

## **PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW**

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required. Following is a step by step outline of the Fast Track Plat procedure.

1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time application for tentative plat approval is made with a copy furnished by the applicant attached to each copy of the tentative plat. In addition, six (6) copies of the zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.

6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. Z2024000032, and plans prepared by Salman & Associates dated November 19, 2024 ." (when plan(s) is/are required)
7. At this point, the developer/applicant can submit paving and drainage plans to the Public Works Department for review. The Miami-Dade Water and Sewer Department will also review water and sewer plans at this time. No permits will be issued until official tentative plat approval is given.
8. The developer/applicant is responsible for scheduling the tentative plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the zoning public hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official tentative plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the tentative plat, that an appeal of the zoning hearing decision has not been filed.



**FAST TRACK PLAT AGREEMENT**

1. The undersigned Torrecilla Holdings, LLC is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing Four (4) Single Family Homes.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T- 25174 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review Application No. Z2024000032 and plan(s) prepared by, and dated November 19, 2024. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.
10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

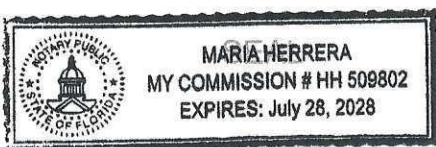


Signature of Owner  
**Julio Torrecilla, Manager**  
**Torrecilla Holdings, LLC**

Print Name

Sworn to and subscribed before me this 4 day of February, 2025.

  
Notary Public



My Commission Expires: 07/28/2028



**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- **25174** \_\_\_\_\_

Received Date: \_\_\_\_\_

Number of Sites : ( 1 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: Miami-Dade County Sec.: 17 Twp.: 54 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Coral Homes at the Ave

2. Owner's Name: Torrecilla Holdings, LLC Phone: (305) 283-5305

Address: 255 NW 128th Avenue City: Miami State: Florida Zip Code: 33182

Owner's Email Address: tara@lighthouseepi.com

3. Surveyor's Name: Ricardo Rodriguez, Landmark Surveying & Associates, Inc. Phone: (305) 556-4002

Address: 8532 SW 8th Street, Suite 282 City: Miami State: Florida Zip Code: 33144

Surveyor's Email Address: ricardo@lmsurveying.com

4. Folio No(s): 30-4017-005-0120 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: SW 24th Street and SW 98th Avenue

7. Present Zoning: RU-1 Zoning Hearing No.: Z2024000032

8. Proposed use of Property:

Single Family Res.( 4 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.

By: Torrecilla Holdings, LLC, a Florida limited liability company

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Handwritten Signature]

(Print name & Title here): Julio Torrecilla, Manager

BEFORE ME, personally appeared Julio Torrecilla this 4 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 4 day of February, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: [Handwritten Signature]

(Print, Type name here: Maria Herrera)

07-28-2028  
(Commission Expires)

HH 509802  
(Commission Number)

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



# TENTATIVE PLAT

## CORAL HOMES AT THE AVE

A REPLAT OF A PORTION OF LOT 23, 24, 25 AND 26, OF LITTLE PLANTATIONS OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

### LEGAL DESCRIPTION:

LOT 23, 24, 25 AND 26, ALSO KNOWN AS LOT 25 EAST OF LOT 24 AND LOT 25 WEST OF LOT 27, LESS THE NORTH 25 FEET OF SAID LOTS, OF LITTLE PLANTATIONS OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:

THE FOLLOWING PORTIONS CONVEYED TO MIAMI-DADE COUNTY FOR HIGHWAY PURPOSES BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 24939, PAGE 3972, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 15 FEET OF LOT 23 AND THE SOUTH 25 FEET OF LOTS 23, 24, 25 (EAST OF LOT 21) AND LOT 25 (WEST OF LOT 27) OF LITTLE PLANTATIONS OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

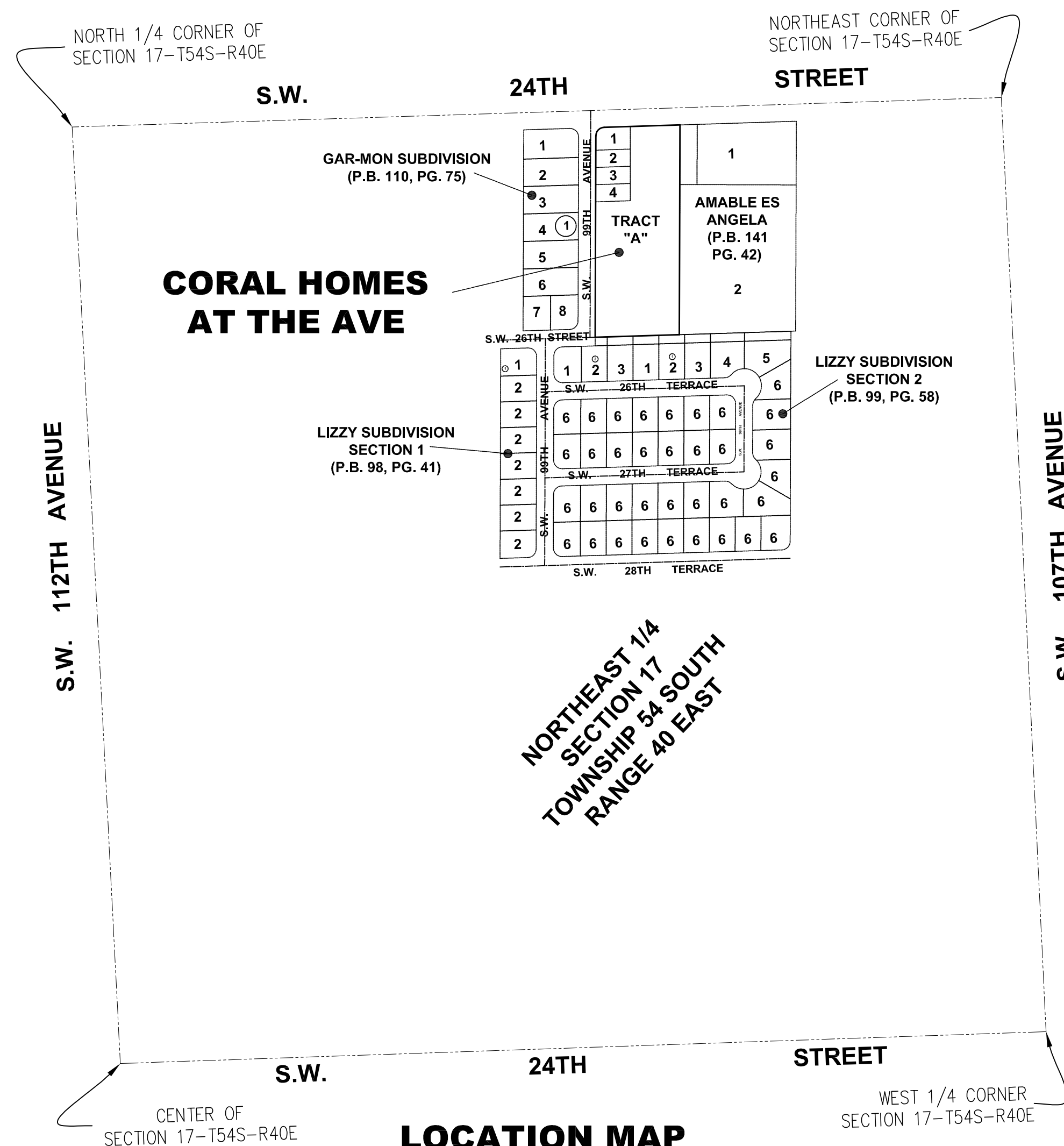
THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET AND BY THE EAST LINE OF THE WEST 15 FEET OF SAID LOT 23, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

AND

THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 25 FEET AND THE EAST LINE OF THE WEST 15 FEET OF SAID LOT 23, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

### SURVEYOR'S NOTES:

- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT WAS REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- ACCURACY: THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 7,500 FEET THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP BASED ON THE BENCHMARK LISTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN FEET FROM THE CONTROL POINT BEING TESTED.
- ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 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.
- 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.
- NUMBER OF TRACTS AND/OR LOTS: 4 LOTS AND 1 TRACT
- PUBLIC WATER TO BE UTILIZED.
- PUBLIC SEWER TO BE UTILIZED.
- PROPOSED USE: SEE DEVELOPMENT CRITERIA TABLE
- MIAMI-DADE COUNTY FLOOD CRITERIA: +9.32 ft. (N.G.V.D.29) FEET AS PER: County Flood Criteria 2022 [https://gis-mdc.opendata.arcgis.com/datasets/500625d57154279895b85ef5707de2\\_0/explorer](https://gis-mdc.opendata.arcgis.com/datasets/500625d57154279895b85ef5707de2_0/explorer)
- AREA OF PROPERTY 148,857.56 SQUARE FEET AND/OR 3.42 ACRES MORE OR LESS(AFTER VACATED RIGHT-OF-WAY)
- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF TENTATIVE PLAT.
- NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N88°01'50"E, ALONG THE NORTH LINE OF NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- UNLESS OTHERWISE NOTED, THIS PROFESSIONAL SURVEYOR AND MAPPERS HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE: "X"; BASED FLOOD ELEVATION: N/A; PANEL NO.1206350451L; COMMUNITY. 120635 (MIAMI-DADE COUNTY); MAP REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREIN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.29).
- MIAMI-DADE COUNTY BENCH MARK USED: P-718 ELEVATION= 9.30 (N.G.V.D.29)  
BENCH MARK LOCATION:  
S.W. 24th STREET ----- 48 FEET NORTH OF CENTER LINE  
S.W. 102nd AVENUE ----- 74 FEET WEST OF CENTER LINE.
- BENCH MARK IS A PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK IN FRONT OF FIRE HYDRANT.
- TEMPORARY BENCH MARK (T.B.M.)  
T.B.M.#1 - NORTH RIM OF SANITARY SEWER MANHOLE, SW 99TH AVENUE & SW 24TH STREET, ELEVATION: 8.61' (N.G.V.D.29)  
T.B.M.#2 - NORTH RIM OF SANITARY SEWER MANHOLE S.W. 99TH AVENUE, ELEVATION: 9.20' (N.G.V.D.29)
- PROPERTY ADDRESS: 9850 SW 24TH STREET, MIAMI, FLORIDA 33165, FOLIO # 30-4017-005-0120
- THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY ARE PLAT BOOK 8, PG. 41; PLAT BOOK 98, PAGE 41; PLAT BOOK 99, PAGE 58; PLAT BOOK 110, PAGE 75 AND PLAT BOOK 141, PAGE 42, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



**LOCATION MAP**  
NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA (SCALE 1" = 300')

### PROPERTY INFORMATION

OWNER: / APPLICANT: TORRECILLA HOLDINGS LLC  
ADDRESS: 255 NW 128TH AVENUE  
MIAMI, FL 33182  
Phone: (305) 283-5305  
Email: jtorrecilla@live.com  
SITE ADDRESS: 9850 SW 24TH STREET  
MIAMI, FL 33165  
FOLIO NUMBER: 30-4017-005-0120

### CONTACT PERSON INFORMATION

Name: Ricardo Rodriguez, P.S.M.  
e-mail address: ricardo@lmsurveying.com  
Telephone Number: (305) 556-4002  
Fax Number: (305) 556-4006

### TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	5
P.C.P.	3
LOTS AND TRACTS CORNERS	9

### DEVELOPMENT CRITERIA TABLE

FOLIO NO.: 30-4014-005-0120  
EXISTING ZONING: RU-1 - SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: 4 SINGLE FAMILY RESIDENTIAL  
TRACT "A" - EXISTING SCHOOL AND RELIGIOUS SITE (TO REMAIN)  
ZONING HEARING NUMBER: Z2024000032

### 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, 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.

LANDMARK SURVEYING & ASSOCIATES, INC. L.B. #7633

ORIGINAL FIELD SURVEY DATE: AUGUST 22nd, 2024  
REVISION DATE: October 15th, 2024 (Deferral Comments)

RICARDO RODRIGUEZ P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER,  
STATE OF FLORIDA REG. No. 5936  
OCTOBER 15TH, 2024

PROJECT NAME: **CORAL HOMES AT THE AVE**

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

SHEET NAME: **LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, DEVELOPMENT CRITERIA & MONUMENT TABLES**

CLIENT: **TORRECILLA HOLDINGS, LLC**

CLIENT ADDRESS: 255 NW 128TH AVENUE MIAMI, FLORIDA 33182

PROJECT LOCATION: SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA



PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 127601  
HIALEAH, FLORIDA 33012  
PHONE: (305) 556-4002  
FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
LANDMARKSURVEYING@HOTMAIL.COM  
LB No. 7633

TRAVELING AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL BE THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. WHETHER OR NOT THEY ARE RETURNED TO US BY THE CLIENT. WE ARE NOT TO BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO INSTRUMENTS OF SERVICE AND ASSOCIATED EQUIPMENT.

RECORD OF REVISION			
No.	DATE	DESCRIPTION	BY
1	10-15-24	MIAMI-DADE COUNTY PLAT COMMITTEE DEFERRAL COMMENTS	R.R.

Drawn by: R.R.  
Check by: R.RODRIGUEZ  
REVISED: 10-15-2024  
Scale: AS SHOWN  
Project No.: 2408.0105  
SHEET 1 OF 2 SHEETS



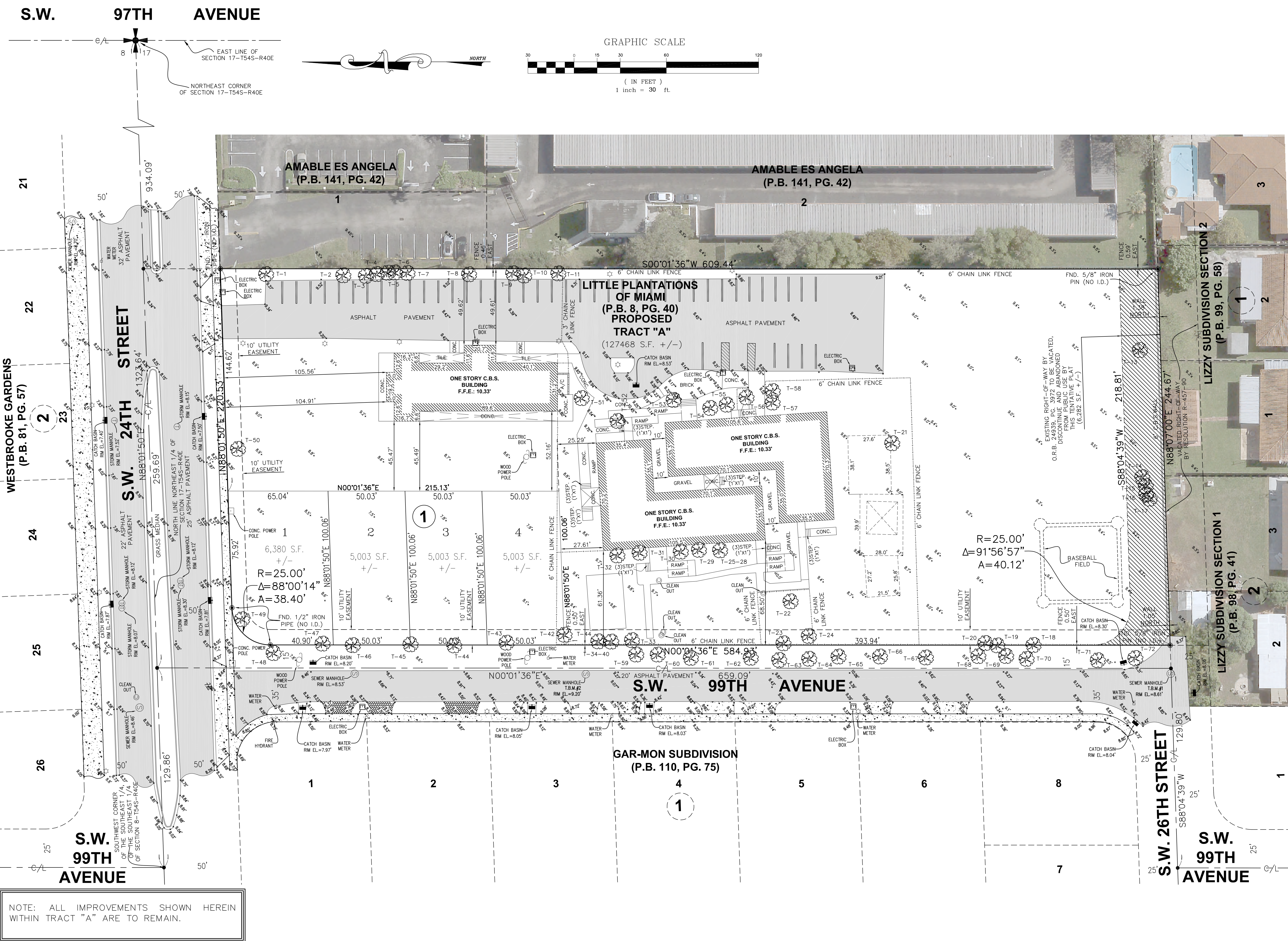
No.	BOTANICAL NAME	COMMON NAME	DBH (Inch)	HEIGHT (ft)	SPREAD (ft)	Condition	Disposition	Notes
1	Sabal palmetto	Sabal Palm	17"	20	12	Fair	Remain	*with boots
2	Melaleuca quinquenervia	Paper Bark Tree	21	30	20	Moderate	Remain	Prohibited Species
3	Melaleuca quinquenervia	Paper Bark Tree	14.7	30	15	Moderate	Remain	Prohibited Species
4	Melaleuca quinquenervia	Paper Bark Tree	17.8	30	15	Moderate	Remain	Prohibited Species
5	Melaleuca quinquenervia	Paper Bark Tree	7	20	10	Poor	Remain	Prohibited Species
6	Melaleuca quinquenervia	Paper Bark Tree	6.4	20	10	Poor	Remain	Prohibited Species
7	Melaleuca quinquenervia	Paper Bark Tree	12.4+8	30	20	Moderate	Remain	Prohibited Species
8	Melaleuca quinquenervia	Paper Bark Tree	17.4	30	25	Moderate	Remain	Prohibited Species
9	Melaleuca quinquenervia	Paper Bark Tree	11.5	30	20	Poor	Remain	Prohibited Species
10	Ficus aurea	Strangler Fig	~90	45	45	Good	Remain	
11	Melaleuca quinquenervia	Paper Bark Tree	26.2	40	30	Poor	Remain	Prohibited Species
12	Sabal palmetto	Sabal Palm	15"	20	12	Fair	Remain	*with boots
13	Ficus aurea	Strangler Fig	~90	60	60	Good	Remain	
14	Sabal palmetto	Sabal Palm	18"	25	15	Fair	Remain	*with boots
15	Syaglum cumini	Java Plum	11.2	40	25	Fair	Remain	
16	Syaglum cumini	Java Plum	12.5	50	25	Fair	Remain	
17	Syaglum cumini	Java Plum	10.6+4+3.5	50	20	Moderate	Remain	
18	Syaglum cumini	Java Plum	11.3+20.3	50	30	Moderate	Remain	
19	Schinus terebinthifolia	Brazilian Pepper	~50	30	30	Poor	Remain	Prohibited Species
20	Bursera simarouba	Gumbo Limbo	4	18	8	Poor	Remain	
21	Bursera simarouba	Gumbo Limbo	4	20	6	Poor	Remain	
22	Sabal palmetto	Sabal Palm	11.3	20	10	Good	Remain	
23	Ficus benjamina	Weeping Fig	11+8.2+18.3	40	40	Fair	Remain	
24	Dypsis lutescens	Areca Palm	8 @ 2-3 ea	18	12	Fair	Remain	
25	Schinus terebinthifolia	Brazilian Pepper	~15	35	30	Poor	Remain	Prohibited Species
26	Psychosperma elegans	Solitaire Palm	3.5	15	8	Fair	Remain	
27	Psychosperma elegans	Solitaire Palm	3.5	15	8	Fair	Remain	
28	Psychosperma elegans	Solitaire Palm	3.5	15	8	Fair	Remain	
29	Psychosperma elegans	Solitaire Palm	3.5	15	8	Fair	Remain	
30	Ficus aurea	Strangler Fig	3+3+3	12	10	Moderate	Remain	
31	Tabebuia heterophylla	Tabebuia	3+2	12	8	Moderate	Remain	
32	Schefflera acanthophylla	Umbrella Tree	2+2+2	12	6	Moderate	Remain	Prohibited Species
33	Psychosperma elegans	Solitaire Palm	3.5	15	6	Fair	Remain	
34	Bulnesia arborea	Verawood	8	15	20	Moderate	Remain	
35	Bursera simarouba	Gumbo Limbo	6	20	12	Moderate	Remain	
36	Bursera simarouba	Gumbo Limbo	6	20	10	Moderate	Remain	
37	Bursera simarouba	Gumbo Limbo	3.5	20	8	Moderate	Remain	
38	Bursera simarouba	Gumbo Limbo	4	25	8	Moderate	Remain	
39	Bursera simarouba	Gumbo Limbo	3.5	20	6	Moderate	Remain	
40	Bursera simarouba	Gumbo Limbo	5	28	10	Moderate	Remain	
41	Bursera simarouba	Gumbo Limbo	4	20	6	Moderate	Remain	
42	Ardalia elliptica	Shoebuttan Ardalia	4+1	18	8	Moderate	Remain	Prohibited Species
43	Schinus terebinthifolia	Brazilian Pepper	~30	25	15	Poor	Remain	Prohibited Species
44	Conocarpus erectus	Green Buttonwood	~40	30	35	Fair	Remain	*multi-trunked
45	Conocarpus erectus	Green Buttonwood	~48	25	25	Fair	Remain	*multi-trunked
46	Conocarpus erectus	Green Buttonwood	~35	30	30	Fair	Remain	*multi-trunked
47	Conocarpus erectus	Green Buttonwood	~45	35	35	Fair	Remain	*multi-trunked
48	Conocarpus erectus	Green Buttonwood	~45	35	35	Fair	Remain	*multi-trunked
49A	Sabal palmetto	Sabal Palm	~15"	25	10	Fair	Remain	*with boots, cluster
49B	Bursera simarouba	Gumbo Limbo	~10-10	30	12	Fair	Remain	cluster
49C	Ficus aurea	Strangler Fig	no CT vs.	30	18	Moderate	Remain	cluster
50	Swietenia mahogany	Mahogany	13.1	30	20	Fair	Remain	
51	Swietenia mahogany	Mahogany	13	30	30	Fair	Remain	
52	Adonia merrillii	Christmas Palm (3)	6+6+6	25	6-8 ea	Good	Remain	
53	Syagrum romanzoffiana	Queen Palm	10.5	25	12	Moderate	Remain	
54	Adonia merrillii	Christmas Palm (3)	6+6+5	20	6-8 ea	Good	Remain	
55	Adonia merrillii	Christmas Palm (3)	6+6+6	20	6-8 ea	Good	Remain	
56	Adonia merrillii	Christmas Palm (3)	5+6+5	20	6-8 ea	Good	Remain	
57	Syagrum romanzoffiana	Queen Palm	11.2	20	15	Fair	Remain	
58	Adonia merrillii	Christmas Palm (2)	6+6	20	6-8 ea	Good	Remain	
59	Adonia merrillii	Christmas Palm (2)	6+6	20	6-8 ea	Good	Remain	
60	Conocarpus erectus	Green Buttonwood	12	25	8	Poor	Remain	ROW
61	Conocarpus erectus	Green Buttonwood	15	25	12	Fair	Remain	ROW
62	Conocarpus erectus	Green Buttonwood	~30	30	20	Fair	Remain	ROW
63	Conocarpus erectus	Green Buttonwood	25	30	20	Fair	Remain	ROW
64	Conocarpus erectus	Green Buttonwood	16	30	20	Fair	Remain	ROW
65	Conocarpus erectus	Green Buttonwood	25	30	20	Fair	Remain	ROW
66	Conocarpus erectus	Green Buttonwood	36	30	25	Fair	Remain	ROW
67	Conocarpus erectus	Green Buttonwood	27	35	30	Fair	Remain	ROW
68	Conocarpus erectus	Green Buttonwood	28	35	25	Fair	Remain	ROW
69	Conocarpus erectus	Green Buttonwood	18	25	20	Fair	Remain	ROW
70	Conocarpus erectus	Green Buttonwood	30	30	25	Fair	Remain	ROW
71	Conocarpus erectus	Green Buttonwood	19	30	20	Fair	Remain	ROW
72	Conocarpus erectus	Green Buttonwood	20	30	20	Fair	Remain	ROW

Alison Walker  
ISA FL-9317A, ISA TRAQ  
Owner, Treage LLC

**SYMBOL LEGEND**

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

NOTE: ALL IMPROVEMENTS SHOWN HEREIN WITHIN TRACT "A" ARE TO REMAIN.



**PROJECT NAME:** CORAL HOMES AT THE AVE

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

**SHEET NAME:** SKETCH OF TOPOGRAPHIC SURVEY, LEGEND, TREE TABULATION TABLE AND PROPOSED SUBDIVISION

**CLIENT:** TORRECILLA HOLDINGS, LLC

**CLIENT ADDRESS:** 255 NW 128TH AVENUE MIAMI, FLORIDA 33182

**PROJECT LOCATION:** SECTION 17, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

**LANDMARK SURVEYING & ASSOCIATES, INC.**

PROFESSIONAL SURVEYORS AND MAPPERS  
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PHONE: (305) 556-4002  
FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
LANDMARKSURVEYING@HOTMAIL.COM

**LB No. 7633**

**RECORD OF REVISION**

No.	DATE	DESCRIPTION	BY	APP.
1	10-15-24	MIAMI-DADE COUNTY PLAT COMMITTEE DEFERRAL COMMENTS	R.R.	R.R.

Drawn by: R.R.  
Check by: R.RODRIGUEZ  
REVISED: 10-15-2024  
Scale: 1" = 30'  
Project No.: 2408.0105  
SHEET 2 OF 2 SHEETS

Z:\PLATS BY LUK\2408.0105 CORAL HOMES AT THE AVE TENTATIVE PLAT.dwg