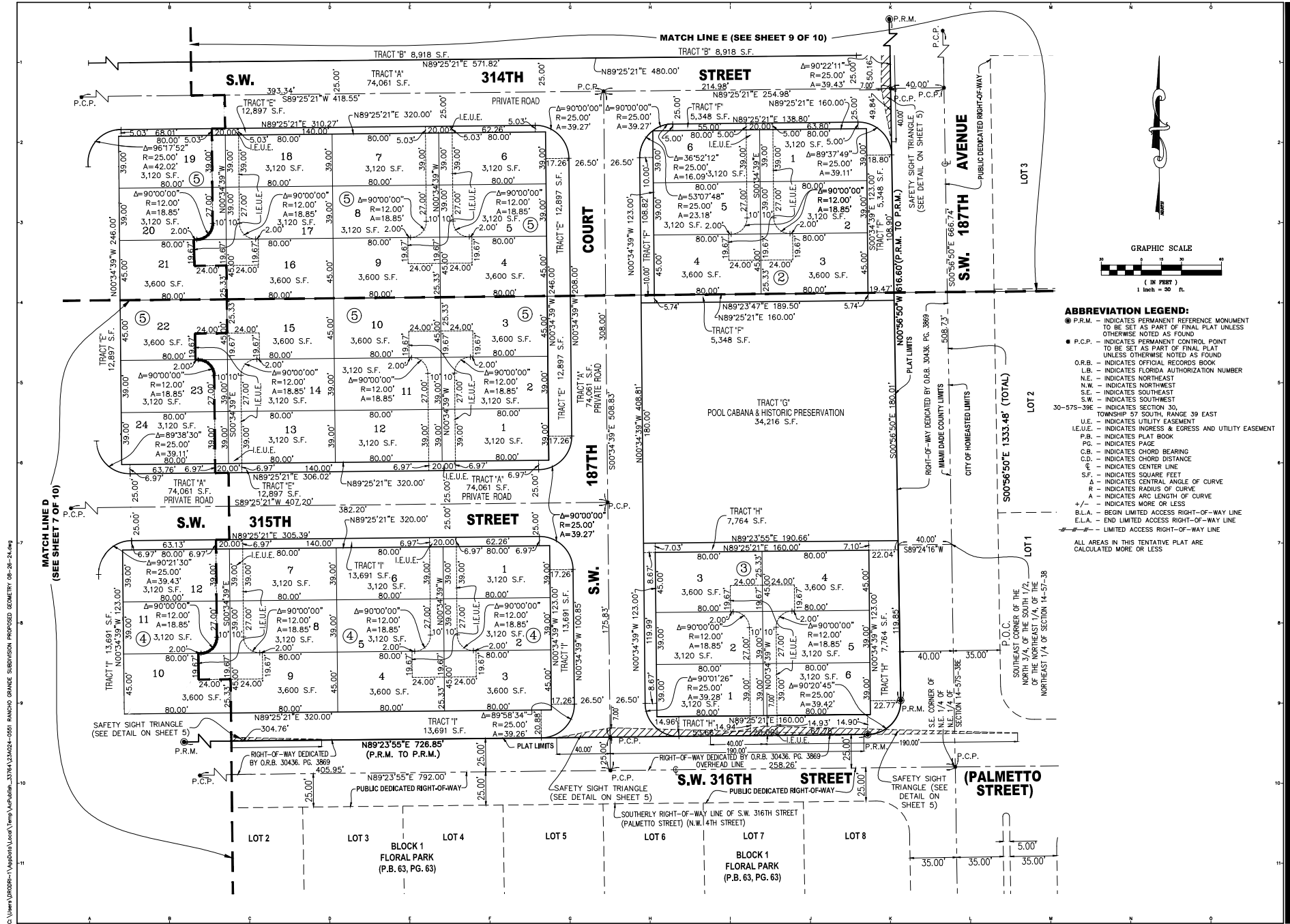
DATE: AS SHOWN
 DRAWN BY: B.J.O.D.E.
 FILE NUMBER: D.A./O.A.
 CITY/COUNTY: MIAMI DADE COUNTY, FLORIDA
 DATE: OCTOBER 7th, 2024
 PROJECT: 23A002-0551
 SHEET: 9 OF 10

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FORO, ARMENTEROS & FERNANDEZ, INC.
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 DORAL, FLORIDA 33172
 PH: (305) 474-4272
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 L.A. No. 6557

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP.
1	09/07/23	REVISED LEGAL DESCRIPTION	E.D.	R.R.
2	11/14/23	REVISED PER COUNTY COMMENTS	D.R.	R.R.
3	07/25/24	PREPARATION OF TENTATIVE PLAT	D.R.	D.A.
4	09/29/24	REVISED AS PER MIAMI DADE COUNTY DEPARTMENT COMMENTS	D.R.	D.A.
5	10/22/24	REVISED BLOCK NUMBERS	D.R.	D.A.

RANCHO GRANDE SUBDIVISION
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 PROPOSED SUBDIVISION
 LENNAR HOMES, LLC.

SECTION 14, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 MAMMADOE COUNTY, FLORIDA

SCALE: AS SHOWN
 NAME: D.R.O.E.
 TITLE: DRA/CA.
 DATE: OCTOBER 7th, 2024
 PROJECT: 23A002-0551
 SHEET: 10 OF 10 SHEETS