

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 : (130)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: CITY OF HOMESTEAD Sec.: 11 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: REDLAND ASSEMBLAGE EAST

2. Owner's Name: PENCO III, LLC & BAAAMA LLC Phone: c/o Juan Romero: (305) 582-8457

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 Juan.J.Romero@Lennar.com

3. Surveyor's Name: Daniel Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc. Phone: 305-477-6472

Address: 1950 NW 94 AVE, 2ND FL City: DORAL State: FL Zip Code: 33172

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

4. Folio No(s): 10-7811-000-0081 / 10-7811-002-0010 / _____ / _____

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

6. Street boundaries: SW 296th STREET & SW 192nd AVENUE

7. Present Zoning: A-2 Zoning Hearing No.: City of Homestead Letter dated 09/17/25 attached

8. Proposed use of Property:

Single Family Res.(119 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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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.

PENCO III, LLC, a Florida limited liability company

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here):

BEFORE ME, personally appeared Michael W. Pena this 30 day of September 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 30 day of September, 2025 A.D.



MaryAnn Zucker
Comm.: HH 586738
Expires: Oct. 8, 2028
Notary Public - State of Florida

Signature of Notary Public: _____

(Print, Type name here):

(NOTARY SEAL)

MaryAnn Zucker
October 8, 2028 HH 586738
(Commission Expires) (Commission Number)

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

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BAAAMA LLC, a Florida limited liability company

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

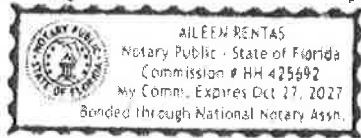
SS:

Signature of Owner:

(Print name & Title here):

BEFORE ME, personally appeared Jodie Bakes this 23 day of September, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 September, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here):

10/27/2027

(Commission Expires)

425692

(Commission Number)

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

“REDLAND ASSEMBLAGE EAST”

Legal Description:

THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Folio Nos.: 10-7811-002-0010 and 10-7811-000-0081

C:\Users\DR00R1\OneDrive\Temp\AspData\Local\10700\24-018-0364 REDLAND ASSEMBLAGE EAST EXISTING IMPROVEMENTS certified to school mg_recover.dwg

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

TRACTS 1 AND 2 OF "REVISED PLAT OF HOMESTEAD MANOR" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
		CENTERLINE
		CLEAN OUT VALVE
		CLEAR
		CHAIN LINK FENCE
		CONCRETE
		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
		ELECTRIC WIRE OVERHEAD
		ELEVATION (EXISTING)
		ELEVATION (PROPOSED)
		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FURNACE AND HOT WATER MANHOLE
		FORCE MAIN VALVE
		FOUND
		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
		IRON FENCE
		IRON PIPE
		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MANHOLE
		MEASURED MONUMENT
		NAIL AND DISC
		ON LINE
		PLAT BOOK
		POINT OF CURVATURE
		PERMANENT CONTROL POINT
		PAGE
		PROPERTY LINE
		PERMANENT REFERENCE MONUMENT
		RAIL ROAD CROSSING SIGN
		RECORDED INFORMATION
		RIGHT OF WAY
		SECTION
		SECTION CORNER
		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.	21
P.C.P.	25
LOTS AND TRACTS CORNERS	353
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

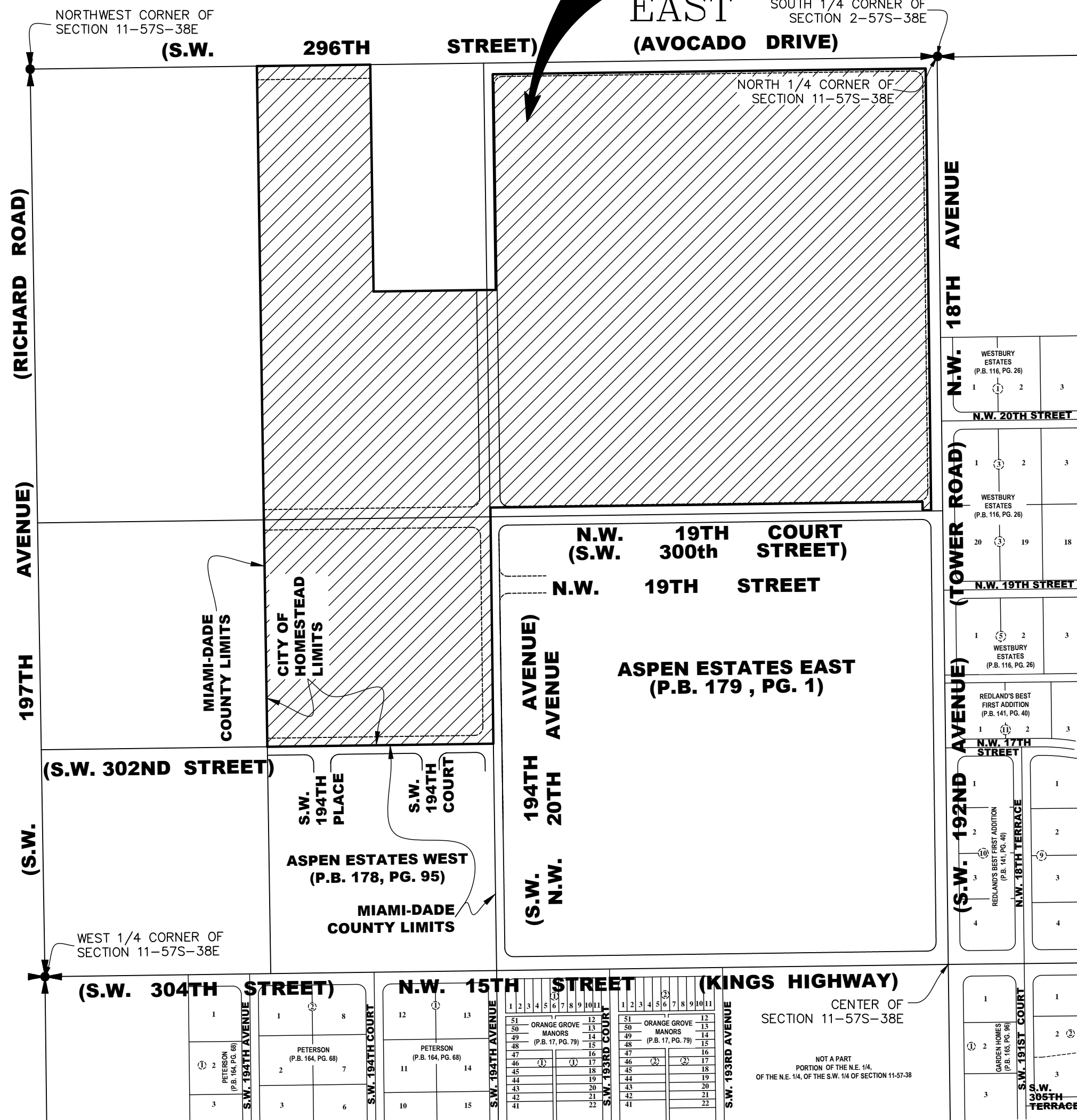
PROPERTY INFORMATION	
OWNER:	
PENCO III, LLC. Folio: 10-7811-000-0081 BAAAMA, LLC. Folio: 10-7811-002-0010	
APPLICANT:	
LENNAR HOMES, LLC Contact: Pedro Portela Address: 5505 Lagoon Drive, 5th Floor Miami, FL 33126 Phone: (305) 559-1951 Email: Pedro.Portela@lennar.com	

CONTACT PERSON INFORMATION	
Name:	Daniel Rodriguez, P.S.M.
e-mail address:	danielr@fordco.com
Name:	Ricardo Rodriguez, P.S.M.
e-mail address:	ricardor@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

TENTATIVE PLAT OF "REDLAND ASSEMBLAGE EAST"

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

REDLAND
ASSEMBLAGE
EAST
(AVOCADO DRIVE)



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

DEVELOPMENT CRITERIA TABLE	
ZONING: A-2	
PROPOSED USE: RESIDENTIAL	
123 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" - MAIL KIOSK, UTILITY EASEMENT, LANDSCAPE, AND COMMON OPEN SPACE	
TRACT "D" - PUMP STATION AND UTILITY EASEMENT TRACT.	
TRACT "E" - PRIVATE ROAD, INGRESS-EGRESS AND UTILITY EASEMENT TRACT.	
TRACT "F" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.	
TRACT "G" - PRIVATE ROAD, INGRESS-EGRESS AND UTILITY EASEMENT TRACT.	
TRACT "H" - PRIVATE ROAD, INGRESS-EGRESS AND UTILITY EASEMENT TRACT.	
TRACT "I" - PRIVATE ROAD, INGRESS-EGRESS AND UTILITY EASEMENT TRACT.	
TRACT "J" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.	
DENSITY OF LIVING UNITS PER ACRE	
1.97 UNITS PER GROSS ACRE - 2.08 UNITS PER NET AREA	

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the Legal Description furnished by client.
- 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.
- 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.

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.

Subject Property Area:
GROSS: 2,715,789 Square Feet and/or 62.35 Acres more or less.
NET: 2,578,115 Square Feet and/or 59.19 Acres more or less. (After Right-of-way Dedications)

Number of Lots and Tracts: 123 Lots and 10 Tracts.

Public Water to be Utilized.

Public Sewer to be Utilized.

Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

Miami-Dade County Flood Criteria: 9.53' N.G.V.D. 29, MORE OR LESS, BASED ON THE MIAMI-DADE FLOOD CRITERIA MAP OF 2021 (N.A.V.D. 88).

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.

Elevations shown herein are based on: National Geodetic Vertical Datum of 1929 (N.G.V.D.29)

Miami-Dade Bench Mark Used: W-270 Elevation= 9.92' (N.G.V.D.29)
SW 296th STREET ---- 76.0' NORTH OF CENTERLINE
SW 197th AVENUE ---- 28.0' EAST OF CENTERLINE
BENCH MARK IS A BRASS DISC IN CONC. 1.3' SOUTHWEST OF A WITNESS POST.

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 3-57-38.

Property Address:
VACANT LAND
S.W. 296th Street and S.W. 194th Avenue
Homestead, Florida 33030

&

19355, 19475 S.W. 304th Street
Homestead, Florida 33030

Flood Zone: "X" AND "AH" 9'
Community Number: 120635
FEMA Panel Number: 12086C0710L (MIAMI-DADE COUNTY)
Date: September 11, 2009

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).

Field Book: A-605, Pg. 12-19 Project No.:19-006-0551

This Map of Survey is intended to be displayed at a scales of One inch equals of 40 (Sheets 3 through 9) and One inch equals 100 feet (Sheet 2).

Additional Certified Parties:
The School Board of Miami-Dade County, Florida and Walter J. Harvey, School Board Attorney (Office of the General Counsel), and his successors in office.

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, LB 6557

Original Field Work Survey Date: December 4th, 2024
Revision 1 Date: February 25, 2025 (REVISED PER NEW SITE PLAN)
Revision 2 Date: April 16, 2025 (REVISED AS PER CITY OF HOMESTEAD COMMENTS)
Revision 3 Date: June 10, 2025 (REVISED T-PLAT NAME ONLY)
Revision 4 Date: July 26, 2025 (LOCATION OF UNDERGROUND LINES)
Revision 5 Date: October 10, 2025 (REVISED AS PER CITY OF HOMESTEAD COMMENTS)
Revision 5 Date: October 11, 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



THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ, INC. (F&F) AND ARE ENTITLED TO COPYRIGHT PROTECTION. THEY ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY ARE MADE. IF F&F, WHETHER SUCH PROJECT IS EVER EXECUTED, THEY CAN NOT BE USED ON OTHER PROJECTS EXCEPT BY WRITTEN AGREEMENT FROM F&F AND APPROPRIATE CORRECTION TO F&F.

RECORD OF REVISION		BY	APP.	DESCRIPTION
No.	DATE			
1	2/25/25	D.R.	O.A.	REVISED PER NEW SITE PLAN
2	4/16/25	D.R.	O.A.	REVISED SURVEY AS PER CITY OF HOMESTEAD COMMENTS
3	6/10/25	D.R.	O.A.	REVISED T-PLAT NAME ONLY
4	7/26/25	D.R.	O.A.	LOCATION OF UNDERGROUND LINES
5	10/10/25	M.G.	D.R.	REVISED AS PER CITY OF HOMESTEAD COMMENTS
6	10/11/25	D.R.	R.R.	REVISED AS PER NEW SITE PLAN

REDLAND ASSEMBLAGE EAST

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

SCALE:	AS SHOWN
DRAWN BY:	D.R.
DWG. CHECKED BY:	☐
QUALITY CONTROL:	
DATE:	October 11th, 2025
PROJECT No:	24-018-0364
SHEET:	1
OF 9 SHEETS	

RECORD OF REVISION					BY	APP.
No.	DATE	DESCRIPTION			D.R.	O.A.
1	2/25/25	REVISED PER NEW SITE PLAN			D.R.	O.A.
2	4/16/25	REVISED SURVEY AS PER CITY OF HOMESTEAD COMMENTS			D.R.	O.A.
3	6/10/25	REVISED 1-PLANT NAME ONLY			D.R.	O.A.
4	6/10/25	LOCATION OF UNDERGROUND LINES			D.R.	O.A.
5	7/26/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS			M.G.	D.R.
6	10/11/25	REVISED AS PER NEW SITE PLAN			D.R.	D.R.

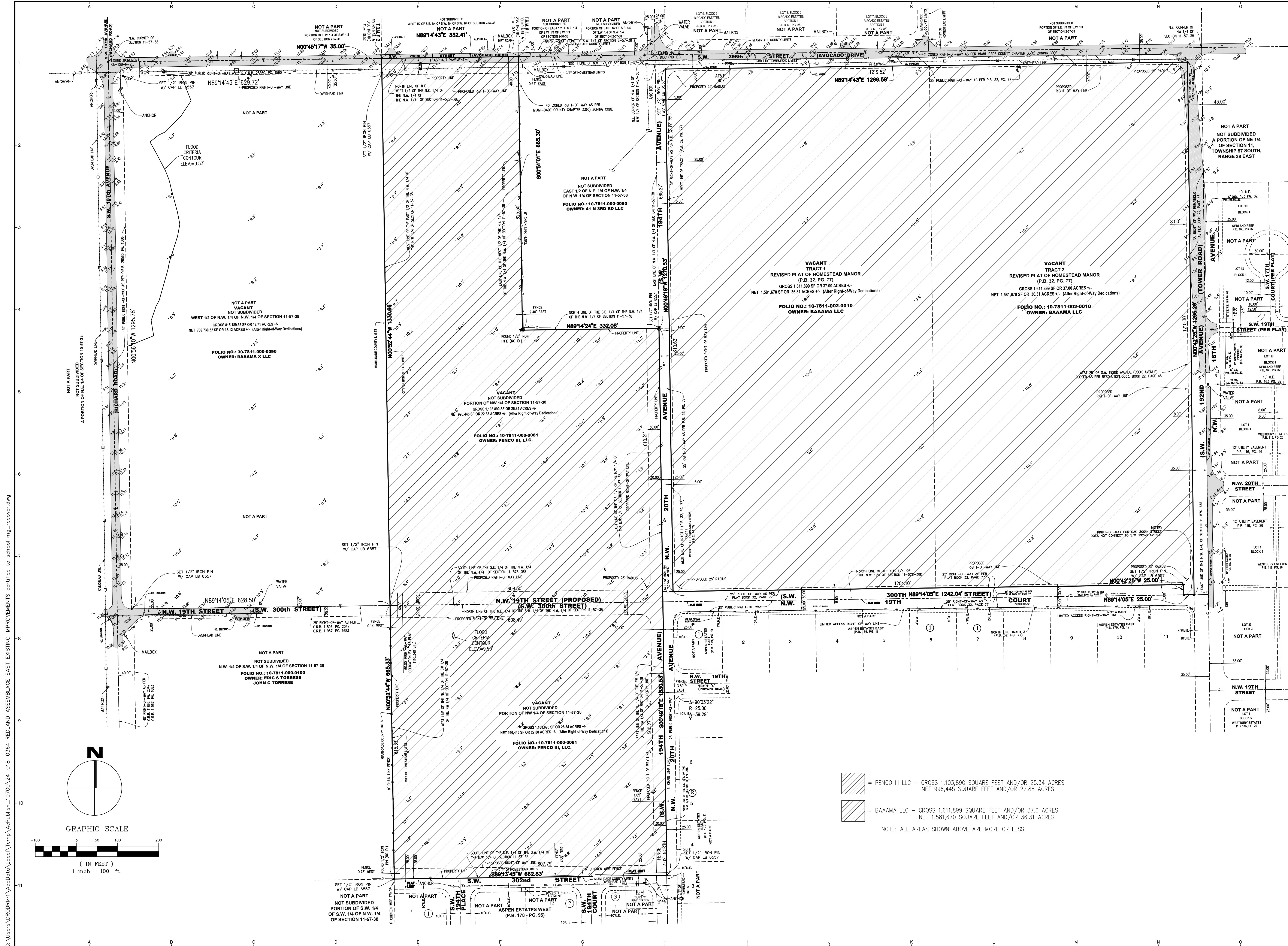
OF PROJECT: **BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**

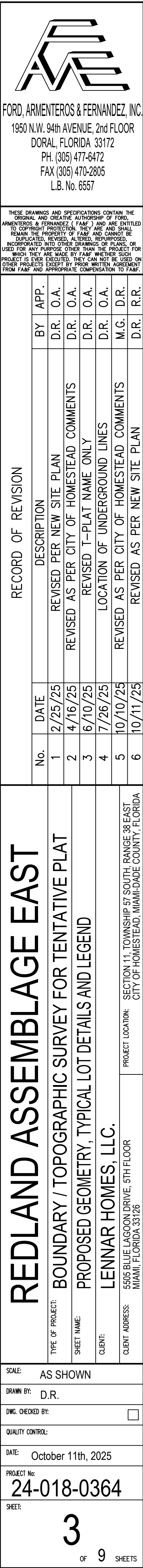
LENNAR HOMES, LLC.

ADDRESS: 5505 BLUE LAGOON DRIVE, 5TH FLOOR
MIAMI, FLORIDA 33126

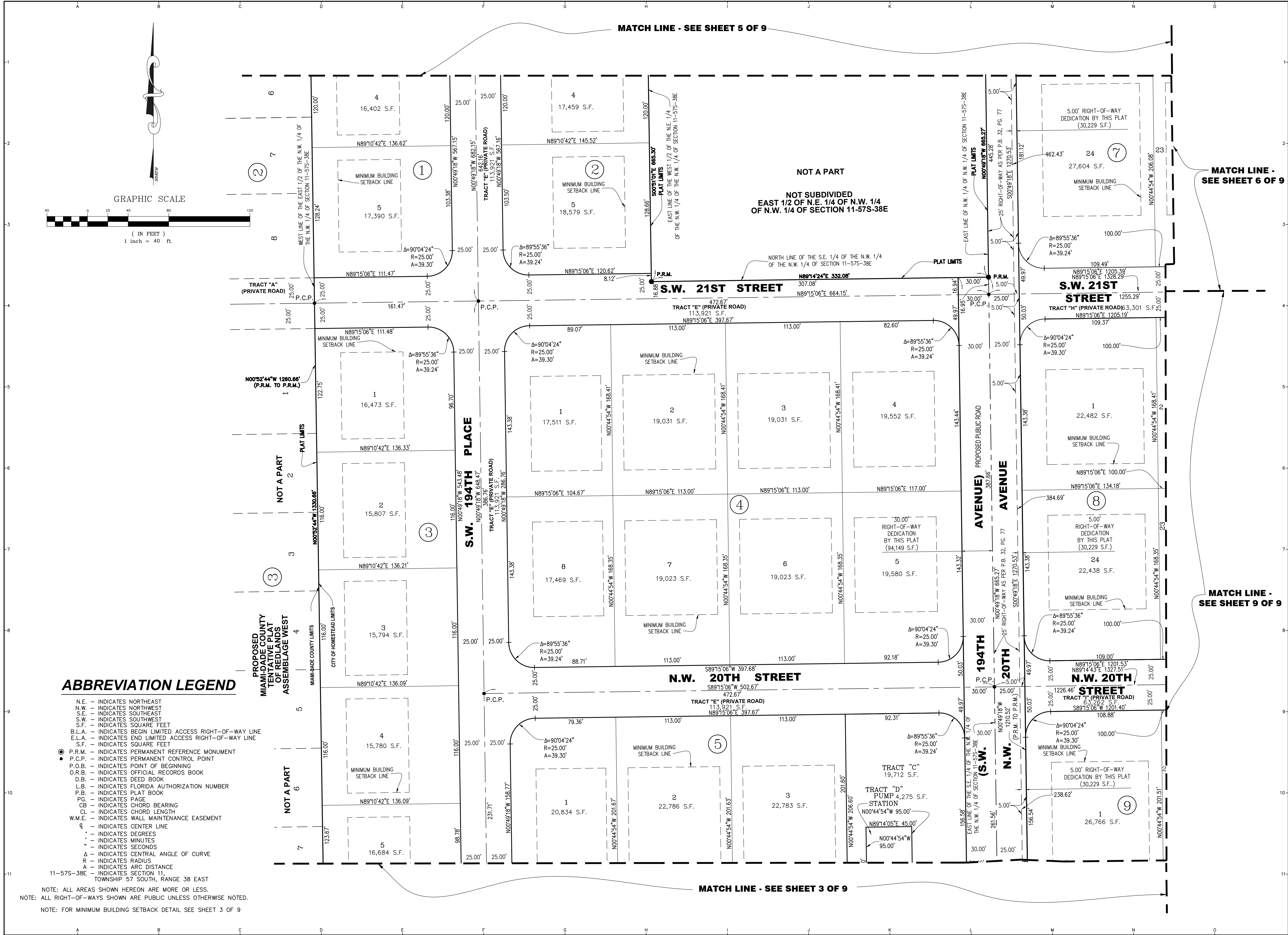
1

OF





C:\Users\jprodrin\1\AppData\Local\Temp\AcPublish_10700\24-018-0364 REDLAND ASSEMBLAGE EAST PROPOSED GEOMETRY REVISED PER NEW SITE PLAN 10-12-25.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.L.A. - INDICATES BEGIN LIMITED ACCESS RIGHT-OF-WAY LINE
- E.L.A. - INDICATES END LIMITED ACCESS RIGHT-OF-WAY LINE
- 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
- P.B. - INDICATES PLAT BOOK
- P.G. - INDICATES PAGE
- CB - INDICATES CHORD BEARING
- CL - INDICATES CHORD LENGTH
- W.M.F. - INDICATES WALL MAINTENANCE EASEMENT
- C - INDICATES CENTER LINE
- D - INDICATES DEGREES
- M - INDICATES MINUTES
- S - INDICATES SECONDS
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS
- A - INDICATES ARC DISTANCE
- 11-57S-38E - INDICATES SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST

NOTE: ALL AREAS SHOWN HEREON ARE MORE OR LESS.

NOTE: ALL RIGHT-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

NOTE: FOR MINIMUM BUILDING SETBACK DETAIL SEE SHEET 3 OF 9

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

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC. IS PROHIBITED. THESE DRAWINGS ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT EXCEPT BY THE PROJECT AGENT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LITIGATION IN ANY COURT OF LAW.

RECORD OF REVISION			
No.	DATE	DESCRIPTION	BY
1	2/25/25	REVISED PER NEW SITE PLAN	O.A.
2	4/16/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS	D.R.
3	6/10/25	REVISED T-PLAT NAME ONLY	O.A.
4	7/26/25	LOCATION OF UNDERGROUND LINES	O.A.
5	10/10/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS	M.G.
6	10/11/25	REVISED AS PER NEW SITE PLAN	D.R.

REDLAND ASSEMBLAGE EAST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY AND LEGEND

LENNAR HOMES, LLC.

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: P.P./R.R./D.R.

CHK. CHECKED BY: ☐

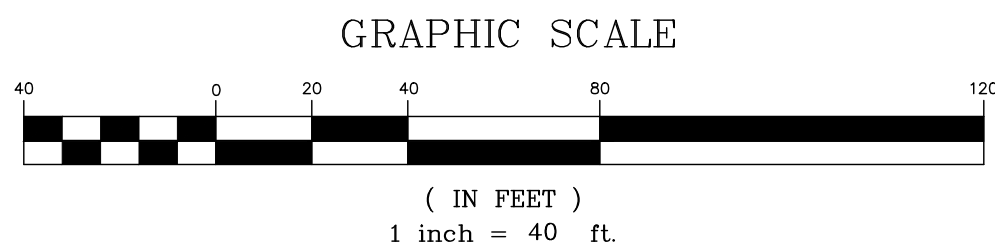
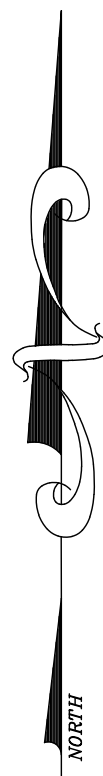
QUALITY CONTROL:

DATE: October 11th, 2025

PROJECT No: 24-018-0364

SHEET: 4 OF 9 SHEETS

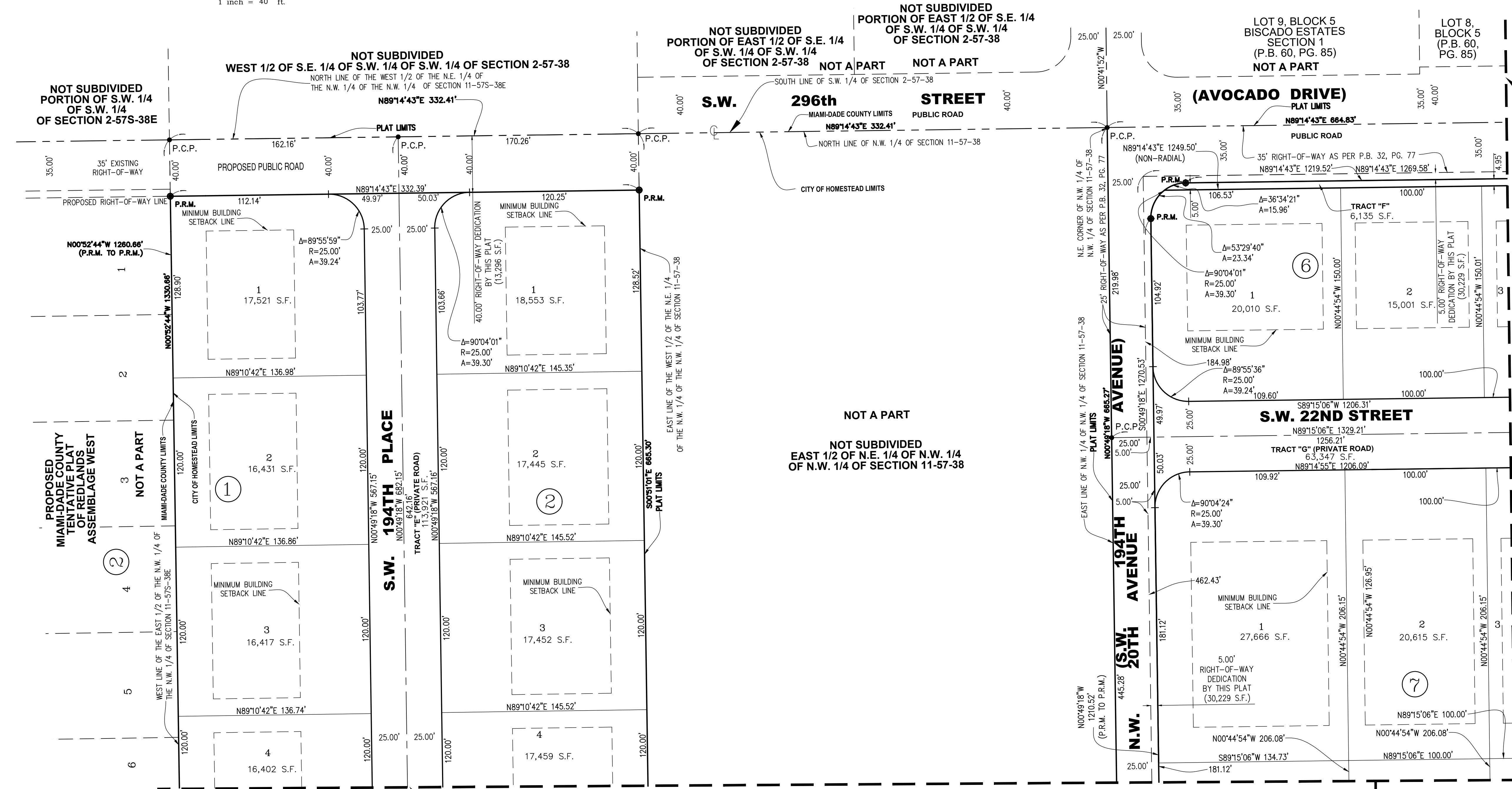
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ABBREVIATION LEGEND

- N.E. - INDICATES NORTHEAST
N.W. - INDICATES NORTHWEST
S.E. - INDICATES SOUTHEAST
S.W. - INDICATES SOUTHWEST
S.F. - INDICATES SQUARE FEET
B.L.A. - INDICATES BEGIN LIMITED ACCESS RIGHT-OF-WAY LINE
E.L.A. - INDICATES END LIMITED ACCESS RIGHT-OF-WAY LINE
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D.B. - INDICATES DEED BOOK
L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
P.B. - INDICATES PLAT BOOK
PG. - INDICATES PAGE
CB - INDICATES CHORD BEARING
CL - INDICATES CHORD LENGTH
W.M.E. - INDICATES WALL MAINTENANCE EASEMENT
C - INDICATES CENTER LINE
° - INDICATES DEGREES
' - INDICATES MINUTES
" - INDICATES SECONDS
Δ - INDICATES CENTRAL ANGLE OF CURVE
R - INDICATES RADIUS
A - INDICATES ARC DISTANCE
11-57S-38E - INDICATES SECTION 11,
TOWNSHIP 57 SOUTH, RANGE 38 EAST

NOTE: ALL AREAS SHOWN HEREON ARE MORE OR LESS.
NOTE: ALL RIGHT-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
NOTE: FOR MINIMUM BUILDING SETBACK DETAIL SEE SHEET 3 OF 9



MATCH LINE - SEE SHEET 4 OF 9

MATCH LINE - SEE SHEET 6 OF 9

REDLAND ASSEMBLAGE EAST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY AND LEGEND

LENNAR HOMES, LLC.

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: D.R.
DWG. CHECKED BY: ☐
QUALITY CONTROL:
DATE: October 11th, 2025
PROJECT No: 24-018-0364
SHEET:

5

OF 9 SHEETS

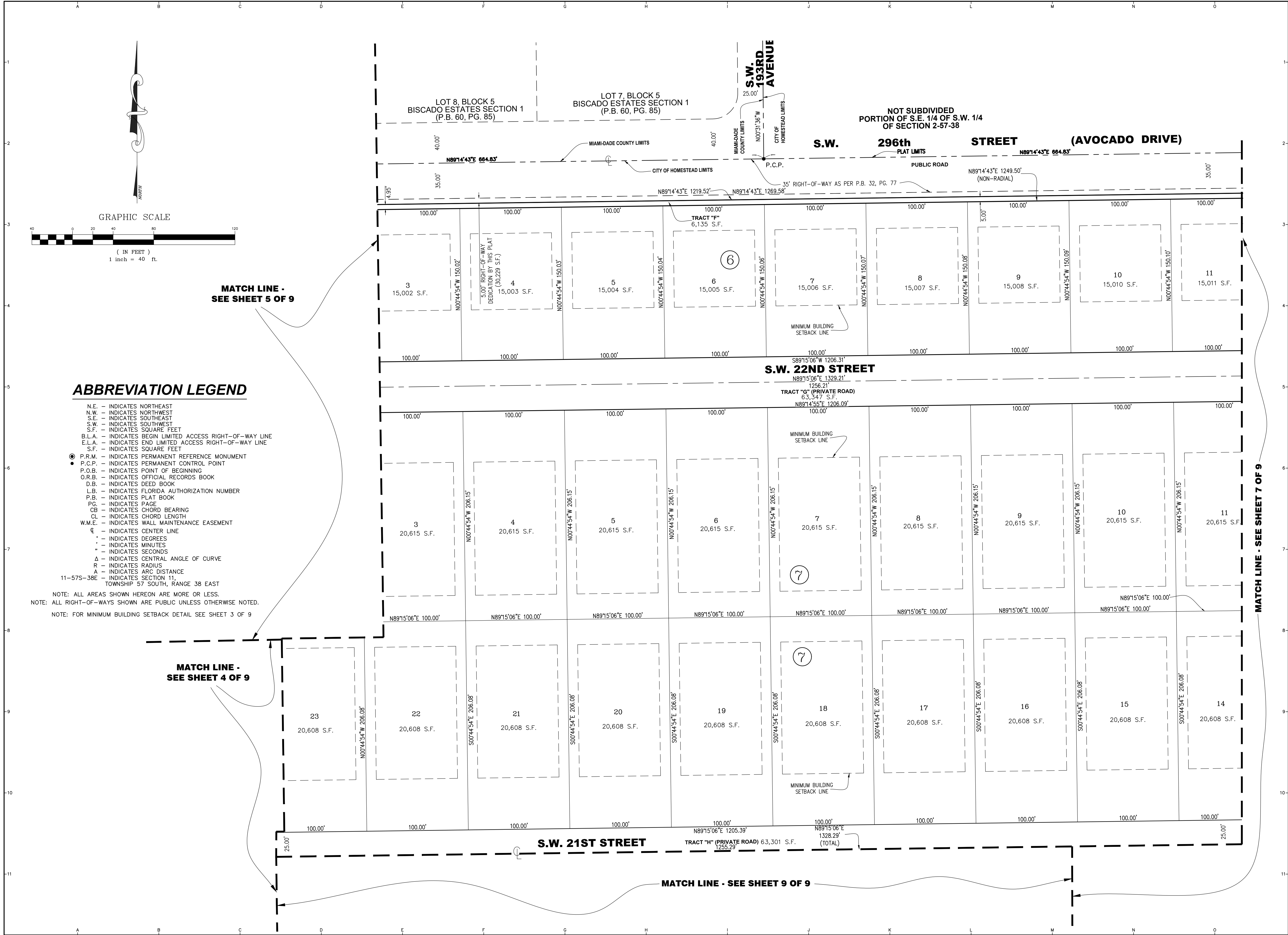
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 470-2805
L.B. No. 6557

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BY	APP.	REVISION
D.R.	O.A.	REVISED PER NEW SITE PLAN
D.R.	O.A.	REVISED AS PER CITY OF HOMESTEAD COMMENTS
D.R.	O.A.	REVISED T-PLAT NAME ONLY
D.R.	O.A.	LOCATION OF UNDERGROUND LINES
D.R.	O.A.	REVISED AS PER CITY OF HOMESTEAD COMMENTS
D.R.	O.A.	REVISED AS PER NEW SITE PLAN

No.	DATE	DESCRIPTION
1	2/25/25	REVISED PER NEW SITE PLAN
2	4/16/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS
3	6/10/25	REVISED T-PLAT NAME ONLY
4	7/26/25	LOCATION OF UNDERGROUND LINES
5	10/10/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS
6	10/11/25	REVISED AS PER NEW SITE PLAN

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RECORD OF REVISION	
No.	DATE
1	2/25/25
2	4/16/25
3	6/10/25
4	7/26/25
5	10/10/25
6	10/11/25

BY	APP.
D.R.	O.A.
D.R.	O.A.
D.R.	O.A.
D.R.	O.A.
M.G.	D.R.
D.R.	R.R.

REDLAND ASSEMBLAGE EAST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY AND LEGEND

LENNAR HOMES, LLC.

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

PROJECT LOCATION: 57th FLOOR, 57th AVENUE, MIAMI, FLORIDA 33126

SCALE: AS SHOWN

DRAWN BY: D.R.

CHK. CHECKED BY: ☐

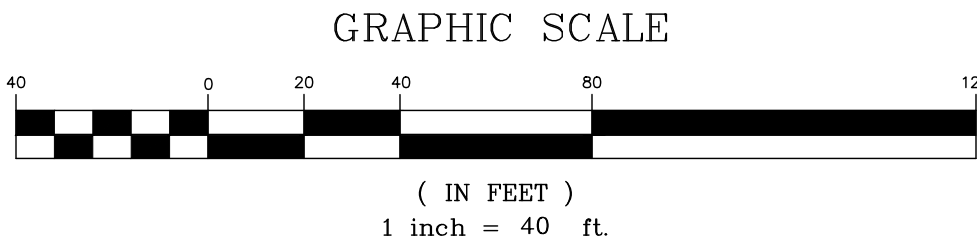
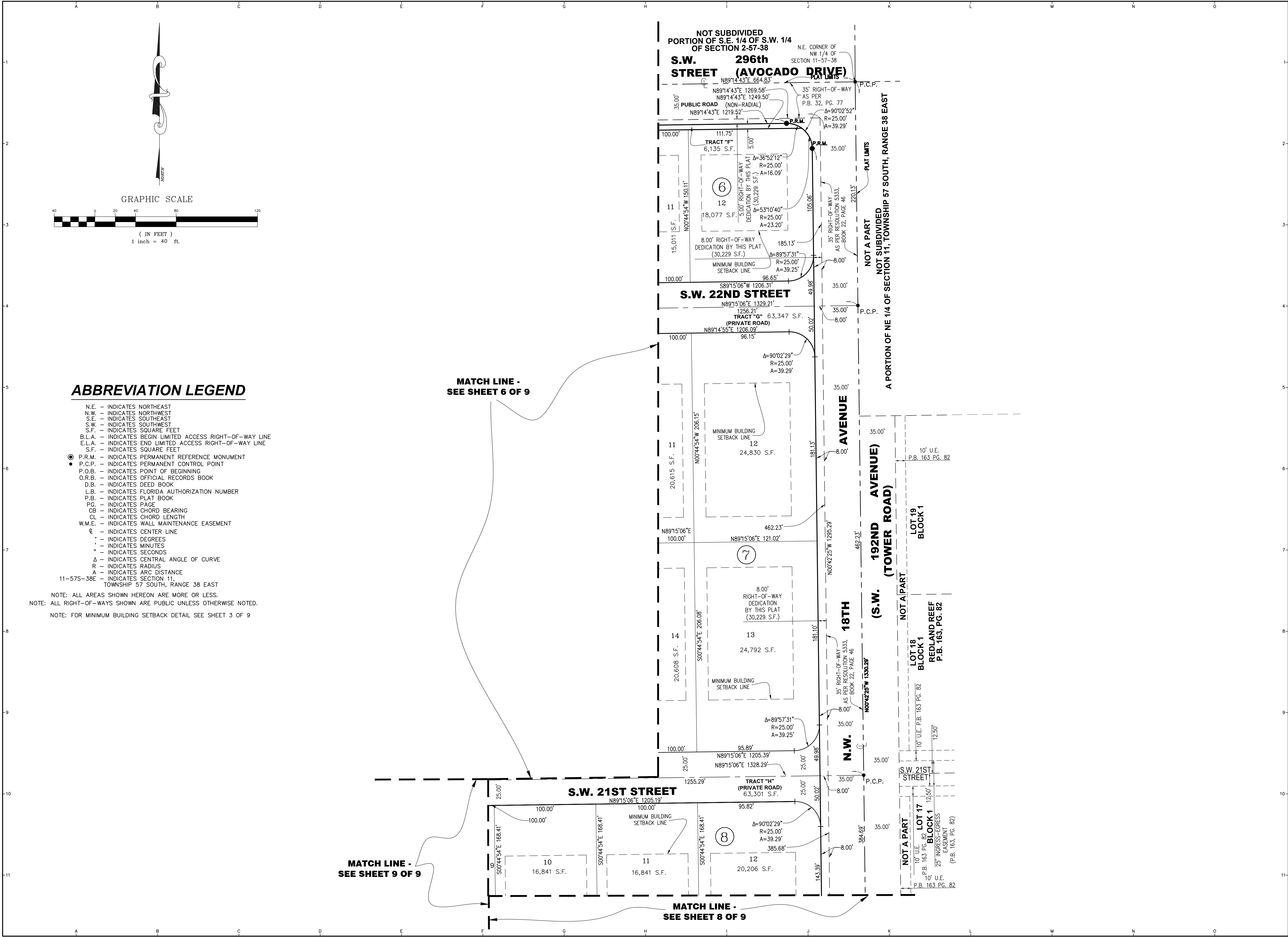
QUALITY CONTROL:

DATE: October 11th, 2025

PROJECT No: 24-018-0364

SHEET: 6 OF 9 SHEETS

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- A - INDICATES ARC DISTANCE
- 11-57S-38E - INDICATES SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST

NOTE: ALL AREAS SHOWN HEREON ARE MORE OR LESS.

NOTE: ALL RIGHT-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.

NOTE: FOR MINIMUM BUILDING SETBACK DETAIL SEE SHEET 3 OF 9

FORD, ARMENTEROS & FERNANDEZ, INC.
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DORAL, FLORIDA 33172
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RECORD OF REVISION			
No.	DATE	DESCRIPTION	BY
1	2/25/25	REVISED PER NEW SITE PLAN	D.R.
2	4/16/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS	O.A.
3	6/10/25	REVISED T-PLAT NAME ONLY	O.A.
4	7/26/25	LOCATION OF UNDERGROUND LINES	O.A.
5	10/10/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS	M.G.
6	10/11/25	REVISED AS PER NEW SITE PLAN	D.R.

REDLAND ASSEMBLAGE EAST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY AND LEGEND

LENNAR HOMES, LLC.

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: D.R.

DWG. CHECKED BY: ☐

QUALITY CONTROL: ☐

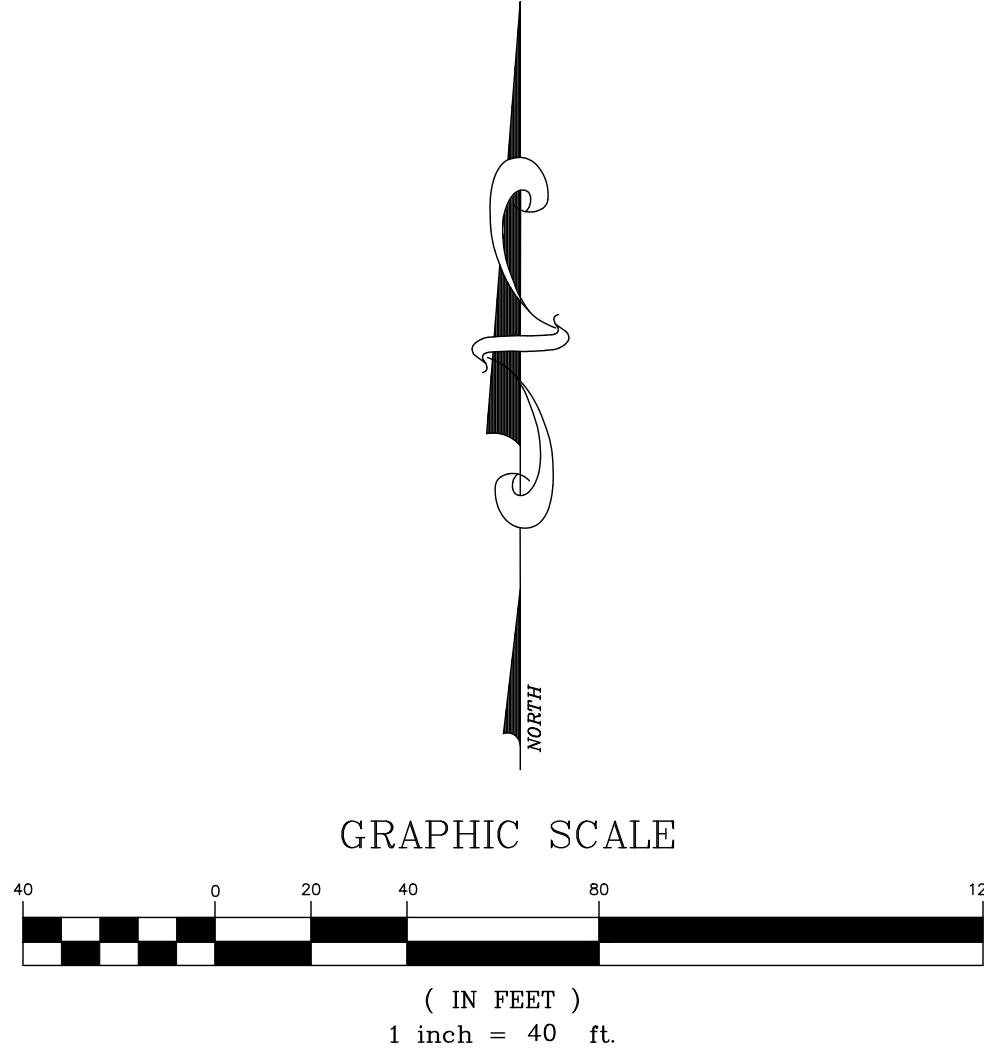
DATE: October 11th, 2025

PROJECT No: 24-018-0364

SHEET: 7

OF 9 SHEETS

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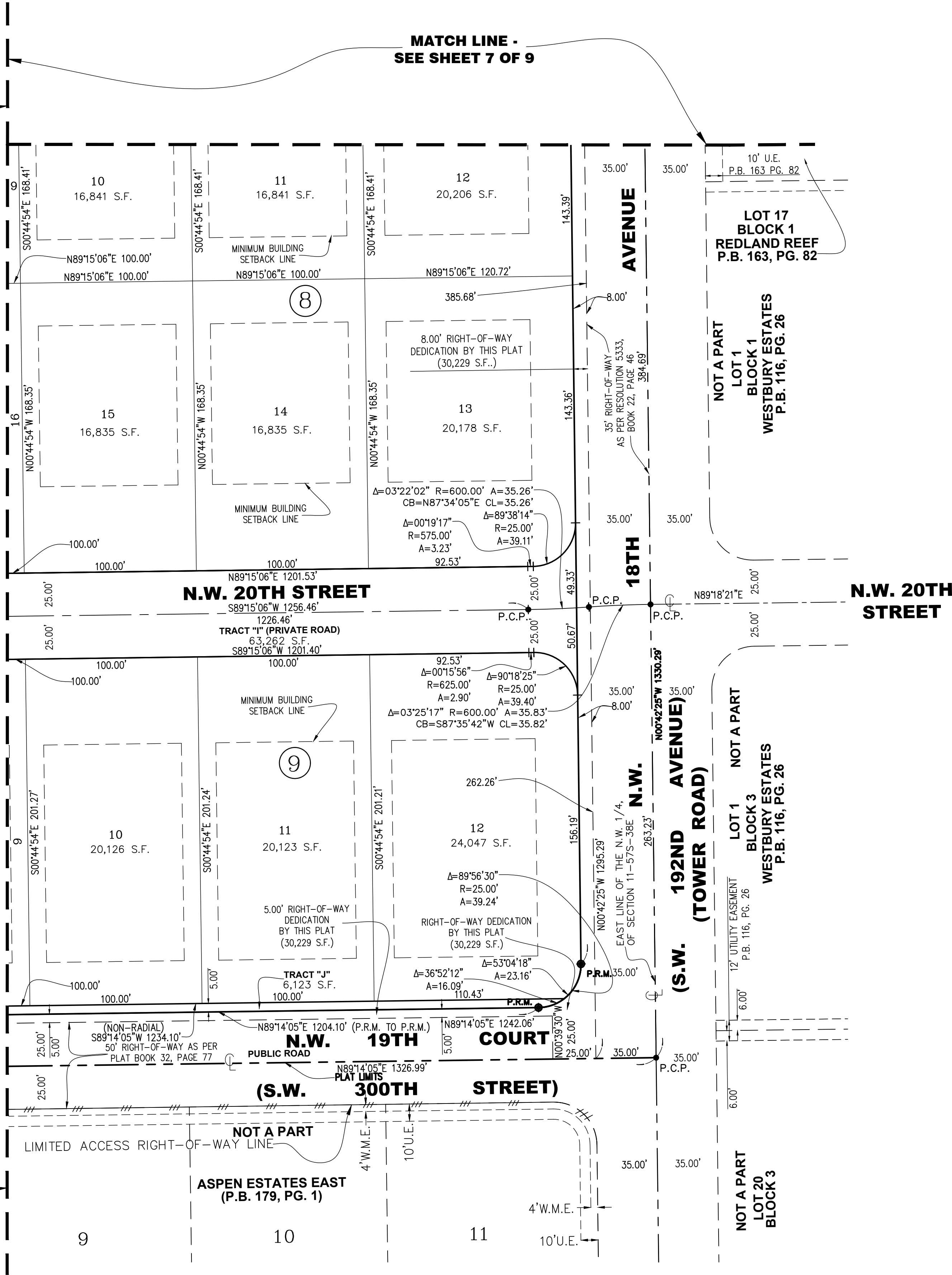
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NOTE: FOR MINIMUM BUILDING SETBACK DETAIL SEE SHEET 3 OF 9

MATCH LINE -
SEE SHEET 9 OF 9

MATCH LINE -
SEE SHEET 7 OF 9



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4	7/26/25	LOCATION OF UNDERGROUND LINES	D.R.
5	10/10/25	REVISED AS PER CITY OF HOMESTEAD COMMENTS	M.G.
6	10/11/25	REVISED AS PER NEW SITE PLAN	D.R.

REDLAND ASSEMBLAGE EAST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

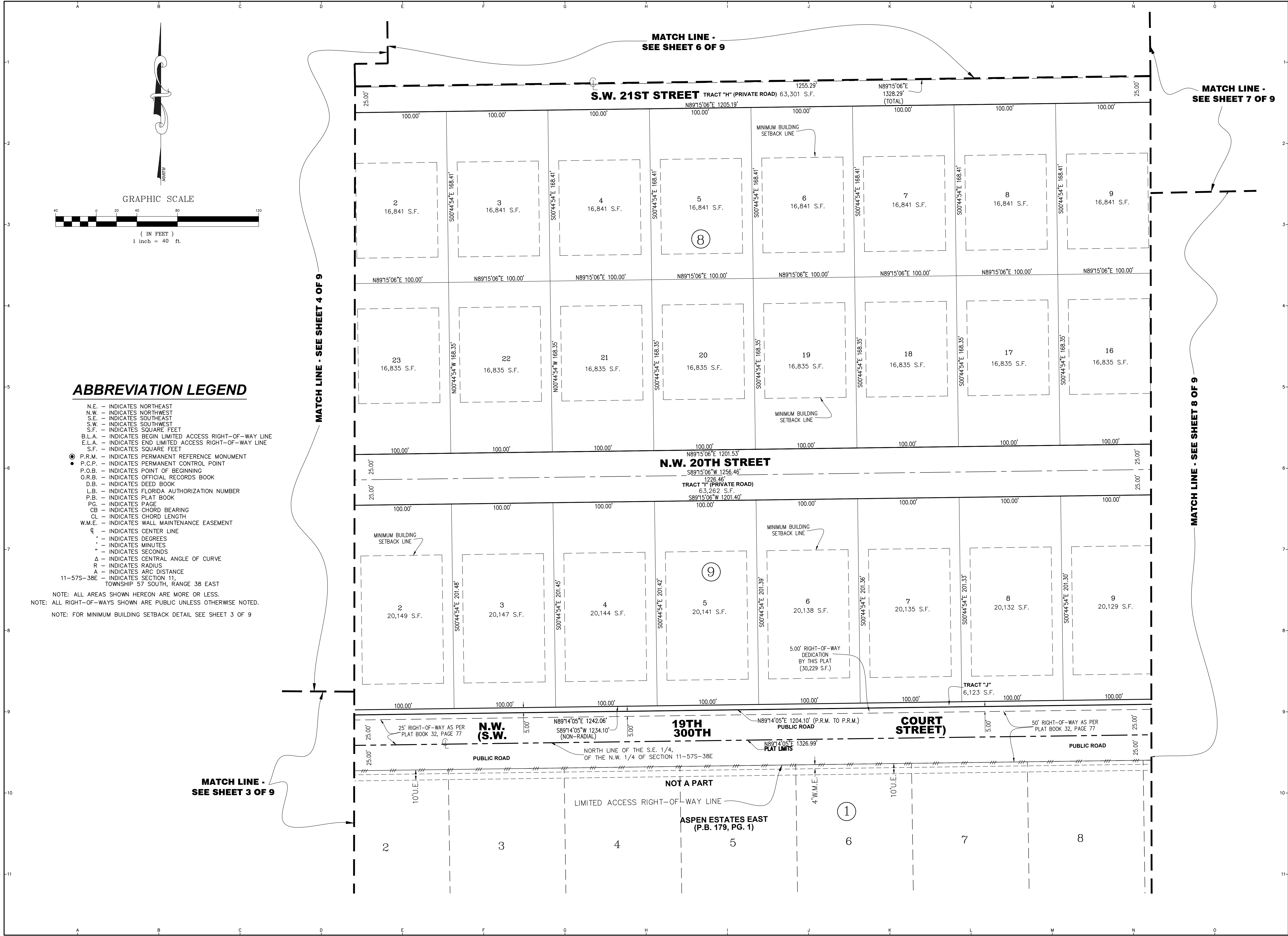
PROPOSED GEOMETRY AND LEGEND

LENNAR HOMES, LLC.

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: D.R.
DWG. CHECKED BY: ☐
QUALITY CONTROL:
DATE: October 11th, 2025
PROJECT No: 24-018-0364
SHEET: 8

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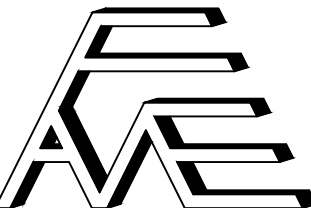
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REDLAND ASSEMBLAGE EAST

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY AND LEGEND

LENNAR HOMES, LLC.

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

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: D.R.

DWG. CHECKED BY: ☐

QUALITY CONTROL:

DATE: October 11th, 2025

PROJECT No: 24-018-0364

SHEET: 9

OF 9 SHEETS