

**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.**

<b>FOR OFFICIAL USE ONLY:</b>	
Agenda Date:	_____
Tentative No.: T-	<u>25009</u>
Received Date:	_____

Number of Sites : ( 133 )

**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: Century Park Villas North

2. Owner's Name: TPG AG EHC III (LEN) MULTI STATE 2, LLC c/o Lennar Homes L Phone: (305) 559-1951

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

Owner's Email Address: Pedro.Portela@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: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 30-7826-000-0180 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: SW 356 Street & SW 192 Ave

7. Present Zoning: RUL Zoning Hearing No.: Z2022000106

8. Proposed use of Property:  
Single Family Res.( 125 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.

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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.

STATE OF ARIZONA)

SS:

Signature of Owner: *Steven S Benson*

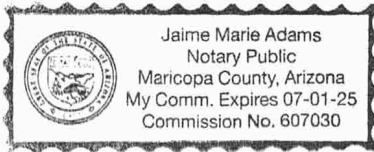
Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (LEN) Multi State 2, LLC

COUNTY OF MARICOPA)

(Print name & Title here):

BEFORE ME, personally appeared Steven S. Benson this 27 day of February, 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 27 day of February, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: *Jaime Marie Adams*

(Print, Type name here: Jaime Marie Adams)

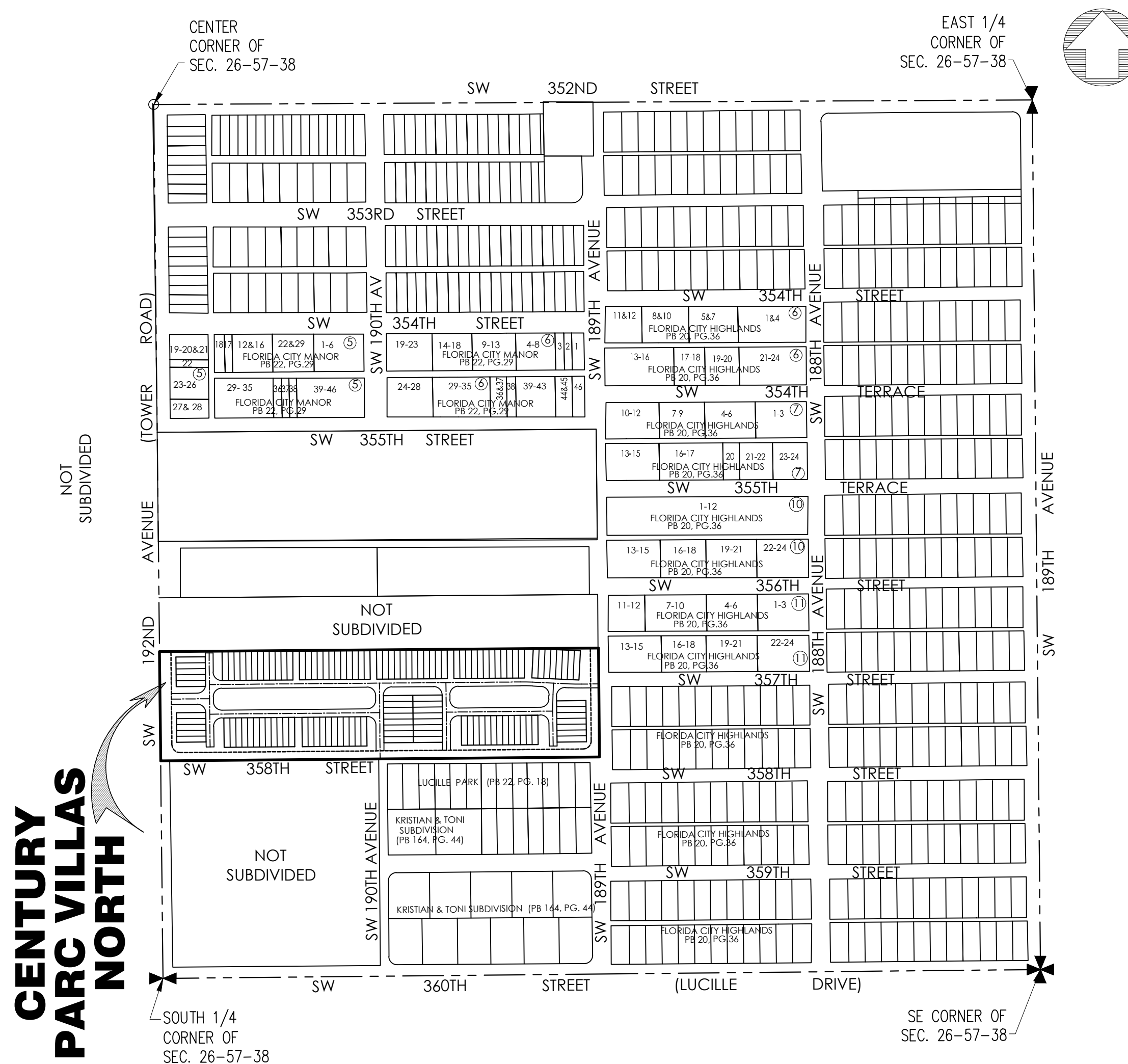
07/01/2025  
(Commission Expires)

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 "CENTURY PARC VILLAS NORTH"

A SUBDIVISION OF THE SOUTH 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 MIAMI-DADE, COUNTY FLORIDA



**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

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

**SECTION 2) LEGAL DESCRIPTION:**

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

The above described lands containing a total of 450,284 Square Feet, or 10.34 Acres (Gross Area), more or less, by calculations.

**Property Address and Tax Folio Number:**  
35655 SW 192nd Avenue, Miami, Florida 33034  
Folio No. 30-7826-000-0180

**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 of the 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:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of S00°36'19"E, said line to be considered a well established and monumented line.

Miami-Dade County Township Survey Map for Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida.

Plat of "LUCILLE PARK", recorded in Plat Book 22, Page 18, Miami-Dade County Records. Legal Description was furnished by client.

Plat of "KRISTIAN & TONI", recorded in Plat Book 164, Page 44, Miami-Dade County Records.

Plat of "FLORIDA CITY HIGHLANDS", recorded in Plat Book 20, Page 36, Miami-Dade County Records.

Plat of "FLORIDA CITY MANOR", recorded in Plat Book 22, Page 29, Miami-Dade County Records.

Legal Description was furnished by client.

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.

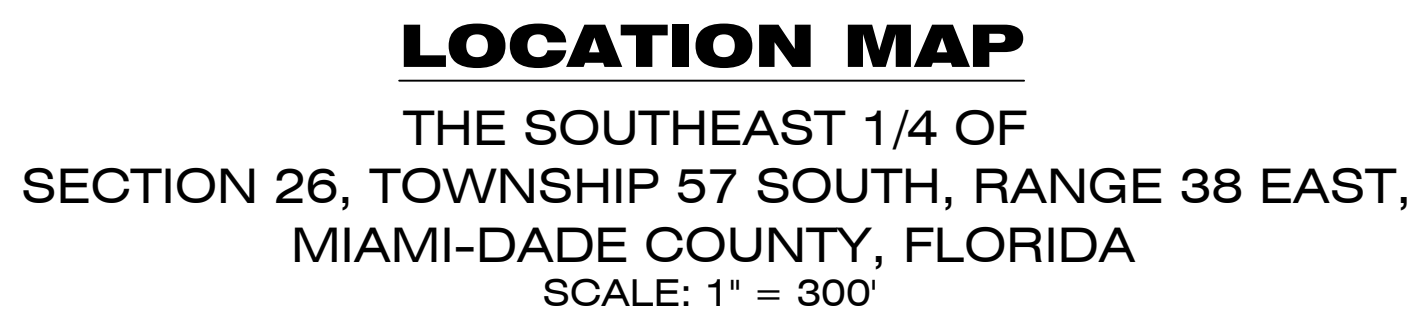
**SECTION 5) LIMITATIONS:**

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.



**NOTICE:**  
*This Document is not full and complete without all pages.*  
**(Total of Three (3) pages)**

**SECTION 6) CLIENT INFORMATION:**

**TPG AG EHC III (LEN) MULTI STATE 2, LLC**, a Delaware limited liability company  
c/o **LENNAR HOMES, LLC**  
5505 Waterford District Drive, 5th Floor  
Miami, Florida 33126  
Contact: Pedro Portela  
Phone: 305.559.1951  
E-Mail: Pedro.Portela@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 County Water & Sewer Department  
SANITARY SEWER: Miami-Dade County Water & Sewer Department

**SECTION 8) DEVELOPMENT INFORMATION :**

**ZONING DATA:**  
Current Zoning: RU-4L (Limited Apartment House District)  
Zoning Hearing Plan Number: Z2022000106  
Existing Land Use: Vacant Land  
Number of Proposed Blocks: 12

- Block 1: 8 Lots
- Block 2: 12 Lots
- Block 3: 12 Lots
- Block 4: 12 Lots
- Block 5: 12 Lots
- Block 6: 5 Lots
- Block 7: 5 Lots
- Block 8: 12 Lots
- Block 9: 11 Lots
- Block 10: 16 Lots
- Block 11: 13 Lots
- Block 12: 7 Lots

Total of Lots: 125 Lots  
Proposed Use: Townhouse Units  
Number of Proposed Tracts: 8  
Tract "A": Ingress-Egress and Utility Easement  
Tracts "B" and "C": Proposed Parks & Utility Easements  
Tract "D", "E", "F", "G" and "H": Landscape Tracts & Utility Easements  
Total Number of Sites: 133 Sites

**SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:**

Miami-Dade County Flood Criteria: 8.5 feet NGVD 29

**SECTION 10) CONTACT INFORMATION:**

**HADONNE CORP.**  
Attention: Mariela Alvarez  
1985 NW 88th Court, Suite 101,  
Doral, Florida 33172  
Phone 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  
1985 NW 88th Court, Suite 101  
Doral, Florida, 33172  
305.266.1188 office  
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**  
 1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 207-6845 - W: www.hadonne.com

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
 for  
**TPG AG EHC III (LEN) MULTI STATE 2, LLC**  
 or  
**35655 SW 192nd Avenue, Miami, Florida 33034**

REVISIONS	1	2	3	4	5	6	7	8	9	10
DATE										
DESCRIPTION										

Field Book: FILE

DRAWN BY: JA

TECH BY: RI

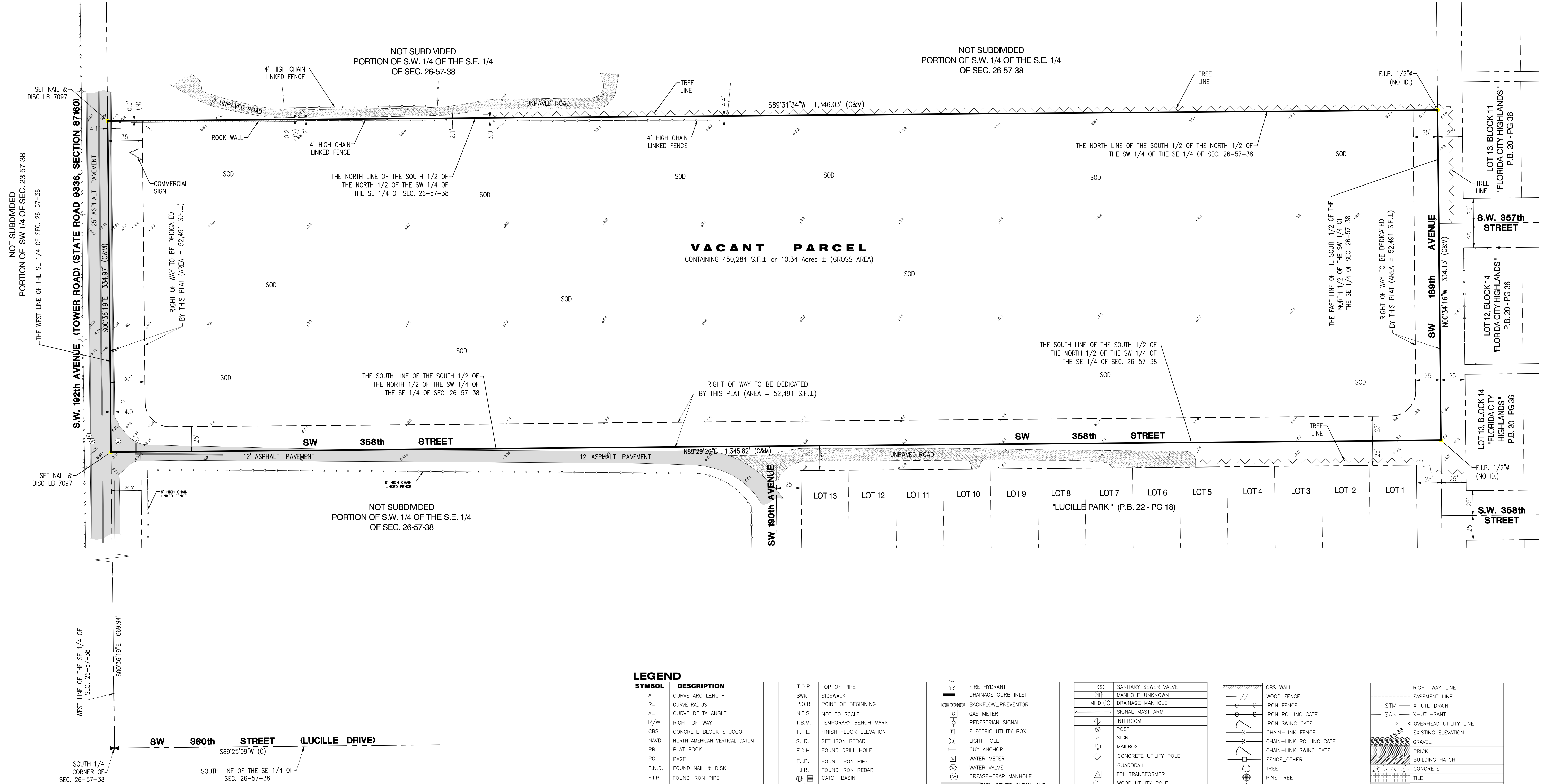
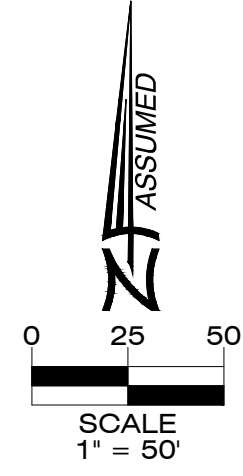
QA/QC BY: JS

Job No.: 24154

1/3

# TENTATIVE PLAT OF "CENTURY PARC VILLAS NORTH"

A SUBDIVISION OF THE SOUTH 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 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
S.F.±	SQUARE FEET MORE OR LESS

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	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
⊕	TARIY SEWER CLEAN-OUT
MHS ⊕	SANITARY SEWER MANHOLE

⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
MHD ⊕	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	QUADRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	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
—	SPINE TREE
—	PALM TREE
—	PROPERTY LINE

—	RIGHT-WAY-LINE
—	EASEMENT LINE
—	X-UTL-DRAIN
—	S-TM
—	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

**NOTICE:**  
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LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING



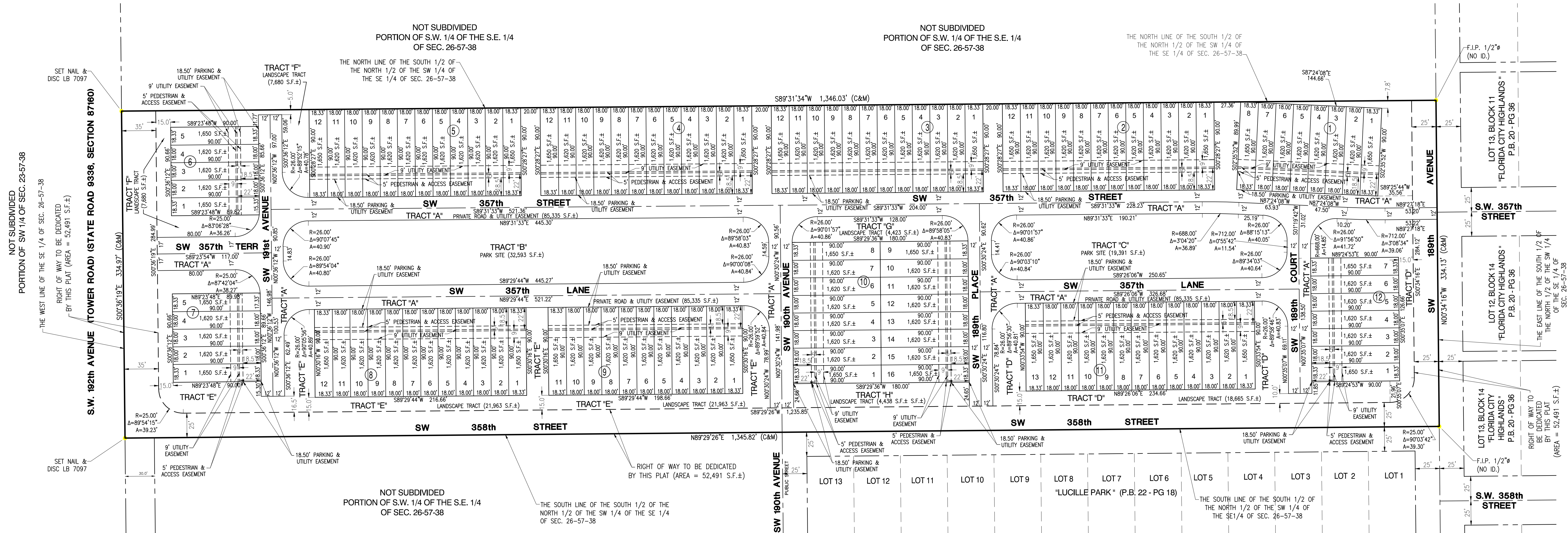
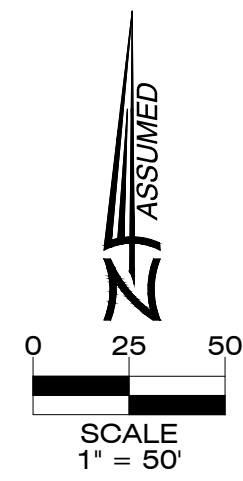
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of  
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REVISIONS	FILE
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 03-24-2025	FILE
2.	JA
3.	RI
4.	JS
5.	
6.	
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9.	
10.	

Field Book:  
DRAWN BY: JA  
TECH BY: RI  
QA/QC BY: JS  
Job No.: 24154

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## SKETCH OF SUBDIVISION GEOMETRY

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REVISIONS	DATE	BY
1	03-24-2023	E
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