

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 : (50)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 36 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: "F & F DEVELOPERS SITE"

2. Owner's Name: Millrose Properties Florida, 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): 30-6936-008-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract "A" of "South Point Cove", according to the map or plat thereof, as recorded in Plat Book 161, at Page 63 of the Public Records of Miami-Dade County, Florida.

6. Street boundaries: SW 268th Street / SW Florida Avenue

7. Present Zoning: RU-3M Zoning Hearing No.: Z2024-052 (Resolution No. CZAB15-6-24)

8. Proposed use of Property: Townhomes
Single Family Res.(_____ Units), ~~DUPLEX~~ 45 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.

Millrose Properties Florida, LLC,
a Florida limited liability company

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

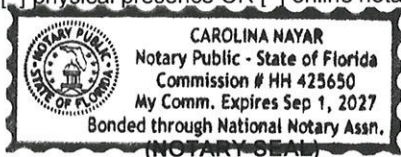
SS:

Signature of Owner: _____

(Print name & Title here): Phil Serrate

BEFORE ME, personally appeared* Phil Serrate this 28 day of January, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 28th day of January, 2025 A.D.
*by means of physical presence OR online notarization



Signature of Notary Public: _____

(Print, Type name here: Carolina Nayar)

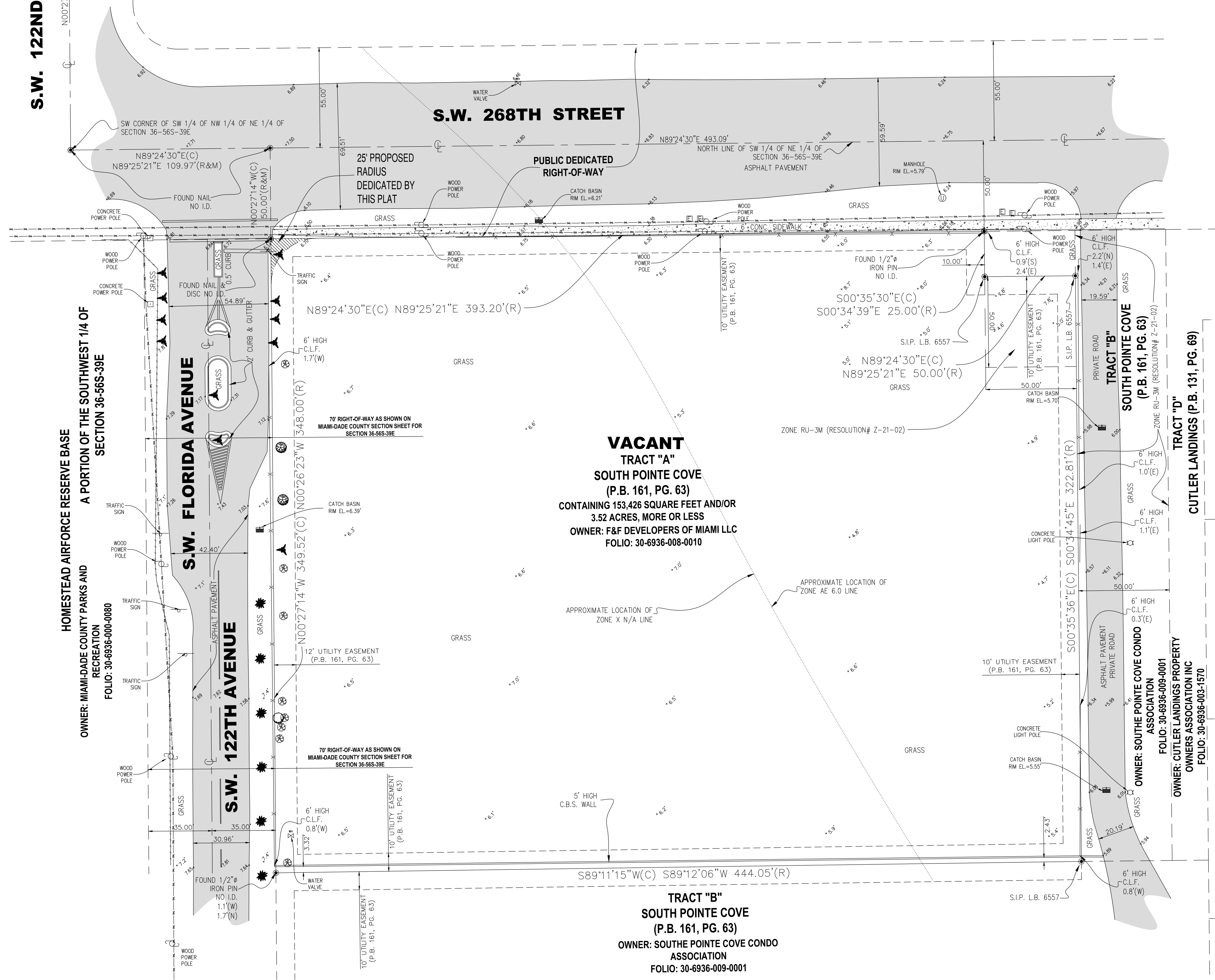
Sep 1, 2027 HH 425650
(Commission Expires) (Commission Number)

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

S.W. 122ND AVENUE

S.W. FLORIDA AVENUE
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36-565-39E

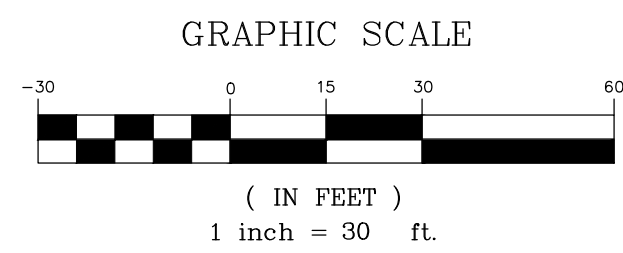
S.W. 122TH AVENUE
HOMESTEAD AIRFORCE RESERVE BASE
OWNER: MIAMI-DADE COUNTY PARKS AND RECREATION
FOLIO: 30-6936-000-0080



NOTE:
MIAMI-DADE COUNTY FLOOD CRITERIA: 8.52' MORE OR LESS.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
ALUM.	⊙	ALUMINUM LIGHT POLE
BELL	⊙	BELLSOUTH TELEPHONE BOX
BENCH	⊙	BENCHMARK
CABLE	⊙	CABLE BOX
CALC.	⊙	CALCULATED
C.B.	⊙	CATCH BASIN
CEN.	⊙	CENTERLINE
C.O.V.	⊙	CLEAN OUT VALVE
CH	⊙	CHAIN LINK FENCE
CONC.	⊙	CONCRETE
CONC. BLDG.	⊙	CONCRETE BLOCK STRUCTURE
CONC. L.P.	⊙	CONCRETE LIGHT POLE
CONC. P.W.P.	⊙	CONCRETE POWER POLE
CONTR.	⊙	CONTROL VALVE
DR.	⊙	DRAINAGE MANHOLE
D.H.	⊙	DRILL HOLE
D.B.	⊙	DEED BOOK
D.V.	⊙	DUAL POLE SIGN
E.B.	⊙	ELECTRIC BOX
E.M.	⊙	ELECTRIC METER
E.W.O.H.	⊙	ELECTRIC WIRE OVERHEAD
E.W.	⊙	EDGE OF WATER
ELEV.	⊙	ELEVATION
ELEV. (EXISTING)	⊙	ELEVATION (EXISTING)
ELEV. (ENGR'D)	⊙	ELEVATION (ENGR'D)
F.F.	⊙	FISHED FLOOR
F.H.	⊙	FIRE HYDRANT
F.M.V.	⊙	FIRE MAIN VALVE
F.M.V. (OPN)	⊙	FIRE MAIN VALVE (OPEN MANHOLE)
F.M.V. (FOR)	⊙	FORCE MAIN VALVE
FND.	⊙	FOUND
F.P.L.	⊙	FLUORESCENT POWER & LIGHT
GAR.	⊙	GARAGE
G.M.	⊙	GAS MANHOLE
G.M.	⊙	GAS METER
G.V.	⊙	GAS VALVE
G.P.	⊙	GUARD POST
I.F.	⊙	IRON FENCE
I.P.	⊙	IRON PIPE
LES.	⊙	BY LEGAL DESCRIPTION
L.A.R/W	⊙	LIMITED ACCESS RIGHT OF WAY
L.B.	⊙	FLORIDA AUTHORIZATION NUMBER
MAN.	⊙	MAN SEWER VALVE
MANH.	⊙	MANHOLE
MEAS.	⊙	MEASURED
MON.	⊙	MONUMENT
M.O.R.	⊙	MORE OR LESS
N.A.D.	⊙	NAIL AND DISC
O.A.	⊙	ON LINE
O.R.B.	⊙	OPTICAL RECORDS BOOK
P.O.C.	⊙	POINT OF COMMENCEMENT
P.O.B.	⊙	POINT OF BEGINNING
P.B.	⊙	PLAT BOOK
P.C.	⊙	POINT OF CURVATURE
P.S.P.	⊙	INDICATES PERMANENT CONTROL POINT TO BE SET AS PART OF FINAL PLAT UNLESS OTHERWISE NOTED AS FOUND
P.P.	⊙	PROPERTY LINE
P.A.	⊙	PROPERTY LINE
S.I.P.	⊙	INDICATES SET 1/2" IRON PIN WITH CAP L.B. 6557 UNLESS OTHERWISE NOTED AS FOUND
R.R.	⊙	RAIL ROAD CROSSING SIGN
REC.	⊙	RECORDED INFORMATION
R/W	⊙	RIGHT OF WAY
SEC.	⊙	SECTION
36-565-39E	⊙	SECTION 36 - TOWNSHIP 56 SOUTH - RANGE 39 EAST
SC.	⊙	SECTION CORNER
S.M.	⊙	SEWER MANHOLE
SON	⊙	SON
SPR.	⊙	SPRINKLER VALVE
SQ.	⊙	SQUARE OUT AND NAIL
ST.M.	⊙	STONE MANHOLE
ST.L.S.	⊙	STREET LIGHT SIGN
STR.	⊙	STREET SIGN
T.B.	⊙	TELEPHONE BOX
T.M.	⊙	TOP OF BANK
T.S.	⊙	TRAFFIC SIGNAL
T.S.B.	⊙	TRAFFIC SIGNAL BOX
T.P.	⊙	TYPICAL
V.	⊙	VALVE
W.M.	⊙	WOOD MANHOLE
W.P.	⊙	WOOD POWER POLE
ASPH.	⊙	ASPHALT
BRK.	⊙	BRICK
CONC.	⊙	CONCRETE
W.	⊙	WATER
TILE	⊙	TILE



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805
L.B. No. 6557

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RECORD OF REVISION	
No.	DATE
1	08/30/24
2	10/04/24

F&F DEVELOPERS SITE
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF BOUNDARY SURVEY AND LEGEND
LENNAR HOMES, LLC
PROJECT LOCATION: SECTION 36, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

TYPE OF PROJECT:	AS SHOWN
DRAWN BY:	D.R./O.A.
DATE:	October 4th, 2024
PROJECT No:	23-067-0551
SHEET:	2

OF 3 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\23-067-0551 F&F DEVELOP\TENTATIVE PLAT PROPOSED GEOMETRY 10-04-2024.dwg

S.W. 122ND AVENUE

HOMESTEAD AIRFORCE RESERVE BASE

S.W. FLORIDA AVENUE
S.W. 122nd AVENUE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36-56S-39E NOT SUBDIVIDED

25' PROPOSED RADIUS DEDICATED BY THIS PLAT 133 SF

70' RIGHT-OF-WAY AS SHOWN ON MIAMI-DADE COUNTY SECTION SHEET FOR SECTION 36-56S-39E N00°26'23"W 348.00'(R)

FOUND 1/2" IRON PIN NO I.D. 1.1'(W) 1.7'(N)

SW CORNER OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 36-56S-39E

$\Delta=89^{\circ}51'44"$
 $R=25.00'$
 $A=39.21'$

SAFETY SIGHT TRIANGLE (SEE DETAIL ON SHEET 3)

S.W. 121st COURT PRIVATE ROAD

TRACT "A" 38,263 S.F.

TRACT "B" 11,991 S.F.

TRACT "C" 38,263 S.F.

TRACT "D" 5,396 S.F.

TRACT "E" 1,797 S.F.

TRACT "F" 1,797 S.F.

TRACT "G" 1,797 S.F.

TRACT "H" 1,797 S.F.

TRACT "I" 1,797 S.F.

TRACT "J" 1,797 S.F.

TRACT "K" 1,797 S.F.

TRACT "L" 1,797 S.F.

TRACT "M" 1,797 S.F.

TRACT "N" 1,797 S.F.

TRACT "O" 1,797 S.F.

TRACT "P" 1,797 S.F.

TRACT "Q" 1,797 S.F.

TRACT "R" 1,797 S.F.

TRACT "S" 1,797 S.F.

TRACT "T" 1,797 S.F.

TRACT "U" 1,797 S.F.

TRACT "V" 1,797 S.F.

TRACT "W" 1,797 S.F.

TRACT "X" 1,797 S.F.

TRACT "Y" 1,797 S.F.

TRACT "Z" 1,797 S.F.

TRACT "AA" 1,797 S.F.

TRACT "AB" 1,797 S.F.

TRACT "AC" 1,797 S.F.

TRACT "AD" 1,797 S.F.

TRACT "AE" 1,797 S.F.

TRACT "AF" 1,797 S.F.

TRACT "AG" 1,797 S.F.

TRACT "AH" 1,797 S.F.

TRACT "AI" 1,797 S.F.

TRACT "AJ" 1,797 S.F.

TRACT "AK" 1,797 S.F.

TRACT "AL" 1,797 S.F.

STREET

PUBLIC DEDICATED RIGHT-OF-WAY

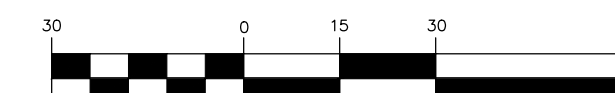
NORTH LINE OF SW 1/4 OF NE 1/4 OF SECTION 36-56S-39E

SAFETY SIGHT TRIANGLE (SEE DETAIL ON SHEET 3)

$S00^{\circ}35'30"E(C)$
 $S00^{\circ}34'39"E 25.00'(R)$

$N89^{\circ}24'30"E(C)$
 $N89^{\circ}25'21"E 50.00'(R)$

GRAPHIC SCALE



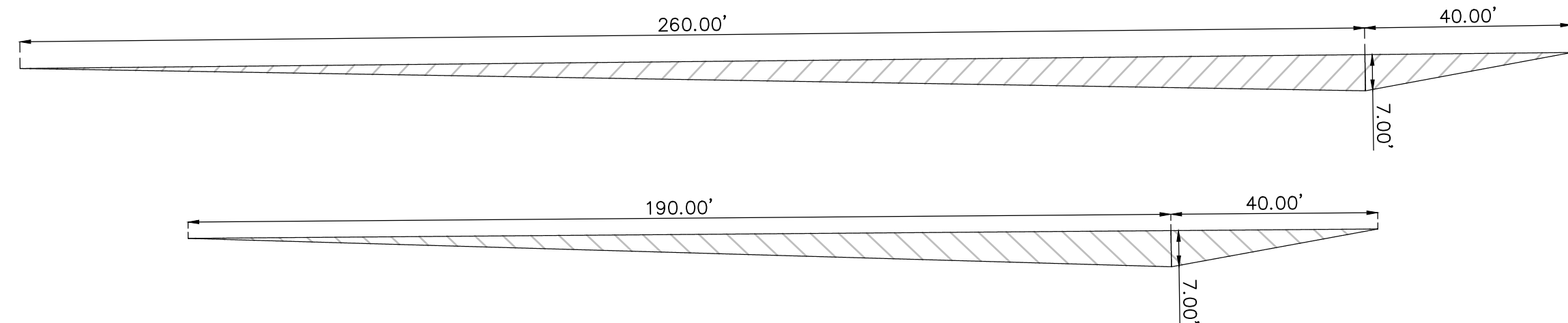
(IN FEET)
1 inch = 30 ft.

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
- 30-57S-39E - INDICATES SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST
- U.E. - INDICATES UTILITY EASEMENT
- P.A.E. - INDICATES PEDESTRIAN ACCESS EASEMENT
- P.B. - INDICATES PLAT BOOK
- P.G. - INDICATES PAGE
- C.B. - INDICATES CHORD BEARING
- C.D. - INDICATES CHORD DISTANCE
- - - - - INDICATES CENTER LINE
- S.F. - INDICATES SQUARE FEET
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS OF CURVE
- A - INDICATES ARC LENGTH OF CURVE
- +/- - INDICATES MORE OR LESS

SEE SHEET 11 OF 11 FOR CURVE DATA TABLES
ALL AREAS IN THIS TENTATIVE PLAT ARE CALCULATED IN MORE OR LESS

SAFETY SIGHT TRIANGLE LEGEND
(NOT TO SCALE)



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RECORD OF REVISION		
No.	DATE	DESCRIPTION
1	08/30/24	PREPARATION OF TENTATIVE PLAT
2	10/04/24	REVISED PER MIAMI-DADE DEFERRAL COMMENTS

F&F DEVELOPERS SITE
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED SUBDIVISION
LENNAR HOMES, LLC

PROJECT LOCATION: SECTION 36, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE, FLORIDA

TYPE OF PROJECT: AS SHOWN
DRAWN BY: D.R.
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PROJECT No: 23-067-0551
SHEET: 3 OF 3 SHEETS