

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 : (65)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Redland Assemblage West
2. Owner's Name: BAAAMA X, LLC, a Florida limited liability company Phone: c/o Marc Szasz 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 Marc Szasz : marc.szasz@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: danielr@fordco.com / omara@fordco.com / cristinap@fordco.com
4. Folio No(s): 30-7811-000-0090 / _____ / _____ / _____
5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"
6. Street boundaries: S.W. 296th Street and S.W. 197th Avenue
7. Present Zoning: EU-M Zoning Hearing No.: Resolution CZAB14-11-25 (Z22-257)
8. Proposed use of Property:
Single Family Res.(62 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.

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.

BAAAMA X, LLC, a Florida limited liability company

STATE OF Florida
COUNTY OF Miami Dade

SS:

Signature of Owner: Jodie Bakes

(Print name & Title here): Jodie Bakes

BEFORE ME, personally appeared* Jodie Bakes this 16 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 16 day of MAY, 2025 A.D.
*by means of () physical presence OR () online notarization

Signature of Notary Public: Aileen Rentas

(Print, Type name here: Aileen Rentas)

10/27/2027
(Commission Expires)

HH 425692
(Commission Number)

(NOTARY SEAL)

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

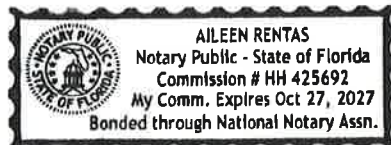


EXHIBIT "A"

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST LESS THE WEST 35 FEET
AND THE NORTH 35 FEET THEREOF, FOR RIGHT-OF-WAY, IN SECTION 11, TOWNSHIP 57
SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Folio No. 30-7814-000-0090

Q:\FORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\24B018-0551 REDLAND ASSEMBLAGE WEST EXISTING IMPROVEMENTS 03-24-25.dwg

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
C/A		ALUMINUM LIGHT POLE
CUR.		BELLSOUTH MANHOLE
CL.F.		BENCHMARK
CONC.		CABLE BOX
C.B.S.		CATCH BASIN
		CENTERLINE
		CLEAN OUT VALVE
		CHAIN LINK FENCE
		CONCRETE
		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DIAL HOLE
		DIAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.N.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
F.F.		ELEVATION (PROPOSED)
		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
		FORCE MAIN VALVE
		FOUND
FND.		GARAGE
GAR.		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
		IRON FENCE
		IRON PIPE
I.F.		LIMITED ACCESS RIGHT OF WAY
I.P.		MAIN SEWER VALVE
L.A. R/W		MAIL BOX
		MANHOLE
MEAS.		MEASURED MONUMENT
		NAIL
		NAIL AND DISC
N. & D.		ON LINE
O/L		PLAT BOOK
P.B.		POINT OF CURVATURE
P.C.		PERMANENT CONTROL POINT
P.C.P.		PAGE
P.G.		PROPERTY LINE
P/L		PERMANENT REFERENCE MONUMENT
P.R.M.		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
R/W		SECTION CORNER
SEC.		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	6
P.C.P.	14
LOTS AND TRACTS CORNERS	136
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

PROPERTY INFORMATION	
<u>OWNER:</u>	
BAAAMA X, LLC.	
Folio: 30-7811-000-0090	
<u>APPLICANT:</u>	
LENNAR HOMES, LLC	
Contact: Marc Szasz	
Address: 5505 Lagoon Drive, 5th Floor	
Miami, FL 33126	
Phone: (305) 559-1951	
Email: marc.szasz@lenmar.com	

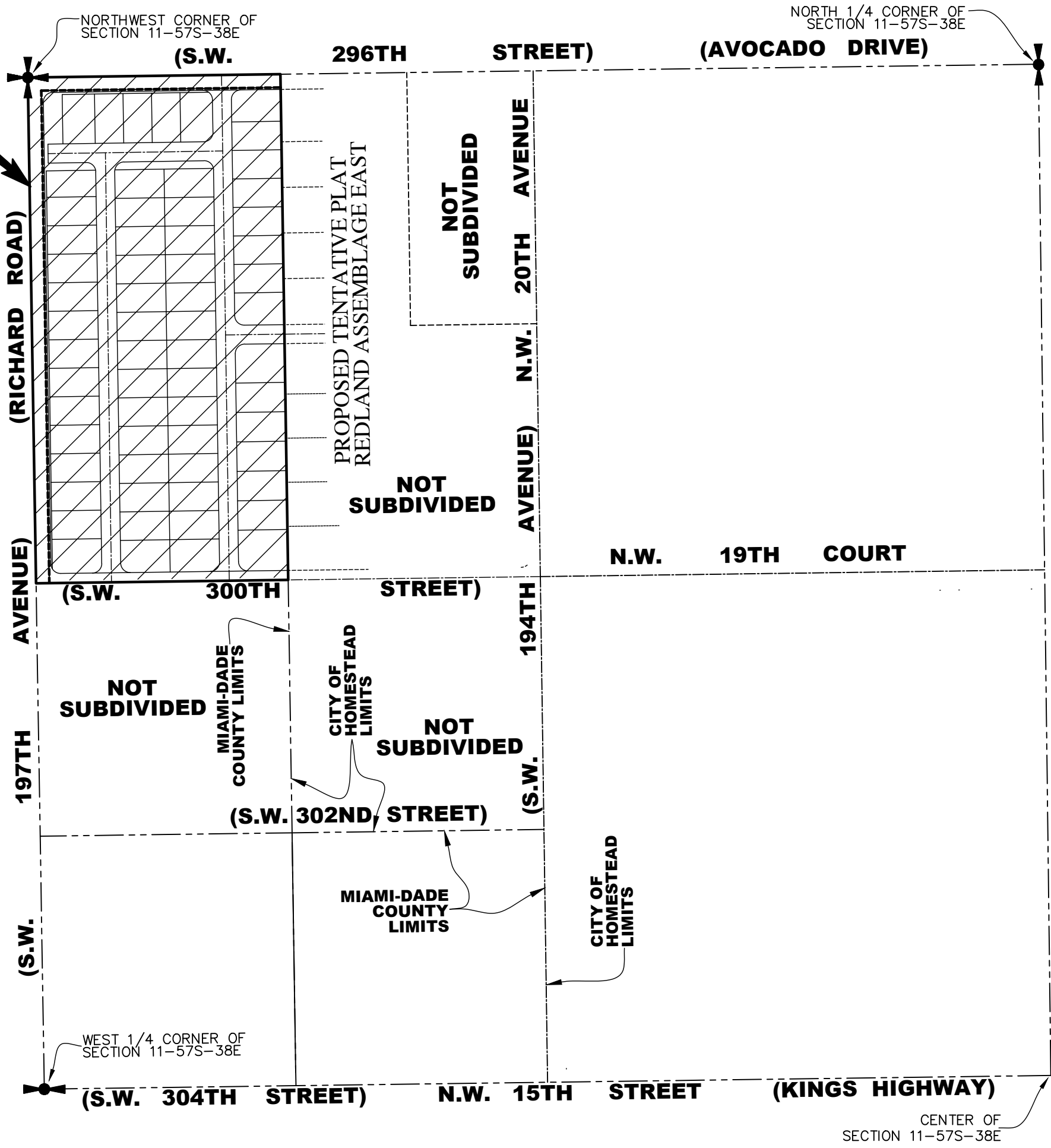
CONTACT PERSON INFORMATION	
Name: Daniel Rodriguez, P.S.M.	
e-mail address: danielr@fordco.com	
Name: Ricardo Rodriguez, P.S.M.	
e-mail address: ricardon@fordco.com	
Name: Omar Armenteros, P.S.M.	
e-mail address: omara@fordco.com	
Name: Cristina Pires	
e-mail address: cristinap@fordco.com	
Telephone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

DEVELOPMENT CRITERIA TABLE	
CURRENT ZONING: EU-M (RESOLUTION No. CZAB14-11-25)	
PROPOSED USE: RESIDENTIAL	
62 SINGLE FAMILY LOTS.	
TRACT "A" - PRIVATE ROAD, INGRESS-EGRESS AND UTILITY EASEMENT TRACT	
TRACT "B" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT	
TRACT "C" - LANDSCAPE, MAIL KIOSK, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT	
DENSITY OF LIVING UNITS PER ACRE	
1.08 UNITS PER GROSS ACRE - 1.18 UNITS PER NET AREA	

TENTATIVE PLAT OF
"REDLAND ASSEMBLAGE WEST"

THE WEST 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4
OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
MIAMI-DADE COUNTY, FLORIDA

REDLAND
ASSEMBLAGE
WEST



LOCATION MAP
THE N.W. 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
MIAMI-DADE COUNTY, FLORIDA
(SCALE: 1"=300')

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LESS THE WEST 35 FEET AND THE NORTH 35 FEET THEREOF, FOR RIGHT-OF-WAY, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) The herein captioned Property was surveyed and described based on the Legal Description furnished by client.
- 2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.
- 3) Accuracy: The accuracy obtained by field measurement methods and office calculations of closed geometric figures 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.
- 4) 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.
- 5) 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.
- 6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 7) 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.
- 8) Ownership subject to OPINION OF TITLE.
- 9) Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.

- 10) Subject Property Area:
GROSS: 815,189 Square Feet and/or 18.71 Acres more or less.
NET: 789,731 Square Feet and/or 18.13 Acres more or less. (After Right-of-way Dedications)
- 11) Number of Lots and Tracts: 62 Lots and 3 Tracts.
- 12) Public Water to be Utilized.
- 13) Public Sewer to be Utilized.
- 14) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- 15) Miami-Dade County Flood Criteria: 9.5' more or less.
- 16) North arrow direction and bearings shown hereon are based on an assumed value of N89°14'43"E, along the North Line of N.W. 1/4 of Section 11, Township 57 South, Range 38 East, Miami-Dade County, Florida.
- 17) Elevations shown herein are based on: National Geodetic Vertical Datum of 1929 (N.G.V.D.29)
- 18) Miami-Dade Bench Mark Used: CE-159-R Elevation= 10.49' (N.G.V.D.29)
SW 296th STREET --- ON CENTERLINE
SW 192nd AVENUE --- ON CENTERLINE
BENCH MARK IS A BRASS DISC IN CONC. MONUMENT AND IS THE SOUTH 1/4 OF SECTION 2-27S-28E.
- Miami-Dade Bench Mark Used: CE-158-R-2 Elevation= 10.06' (N.G.V.D.29)
SW 296th STREET --- ON CENTERLINE
SW 192nd AVENUE --- ON CENTERLINE
BENCH MARK IS A BRASS DISC IN CONCRETE MONUMENT AND IS THE SOUTHEAST OF SECTION 3-57S-38E.
- 19) Property Address:
VACANT LAND
S.W. 296th Street and S.W. 197th Avenue
Homestead, Florida 33030
- 20) Flood Zone: "X"
Community Number: 120635
FEMA Panel Number: 12086C0710L (MIAMI-DADE COUNTY)
Date: September 11, 2009

- 21) Temporary Bench Mark (T.B.M.):
T.B.M.#1 FOUND BRASS DISC IN CONCRETE MONUMENT (NO I.D.) ON SOUTHEAST CORNER OF THE N.W 1/4 OF SECTION 11-57S-38E, ELEVATION: 10.49' (N.G.V.D.29).
T.B.M.#2 FOUND NAIL & DISC (NO I.D.) 35' SOUTH OF SOUTHWEST CORNER OF PROPERTY ON CENTERLINE INTERSECTION OF S.W. 304TH STREET AND S.W. 194TH AVENUE, ELEVATION: 10.92' (N.G.V.D.29).

- 22) Field Book: A-605, Pg. 12-19 / SND. Project No.: 24B018-0551

- 23) This Map of Survey is intended to be displayed at a scales of One inch equals of 300 (Sheet 1) and One inch equals 50 feet (Sheet 2 and 3).

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 5J-17.051 and 5J-17.052, 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: April 03rd, 2025.
Revision 1 Date: June 10th, 2025 (REVISED AS PER MIAMI-DADE COUNTY DEFERRAL COMMENTS)
Revision 2 Date: October 10th, 2025 (REVISED DEVELOPMENT CRITERIA TABLE TO REFLECT ZONING RESOLUTION)
Revision 3 Date: October 10th, 2025 (REVISED AS PER NEW SITE PLAN)

By: Daniel Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. #7650



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

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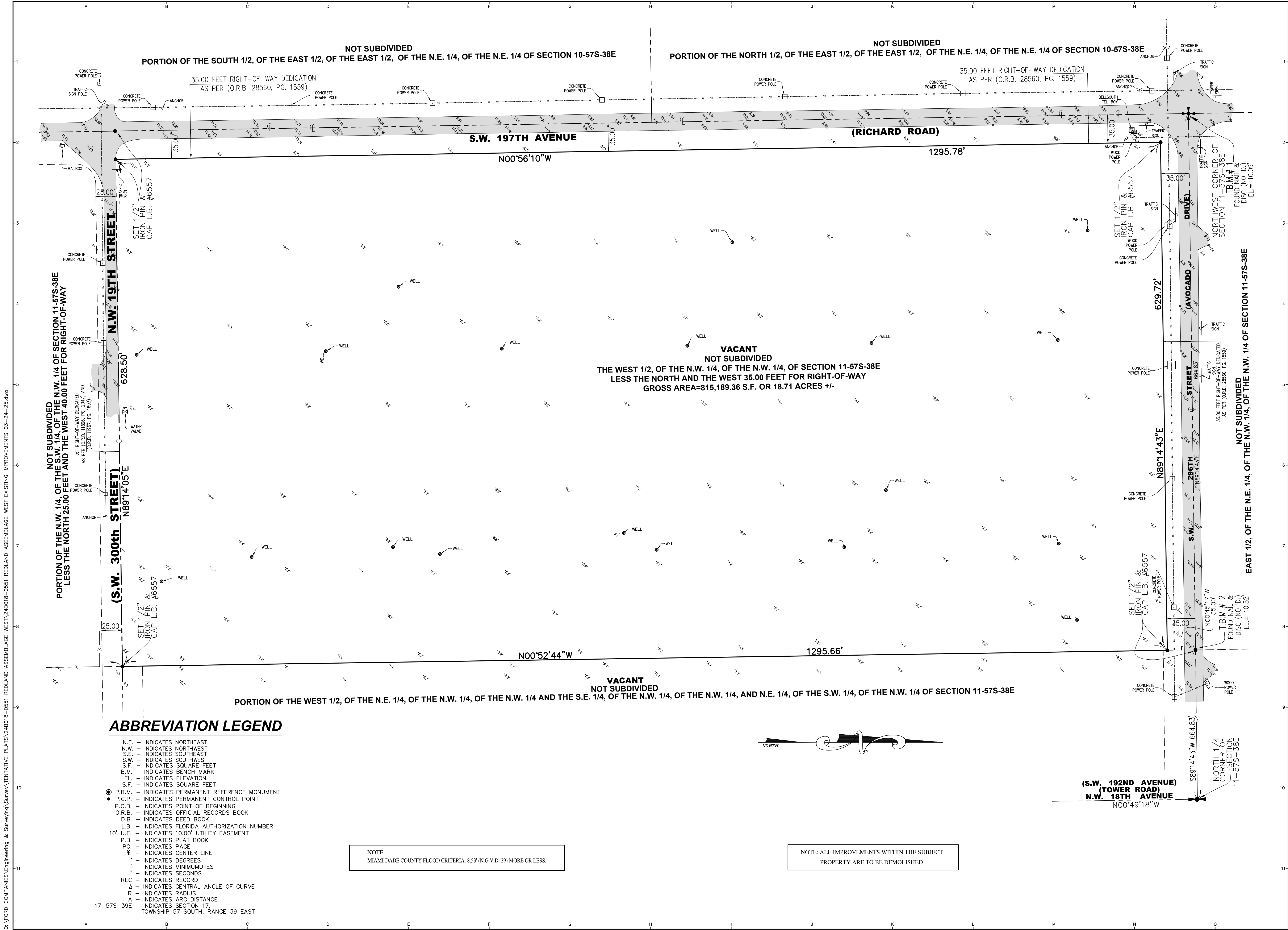
RECORD OF REVISION				
No.	DATE	DESCRIPTION	BY	APP.
1	6/10/25	REVISED AS PER MIAMI-DADE COUNTY DEFERRAL COMMENTS	D.R.	O.A.
2	10/10/25	REVISED DEVELOPMENT CRITERIA TABLE TO REFLECT ZONING RESOLUTION	D.R.	O.A.
3	10/11/25	REVISED AS PER NEW SITE PLAN	D.R.	R.R.

REDLAND ASSEMBLAGE WEST

TYPE OF PROJECT:	BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	LOCATION MAP, LEGEND, LEGAL DESCRIPTION AND SURVEYOR'S NOTES
CLIENT:	LENNAR HOMES, LLC.
CLIENT ADDRESS:	5505 LAGOON DRIVE, 5TH FLOOR MIAMI, FL 33126
PROJECT LOCATION:	SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE:	AS SHOWN
DRAWN BY:	D.R./JAER
DWG. CHECKED BY:	☐
QUALITY CONTROL:	
DATE:	OCTOBER 11TH, 2025
PROJECT No:	24B018-0551
SHEET:	1
OF 3 SHEETS	

C:\FORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\24B018-0551 REDLAND ASSEMBLAGE WEST EXISTING IMPROVEMENTS 03-24-25.dwg



ABBREVIATION LEGEND

- N.E. - INDICATES NORTHEAST
- N.W. - INDICATES NORTHWEST
- S.E. - INDICATES SOUTHEAST
- S.W. - INDICATES SOUTHWEST
- S.F. - INDICATES SQUARE FEET
- B.M. - INDICATES BENCH MARK
- EL. - INDICATES ELEVATION
- S.F. - INDICATES SQUARE FEET
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- P.O.B. - INDICATES POINT OF BEGINNING
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- D.B. - INDICATES DEED BOOK
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- 10' U.E. - INDICATES 10.00' UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- PG. - INDICATES PAGE
- C. - INDICATES CENTER LINE
- D. - INDICATES DEGREES
- M. - INDICATES MINIMUMUTES
- S. - INDICATES SECONDS
- REC - INDICATES RECORD
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS
- A - INDICATES ARC DISTANCE
- 17-57S-39E - INDICATES SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST

NOTE:
MIAMI-DADE COUNTY FLOOD CRITERIA: 8.53" (N.G.V.D. 29) MORE OR LESS.

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

REDLAND ASSEMBLAGE WEST

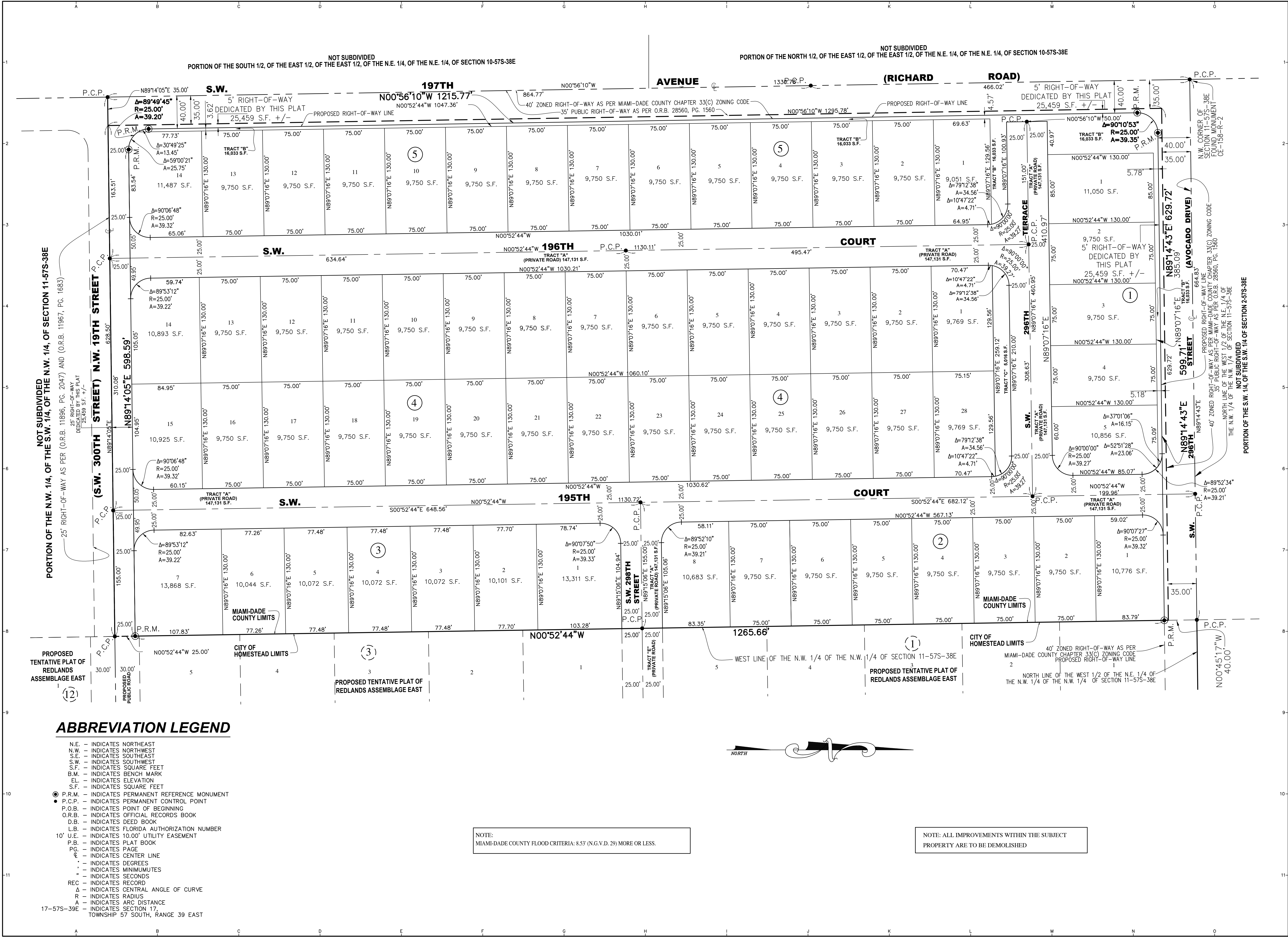
TYPE OF PROJECT: BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME: SKETCH OF SURVEY
CLIENT: LENNAR HOMES, LLC.
CLIENT ADDRESS: 5555 BLUE AGAVE DRIVE, 5TH FLOOR
MIAMI, FLORIDA 33126

SCALE:	AS SHOWN
DRAWN BY:	D.R./JAER
DWG. CHECKED BY:	O.A. ☐
QUALITY CONTROL:	
DATE:	OCTOBER 11TH, 2025
PROJECT No:	24B018-0551
SHEET:	2

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RECORD OF REVISION			
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1	6/10/25	REVISED AS PER MIAMI-DADE COUNTY DEFERRAL COMMENTS	O.A.
2	10/10/25	REVISED DEVELOPMENT CRITERIA TABLE TO REFLECT ZONING RESOLUTION	O.A.
3	10/11/25	REVISED AS PER NEW SITE PLAN	D.R.

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- 17-57S-38E - INDICATES SECTION 17, TOWNSHIP 57 SOUTH, RANGE 38 EAST

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

REDLAND ASSEMBLAGE WEST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

SKETCH OF SURVEY

LENNAR HOMES, LLC.

CLIENT ADDRESS: 5555 BLUE LAGOON DRIVE, 5TH FLOOR
MIAMI, FLORIDA 33126

SCALE: AS SHOWN

DRAWN BY: D.R./JAER

DWG. CHECKED BY: ☐

QUALITY CONTROL:

DATE: OCTOBER 11TH, 2025

PROJECT No:
24B018-0551

SHEET:

3

OF 3 SHEETS

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