

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Name of Proposed Subdivision: Schinley Waterway2. Owner's Name: Lifestyle Homes By GC LLC Phone: 305-216-2116Address: 265 Sevilla Avenue City: Coral Gables State: FL Zip Code: 33134Owner's Email Address: egarcia@watermengroup.com3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188Address: 8935 NW 35th Lane, Suite 201 City: Doral State: FL Zip Code: 33172Surveyor's Email Address: plattling@hadonne.com4. Folio No(s): 30-4013-018-0560 / _____ / _____ / _____5. Legal Description of Parent Tract: See attached Exhibit "A"6. Street boundaries: 5900 SW 34 th Street7. Present Zoning: RU-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(2 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.

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): _____

BEFORE ME, personally appeared Eddy Garcia this 29 day of October, 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 29 day of October, 2025 A.D.

Signature of Notary Public: _____

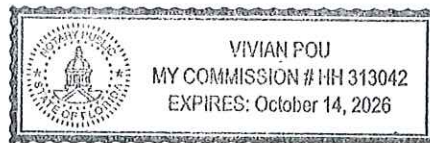
(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

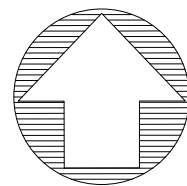
(Commission Number)

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



TENTATIVE PLAT OF SCHINLEY WATERWAY

A SUBDIVISION OF LOT 23, BLOCK 2 OF SECTION 13, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA;
RECORDED IN PLAT BOOK 10, PAGE 75, MIAMI-DADE COUNTY RECORDS



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on September 25, 2025.

SECTION 2) LEGAL DESCRIPTION:

Lot 23, in Block 2, of Central Miami Part 1, according to the Plat thereof, as recorded in Plat Book 10, at Page 75, of the Public Records of Miami-Dade County, Florida; and also a parcel of land described as follows: From a point of beginning that is 30 feet West of the SE corner and on the South line of Lot 23, Block 2, Central Miami Part 1, according to the Plat thereof, as recorded in Plat Book 10, at Page 75, of the Public Records of Miami-Dade County, Florida, run North and parallel to the East line of Lot 23 a distance of 100 feet to a point, thence run West and parallel to the North line of Lot 23 a distance of 100 feet to a point; thence run South and parallel to the East line of Lot 23, a distance of 100 feet to a point; thence run East a distance of 100 feet to the point of beginning.

Containing 20,799 Square Feet or 0.48 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

5900 SW 34 th Street, Miami Dade-County, Florida 33155
Folio No. 30-4013-018-0560

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice 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"=20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based along the Centerline of SW 34th Street with an assumed bearing of N87°28'52"E, said line to be considered a well established and monumented line.

Amended Plat of "CENTRAL MIAMI PART ONE", recorded in Plat Book 10, at Page 75, Miami-Dade County Records.

WARRANTY DEED, recorded in Official Records Book 33193, at Page 3628, recorded May 19, 2022, Miami-Dade County Records.

Miami-Dade County Township Survey Map Section 13, Township 54 South, Range 40 East.

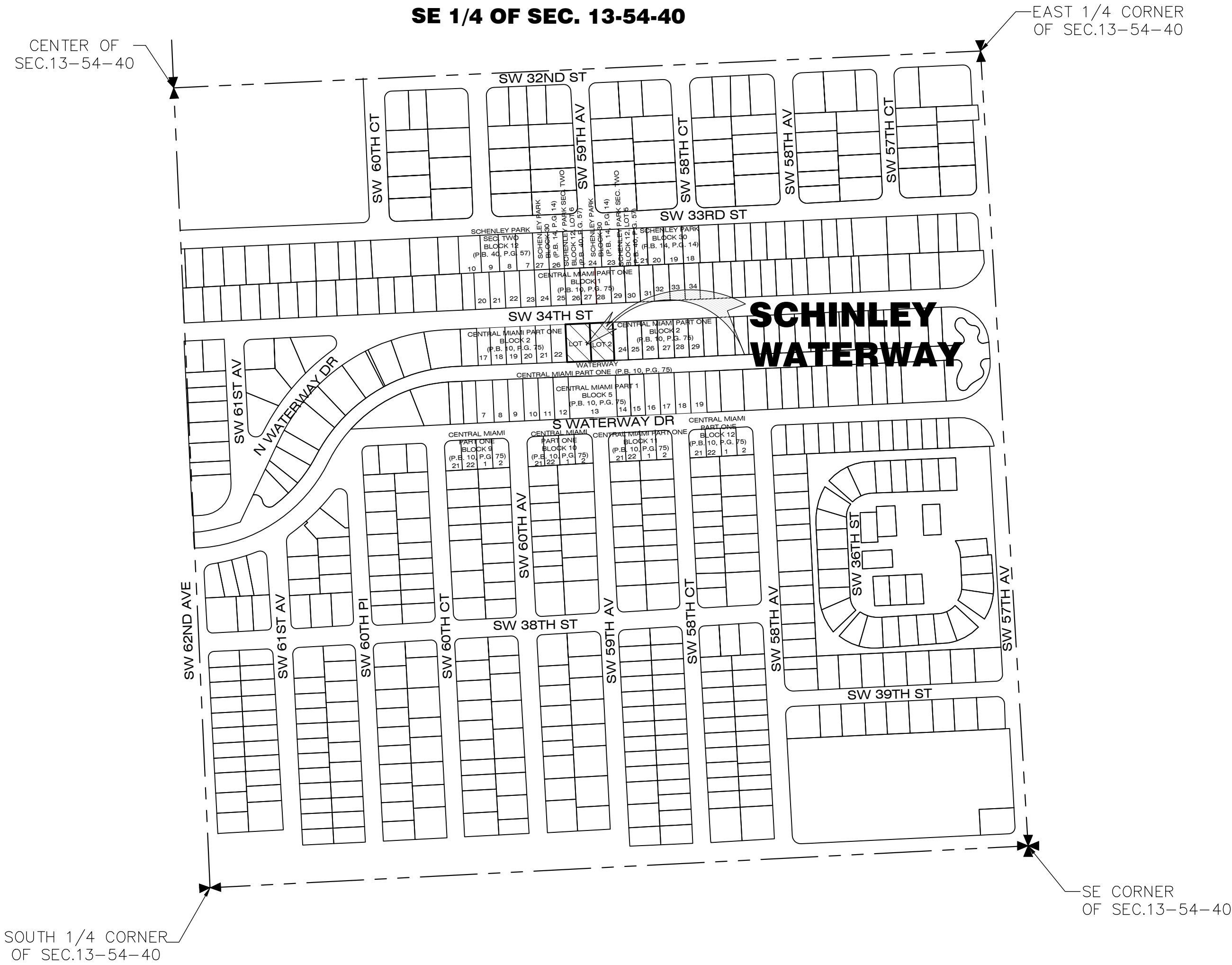
This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County Unincorporated Areas), Map Panel No. 12086C0456, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number J-400 Elevation 13.10 feet.

SECTION 5) LIMITATIONS:

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.



LOCATION MAP

THE SE 1/4 OF SECTION 13, TOWNSHIP 54 SOUTH, RANGE 40 EAST

MIAMI-DADE COUNTY, FLORIDA

SCALE 1" = 300'

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:

WATERMEN DEVELOPMENT GROUP
265 Sevilla Avenue, Coral Gables, Florida 33134
Contact: Eddy Garcia
Phone: 305-448-9442
E-Mail: egarciawatermengroup.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc., Comcast
POTABLE WATER: City of Homestead Water & Sewer Department
SANITARY SEWER: City of Homestead Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION :

ZONING DATA:
Zoning:RU-1
Proposed Number of Lots: 2 (Two Single Family Homes)

All existing improvements to be demolished.

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 8.0 feet NAVD88

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
8935 NW 35th Lane, Suite 201,
Doral, Florida 33172
Phone No. (305) 266-1188
E-mail: PLATTING@HADONNE.COM

SECTION 12) 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.

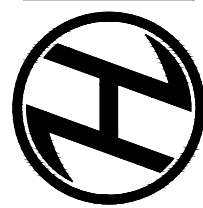
Abraham Hadad, PSM

For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

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
8935 NW 35th Lane, Suite 201 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8845 - W: www.hadonne.com

HADONNE



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
for
WATERMEN DEVELOPMENT GROUP
of
5900 S.W. 34th STREET, MIAMI-DADE COUNTY, FLORIDA 33155

REVISIONS

1	2	3	4	5	6	7	8	9	10
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Field Book:
FILE

DRAWN BY:
EP

TECH BY:
RI

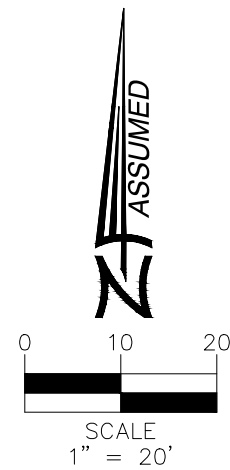
QA/QC BY:
JS

Job No.:
25105

1/2

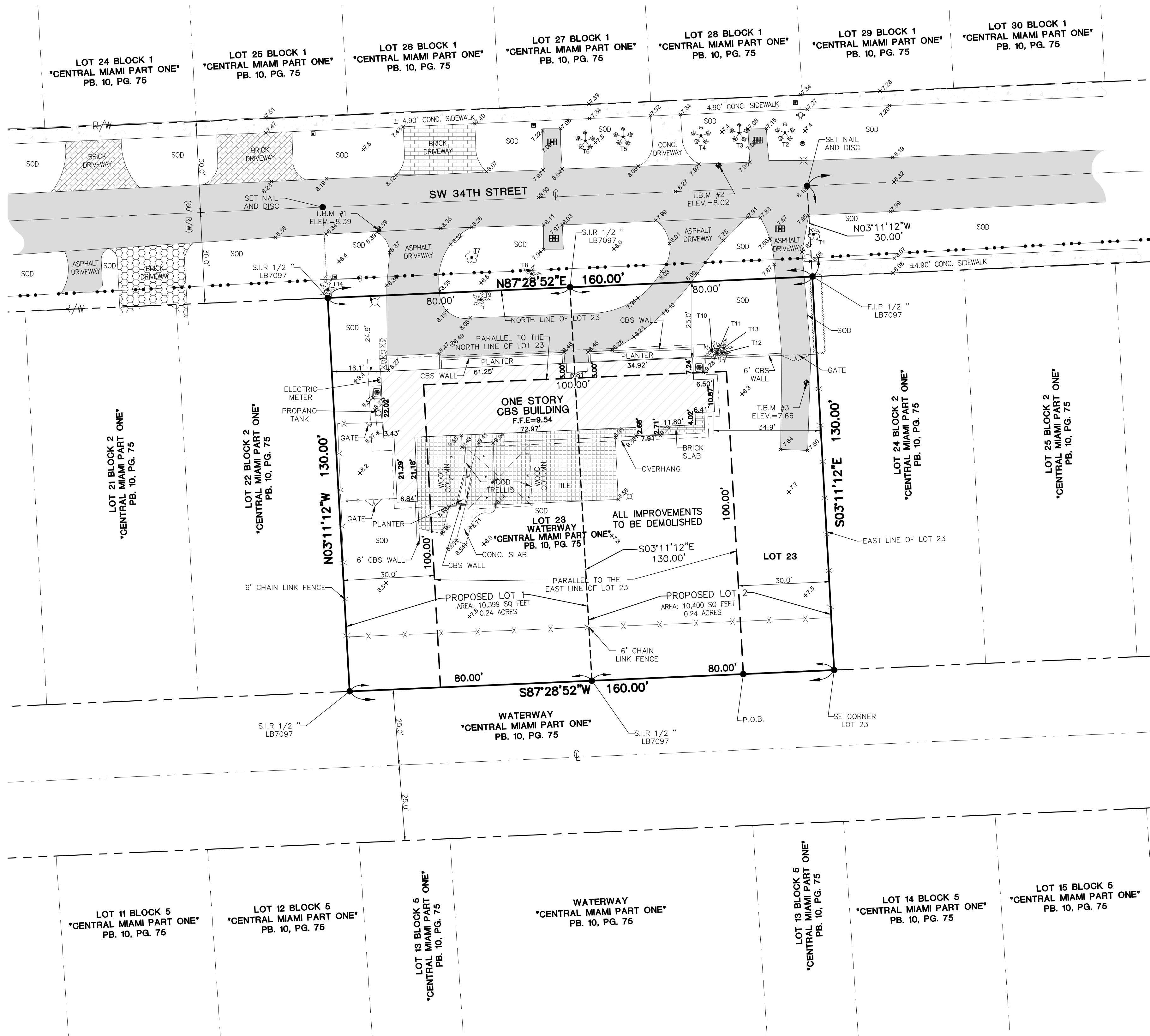
TENTATIVE PLAT OF SCHINLEY WATERWAY

A SUBDIVISION OF LOT 23, BLOCK 2, "CENTRAL MIAMI PART ONE", PLAT BOOK 10, PAGE 75, LYING IN SECTION 13, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA



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
PB	PLAT BOOK
PG	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
—	ELECTRIC METER
—	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
G	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
—	AIR CONDITIONING
—	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	TREE LINE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	GUMBO LIMBO TREE
—	TREE
—	OAK 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



TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	OAK	18	50	35
T2	GUMBO LIMBO	10	25	20
T3	GUMBO LIMBO	10	25	20
T4	GUMBO LIMBO	10	25	20
T5	GUMBO LIMBO	10	25	20
T6	GUMBO LIMBO	10	25	20
T7	TREE	8	20	12
T8	PALM	12	15	10
T9	PALM	4	25	8
T10	PALM	4	25	8
T11	PALM	4	25	8
T12	PALM	4	25	8
T13	PALM	4	25	8
T14	PALM	6	35	10

NOTICE:
This Document is not full and complete without all pages.
(Total of Two (2) pages)