

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 : (67)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: FLORIDA CITY ☒ Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Mesa Villas
2. Owner's Name: TPG AG EHC SD (LEN) MULTI STATE 1, LLC Phone: _____
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: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010
Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025
Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s): 16-7919-001-0205 / _____ / _____ / _____
5. Legal Description of Parent Tract: see attached Exhibit "A"
6. Street boundaries: S.W. 328 Street and S.W. 172 Avenue
7. Present Zoning: RM-20 Zoning Hearing No.: _____
8. Proposed use of Property: Townhouses
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(65 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.

Arizona
STATE OF FLORIDA)
maricopa SS:
COUNTY OF MIAMI-DADE)

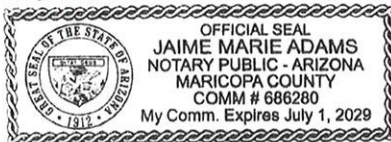
TPG AG EHC SD (LEN) MULTI STATE 1, LLC

Signature of Owner: *[Signature]*

(Print name & Title here): Steven S. Benson, Manager of Essential Housing Asset Management, LLC,
the Authorized Agent TPG AG EHC SD (LEN) MULTI STATE 1, LLC

BEFORE ME, personally appeared *Steven S. Benson* this *19* day of *November*, *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 *19* day of *November*, *2025* A.D.



(NOTARY SEAL)

Signature of Notary Public: *[Signature]*

(Print, Type name here: *Jaime Marie Adams*)

July 1, 2029 *686280*
(Commission Expires) (Commission Number)

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

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING PART OF TRACT 1 OF BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,705.68 FEET TO A POINT; THENCE SOUTH 00 DEGREES 36 MINUTES 57 SECONDS EAST, 40.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY SW 328TH STREET ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 27925, PAGE 4566, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT OF WAY AND PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 445.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 314.45 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 27 SECONDS EAST, A DISTANCE OF 397.66 FEET TO A POINT; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 154.14 FEET TO A POINT TO THE WEST RIGHT OF WAY LINE OF SE 6TH AVENUE ACCORDING TO A DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1683, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY; THENCE NORTH 00 DEGREES 37 MINUTES 05 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 299.20 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 39.44 FEET, A RADIUS OF 25.30 FEET AND A CENTRAL ANGLE OF 89 DEGREES 19 MINUTES 12 SECONDS TO THE POINT OF TANGENCY AND SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET; THENCE NORTH 89 DEGREES 56 MINUTES 17 SECONDS WEST, SAID SOUTHERLY RIGHT OF WAY OF SW 328TH STREET AND PARALLEL WITH SAID NORTH LINE OF SECTION 19, A DISTANCE OF 522.95 FEET TO THE POINT OF BEGINNING.

