

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 : (165)

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: San Diego Villas

2. Owner's Name: TPG AG EHC III (LEN) MULTI STATE 6, LLC c/o LENNAR HOME Phone: (727) 455-3680

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

Owner's Email Address: Marc.Szasz@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: 33174

Surveyor's Email Address: platting@hadonne.com

4. Folio No(s): 30-7826-000-0173 / 30-7826-000-0160 / _____ / _____

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

6. Street boundaries: SW 192 Avenue & SW 355 Street & SW 189 Ave.

7. Present Zoning: RU-4L Zoning Hearing No.: Z2024000020

8. Proposed use of Property:

Single Family Res.(146 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.

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)
COUNTY OF MARICOPA)

SS:

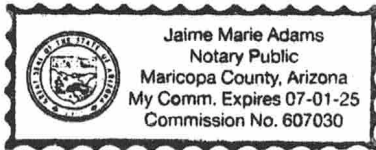
Signature of Owner: *Steven S. Benson*

(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 6, LLC

BEFORE ME, personally appeared Steven S. Benson this 23 day of June, 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 23 day of June, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: *Jaime Marie Adams*

(Print, Type name here: Jaime Marie Adams)

July 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 SAN DIEGO VILLAS

THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 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, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
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 Four (4) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work for the Boundary and Topographic Survey was on November 14, 2024.

SECTION 2) LEGAL DESCRIPTION:

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

AND

The East 1/2 of the North 1/2 of the North 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 Dade County, Florida, less therefrom the North 25 feet and the East 25 feet thereof.

Property Address and Tax Folio Numbers:

SW 189th Avenue and SW 355th Street, Miami, Florida 33034
(Vacant Parcels)
Folio No. 30-7826-000-0160
Folio No. 30-7826-000-0173

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, 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:

Bearings as shown hereon are based upon the West Line of the Southeast 1/4 of Section 26, Township 57 South, Range 38 East with an assumed bearing of S00°36'19"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AH", with a Base Flood Elevation being 9 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami Dade County Unincorporated Areas), Map Panel No. 12086C0710, 12086C0720, 12086C0730, 12086C0740 Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Warranty Deed, dated June 21st, 2022, recorded in Official Records Book 33249, Page 2816, Miami-Dade County Records.

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:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

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.

SECTION 6) CLIENT INFORMATION:

Diego Daniel Rodriguez, Trustee of Diego Daniel Rodriguez Irrevocable Trust, Martha Maria Munoz Irrevocable Trust, Daniel Jose Rodriguez Irrevocable Trust.
3070 Gifford Lane
Miami, Florida 33133
Contact: Marc Szasz
Phone: 727.455.3680
email: marc.szasz@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 Water & Sewer Department
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
Zoning: RU-4L (Limited Apartment House District)
Existing Land Use: Vacant
Number of Blocks: 18
Number of Lots: 146
Type of Residential Units: Townhouses
Number of Tracts: 19
Tracts "A" & "B": Ingress-Egress and utility easement for the installation and maintenance of public utilities.
Tracts "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "N", "O", "P", "R", "S" and "T": Landscape Tracts and utility easements
Tract "Q": Public Pump Station Site
Tract "M": Landscape, Playground and utility easement
Zoning Hearing Z2024000020
Zoning Resolution Z-17-25 (24-020) passed and adopted on March 20, 2025.

SECTION 9) FLOOD CRITERIA:

Miami Dade County Flood Criteria: 8.6 Feet ± (NGVD 29)

SECTION 12) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33174
Phone No. (305) 266-1188
E-mail: platting@hadonne.com

SECTION 13) SURVEYOR'S CERTIFICATE:

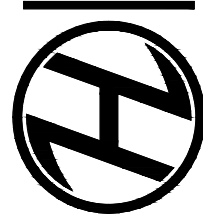
I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of 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
Professional Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida 33172
305.266.1188 phone
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

HADONNE



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
of
SW 189th AVENUE & SW 355th STREET, Miami, Florida 33034

REVISIONS	
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 12-06-2024	1
2. REVISION TO PUMP STATION TRACT GEOMETRY ON 04-18-2025	2
3. ADDRESSING MINASO COMMENTS ON 05-16-2025	3
4. ADDRESSING MINASO COMMENTS ON 05-16-2025	4
5. ADDRESSING MINASO COMMENTS ON 05-16-2025	5

FILE
LD
RI
JS

Job No.:
24140

1/4

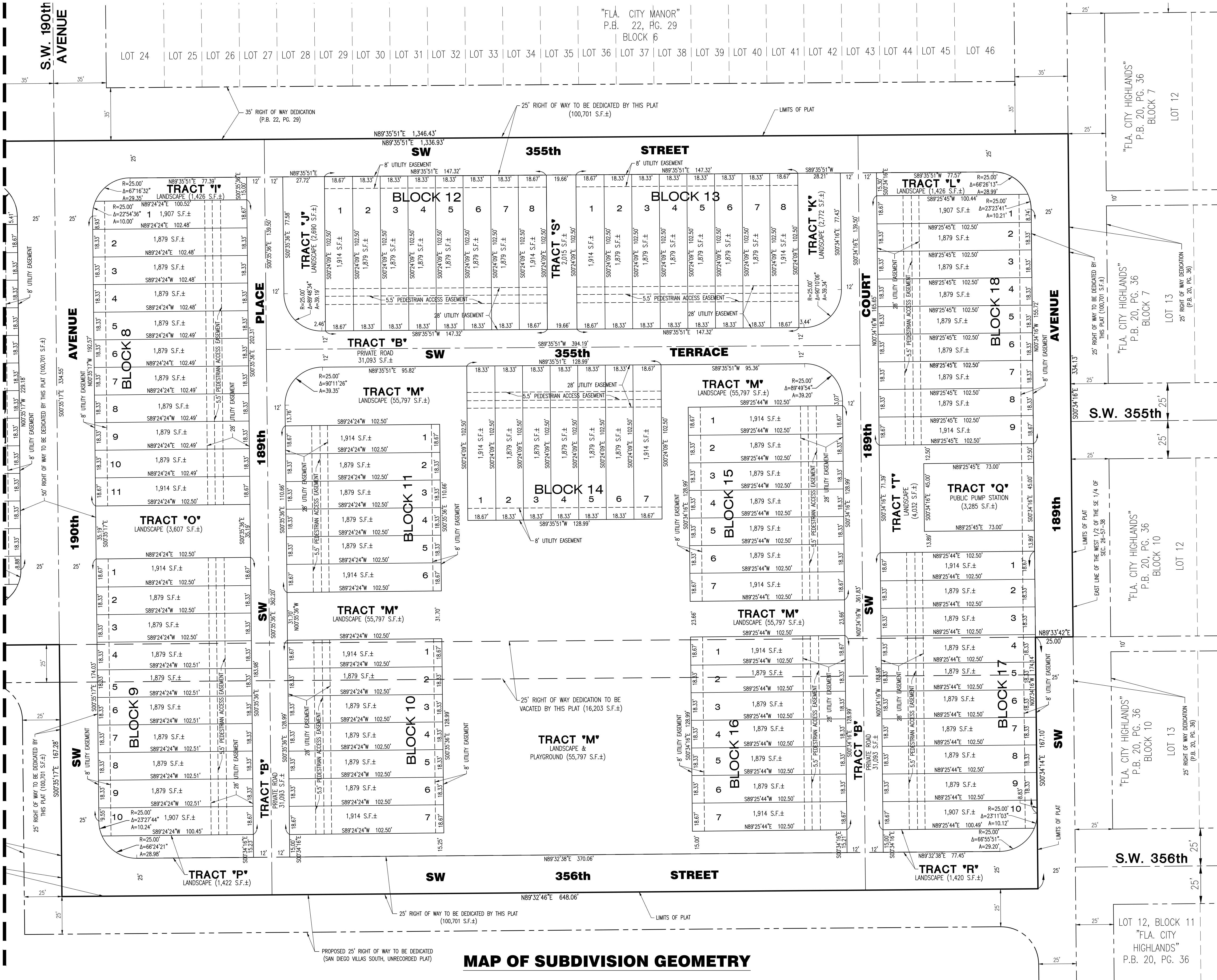
TENTATIVE PLAT OF SAN DIEGO VILLAS

THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 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, 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
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.W.P.	ELECTRICAL WALL PANEL
F.H.	FIRE HYDRANT
D.C.I.	DRAINAGE CURB INLET
B.F.P.	BACKFLOW PREVENTOR
G.M.	GAS METER
P.S.	PEDESTRIAN SIGNAL
E.U.B.	ELECTRIC UTILITY BOX
L.P.	LIGHT POLE
G.A.	GUY AND/OR
W.M.	WATER METER
W.V.	WATER VALVE
G.T.M.	GREASE-TRAP MANHOLE
S.S.C.O.	SANITARY SEWER CLEAN-OUT
S.S.M.	SANITARY SEWER MANHOLE
S.S.V.	SANITARY SEWER VALVE
M.U.	MANHOLE UNKNOWN
D.M.	DRAINAGE MANHOLE
S.M.A.	SIGNAL MAST ARM
I.	INTERCOM
P.	POST
S.	SIGN
M.	MAILBOX
C.U.P.	CONCRETE UTILITY POLE
G.	GUARDRAIL
F.T.	FPL TRANSFORMER
W.U.P.	WOOD UTILITY POLE
T.N.	TREE NUMBER
U.S.N.	UTILITY STRUCTURE NUMBER
CBS	CBS WALL
W.F.	WOOD FENCE
I.F.	IRON FENCE
I.R.G.	IRON ROLLING GATE
I.S.G.	IRON SWING GATE
C.L.R.G.	CHAIN-LINK ROLLING GATE
C.L.S.G.	CHAIN-LINK SWING GATE
F.O.	FENCE OTHER
T.	TREE
P.T.	PINE TREE
P.T.	PALM TREE
P.L.	PROPERTY LINE
R.W.L.	RIGHT-WAY LINE
E.L.	EASEMENT LINE
X-U.D.	X-UTL-DRAIN
X-U.S.	X-UTL-SANT
O.U.L.	OVERHEAD UTILITY LINE
E.E.	EXISTING ELEVATION
G.	GRAVEL
B.	BRICK
B.H.	BUILDING HATCH
C.	CONCRETE
T.	TILE
A.P.	ASPHALT PAVEMENT
H.T.S.	HANDICAP TACTILE STRIP

NOTICE:
This Document is not full and complete
without all pages. (Total of Four (4) pages)

FOR CONTINUATION SEE SHEET 2 OF 4



MAP OF SUBDIVISION GEOMETRY

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
or
SW 189th Avenue & SW 355th Street, Miami, Florida 33034

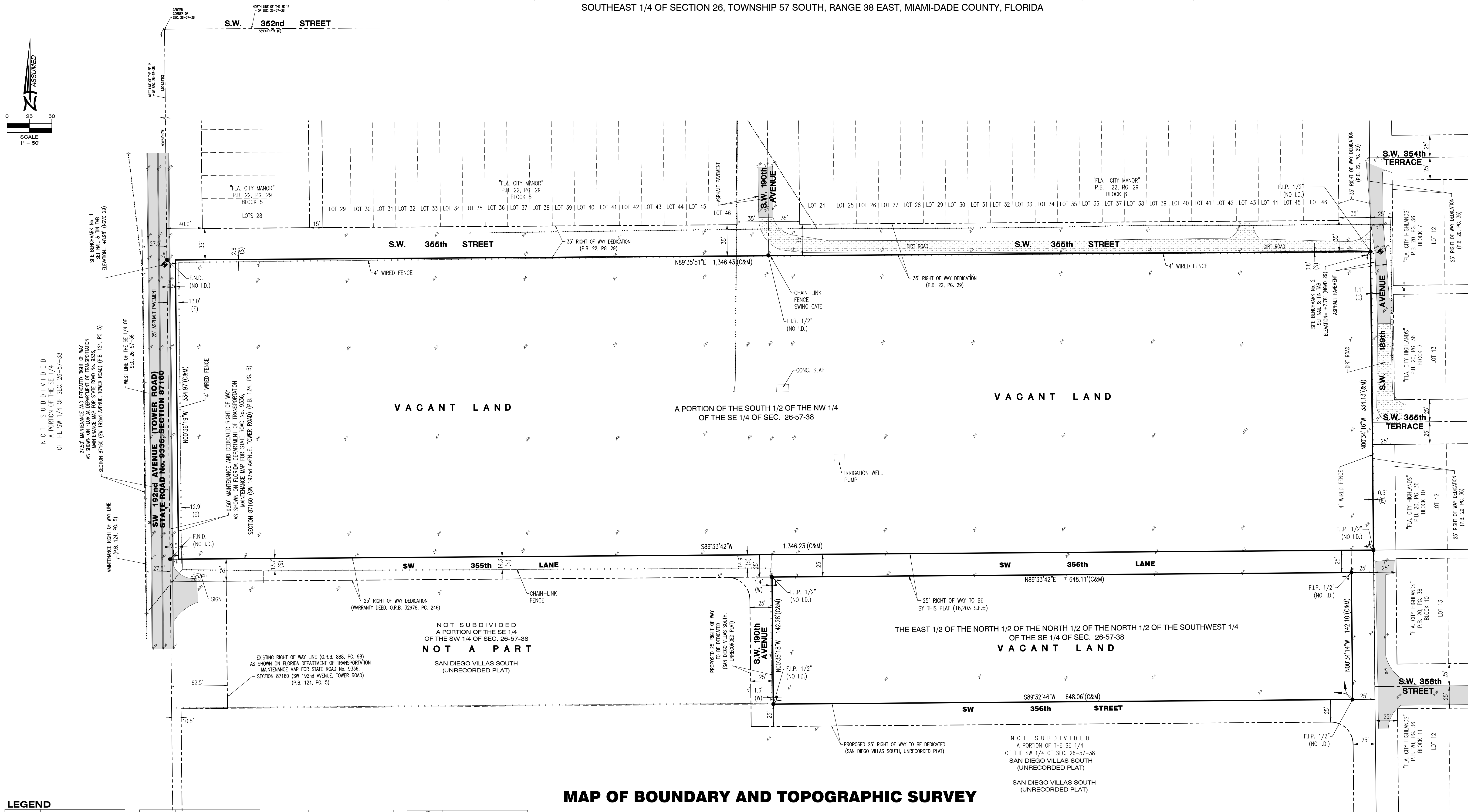
REVISIONS	FILE
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 12-30-2024	LD
2. REVISION TO PUMP STATION TRACT GEOMETRY ON 04-18-2025	RI
3. ADDRESSING MWDSD COMMENTS ON 05-16-2025	JS
4.	
5.	

Field Book:	Job No.:
FILE	24140
DRAWN BY:	
LD	
TECH BY:	
RI	
QA/QC BY:	
JS	
3/4	

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1986 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8846 - W: www.hadonne.com

TENTATIVE PLAT OF SAN DIEGO VILLAS

THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 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, MIAMI-DADE COUNTY, FLORIDA



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
P.B.	PLAT BOOK
P.C.	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
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
○	CATCH BASIN
□	ELECTRICAL WALL PANEL
—	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
—	GAS METER
—	PEDESTRIAN SIGNAL
—	ELECTRIC UTILITY BOX
—	LIGHT POLE
—	GUY ANCHOR
—	WATER METER
—	WATER VALVE
—	GREASE-TRAP MANHOLE
—	SANITARY SEWER CLEAN-OUT
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER VALVE
—	MANHOLE UNKNOWN
—	DRAINAGE MANHOLE

—	SIGNAL MAST ARM
—	INTERCOM
—	POST
—	SIGN
—	MAILBOX
—	CONCRETE UTILITY POLE
—	GUARDRAIL
—	P.U.P. TRANSFORMER
—	WOOD UTILITY POLE
—	TREE NUMBER
—	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

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8846 - W: www.hadonne.com

HADONNE

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
of
SW 189th AVENUE & SW 355th STREET, Miami, Florida 33034

REVISIONS

1	ADDRESSING PLAT COMMITTEE COMMENTS ON 12-06-2024
2	ADDRESSING PLAT COMMITTEE COMMENTS ON 04-18-2025
3	ADDRESSING PLAT COMMITTEE COMMENTS ON 05-16-2025
4	ADDRESSING PLAT COMMITTEE COMMENTS ON 05-16-2025
5	

Field Book:

FILE

DRAWN BY:
LD

TECH BY:
RI

QA/QC BY:
JS

Job No.:
24140

4/4

NOTICE:
This Document is not full and complete without all pages. (Total of Four (4) pages)