IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (208)

FEES:
D.R.E.R.---------- $
Plus $10.90 per site in excess of 6 sites---------- $
D.R.E.R enviromental---------- $
PRINT $

Concurrency Review Fee (*6.00% of Sub-Total) -- $ *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 8-15-14
Tentative No.: T-22808-EXT-N.O.
Received Date: 8-5-14

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: CEDAR AT KEYS GATE, ~~LLC~~.
2. Owner's Name: CEDAR AT KEYS GATE, LLC. C/O Eduardo Caballero Phone: (305) 599-0700
   Address: 1569 NW 82 Avenue City: Doral State: Fl Zip Code: 33126
   Owner's Email Address: abel@jaxi.com
3. Surveyor's Name: Hadonne Phone: (305) 266-1188
   Address: 8700 West Flagler Street, Suite 420 City: Miami State: Fl Zip Code: 33174
   Surveyor's Email Address: ma@hadonne.com
4. Folio No(s).: 10-7919-001-0450 / ____ / ____ / ____
5. Legal Description of Parent Tract: Tracts 4 & 5 MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, Plat Book 5 Page 10, in Section 19, Township 57 South, Range 39 East
6. Street boundaries: SW 336 Street and SW 170 Avenue
7. Present Zoning: Townhouses (R-TH) Zoning Hearing No.: Homestead Ordinance 2007-05-15
8. Proposed use of Property:
   Single Family Res.(X 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 ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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 Couty.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 itle 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 or her 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:
COUNTY OF MIAMI-DADE)

Signature of Owner: caballero

(Print name & Title here): Eduardo Caballero. Managing member of JAXI CMD, LLC

BEFORE ME, personally appeared Eduardo Caballero, Managing Member this 4 day of August, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X 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 August, 2014 A.D.

IVONNE L. MARTINEZ
Notary Public - State of Florida
My Comm. Expires Sep 22, 2017
Commission # FF 056490

(NOTARY SEAL)

Signature of Notary Public: [illegible]

(Print, Type name here: Ivonne L. Martinez)

Sept. 22, 2017 (Commission Expires) ____ (Commission Number)

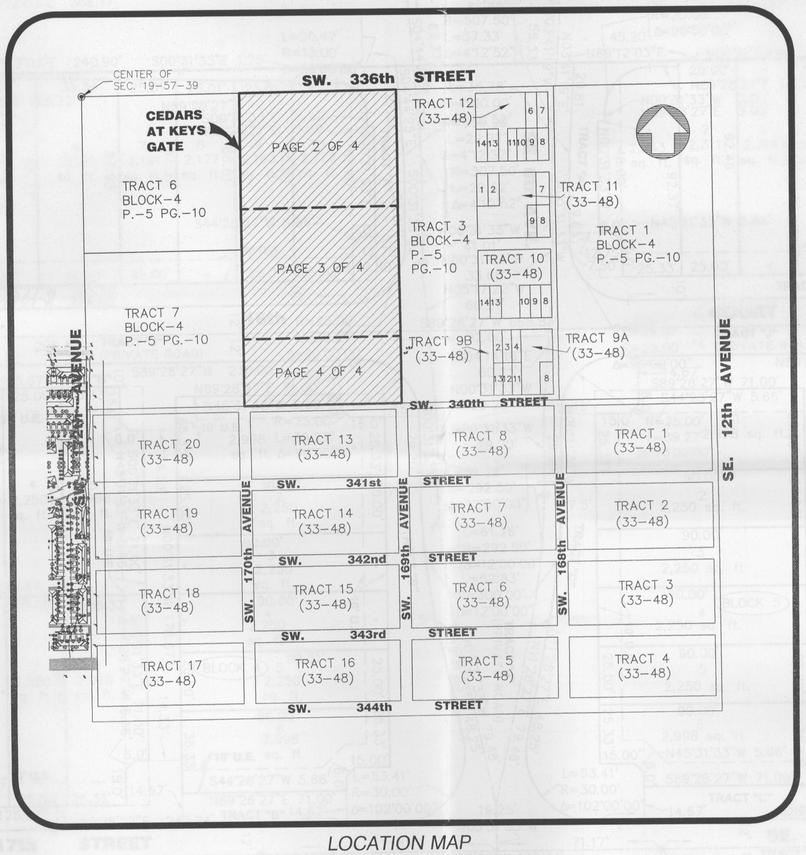
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT T-22808-6-EXT.-N.O.
CEDAR AT KEYS GATE
SEC. 19, TWP. 57 S, RGE. 39 E DISTRICT 9
ZONING: RU-TH HOMESTEAD

TENTATIVE PLAT OF CEDAR AT KEYS GATE

A Replat of Tracts 4 and 5, in Block 4,
Section 19, Township 57 South, Range 39 East,
according to the "MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION",
as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida



LOCATION MAP
SCALE 1" = 300'
SE. 1/4, of Section 19,
Township 57 South, Range 39 East
Miami-Dade County, Florida

DEVELOPMENT INFORMATION :

1. CURRENT ZONING: TOWNHOUSE DISTRICT (R-TH) (ORDENANCE No.:2007-05-15)
2. NUMBER OF BLOCKS: 18
3. NUMBER OF LOTS: 198
4. NUMBER OF TRACTS:
   .LANDSCAPE, SWALE, DRIVEWAYS AND SIDEWALKS: A,B,C,D,E, (5)
   .CLUBHOUSE AND POOL: F (1)
   .LAKE: G (1)
   .PARKS: H, I (2)
   .PRIVATE ROAD: J (1)
   TOTAL OF TRACTS: 10
5. FLOOD CRITERIA: 8.0 feet

CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
8700 West Flagler Street, Suite 420
Miami, Florida 33174
Phone No. (305) 266-1188
E-mail: rma@hadonne.com

SURVEYOR'S NOTES

1. The date of completion of original field Survey was on June 13, 2006, and last Up-Date of July 21, 2014.

2. LEGAL DESCRIPTION:

Tracts 4 and 5, in Block 4, Section 19, Township 57 South, Range 39 South, according to the "MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION", *as recorded* in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

Containing 912,696 square feet. 20.95 acres more or less by calculations.

Property Address: SW 172th Avenue and SW 336th Street, Miami, Florida
Folio No.: 10-7919-001-0450

3. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

4. SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the North property line with an assumed bearing of N89°12'03" E, said line to be considered a well monumented line.

This property appears to be located in Flood Zone AH, with an elevation of 5.00 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120645, Map No. 12086C0730, Suffix L, Effective Date: September 11, 2009.

Elevations are based upon the National Geodetic Vertical Datum 1929 as per Miami-Dade Public Work Department Benchmark F-10-RA said Benchmark has an Elevation of 7.20 feet.

5. LIMITATIONS:

Since other information other than what is cited in the Sources of Data were furnished, 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 who may appear of public record. 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.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

6. CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

CEDAR AT KEYS GATE, LLC.

1569 NW. 82nd AVENUE
Doral, Florida, 33126

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 "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.050 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida corporation
Florida Certificate of Authorization Number LB7097

By: 8/4/14
Abraham Hadad, PSM
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised 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.

HADONNE
CORP. LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
8700 West Flagler Street, Suite 420, Miami, Fl. 33174
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY SURVEY
for
CEDAR AT KEYS GATE, LLC
of
SW 340 ST. AND 169 AVE., HOMESTEAD, FL

REVISIONS
1-UPDATE SURVEY (8-1-14)
2-
3-
4-
5-
6-
7-
8-
9-
10-
11-
12-
13-
14-
15-
16-
17-
18-
19-

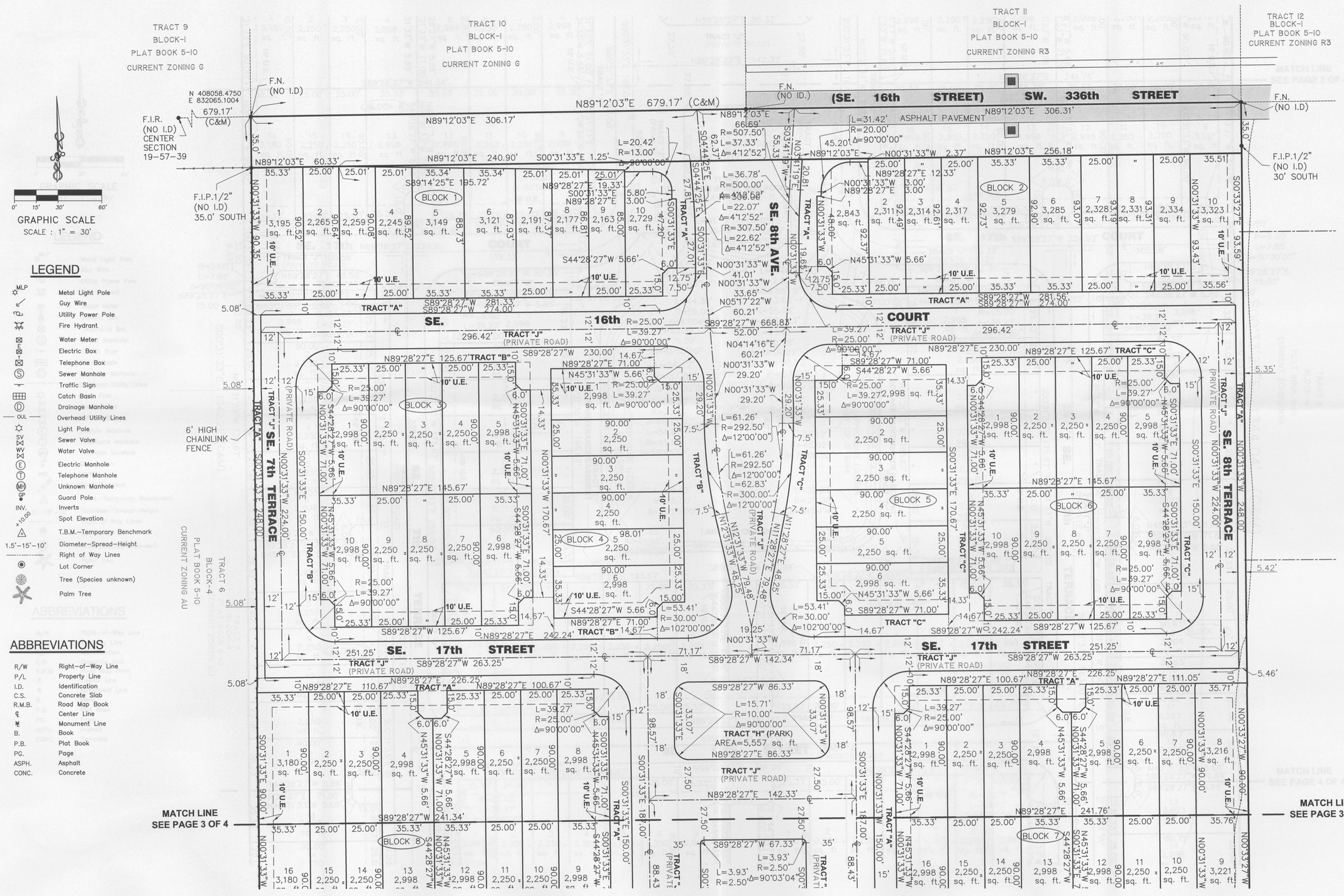
Job No.:	05033
Drawn:	MG
Checked:	RI
Scale:	AS SHOWN
Field Book:	FILE

1/4

Z:\05033 SW 340 ST. & 169 AVE MIA\dwg\05033 TENTATIVE PLAT - CEDAR AT KEYS GATE (08-04-14).dwg 8/4/2014 4:44:18 PM EDT

TENTATIVE PLAT OF CEDAR AT KEYS GATE

A Replat of Tracts 4 and 5, in Block 4,
Section 19, Township 57 South, Range 39 East,
according to the "MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION",
as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida



LEGEND

MLP	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
	Water Meter
	Electric Box
	Telephone Box
	Sewer Manhole
	Traffic Sign
	Catch Basin
	Drainage Manhole
OUL	Overhead Utility Lines
	Light Pole
	Sewer Valve
	Water Valve
	Electric Manhole
	Telephone Manhole
	Unknown Manhole
	Guard Pole
INV.	Inverts
×10.00	Spot Elevation
	T.B.M.–Temporary Benchmark
1.5'–15'–10'	Diameter–Spread–Height
	Right of Way Lines
	Lot Corner
	Tree (Species unknown)
	Palm Tree

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
R.M.B.	Road Map Book
℄	Center Line
ⅿ	Monument Line
B.	Book
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete

HADONNE CORP. LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
8700 West Flagler Street, Suite 420, Miami, Fl. 33174
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY SURVEY
for
CEDAR AT KEYS GATE, LLC
of
SW 340 ST. AND 169 AVE., HOMESTEAD, FL

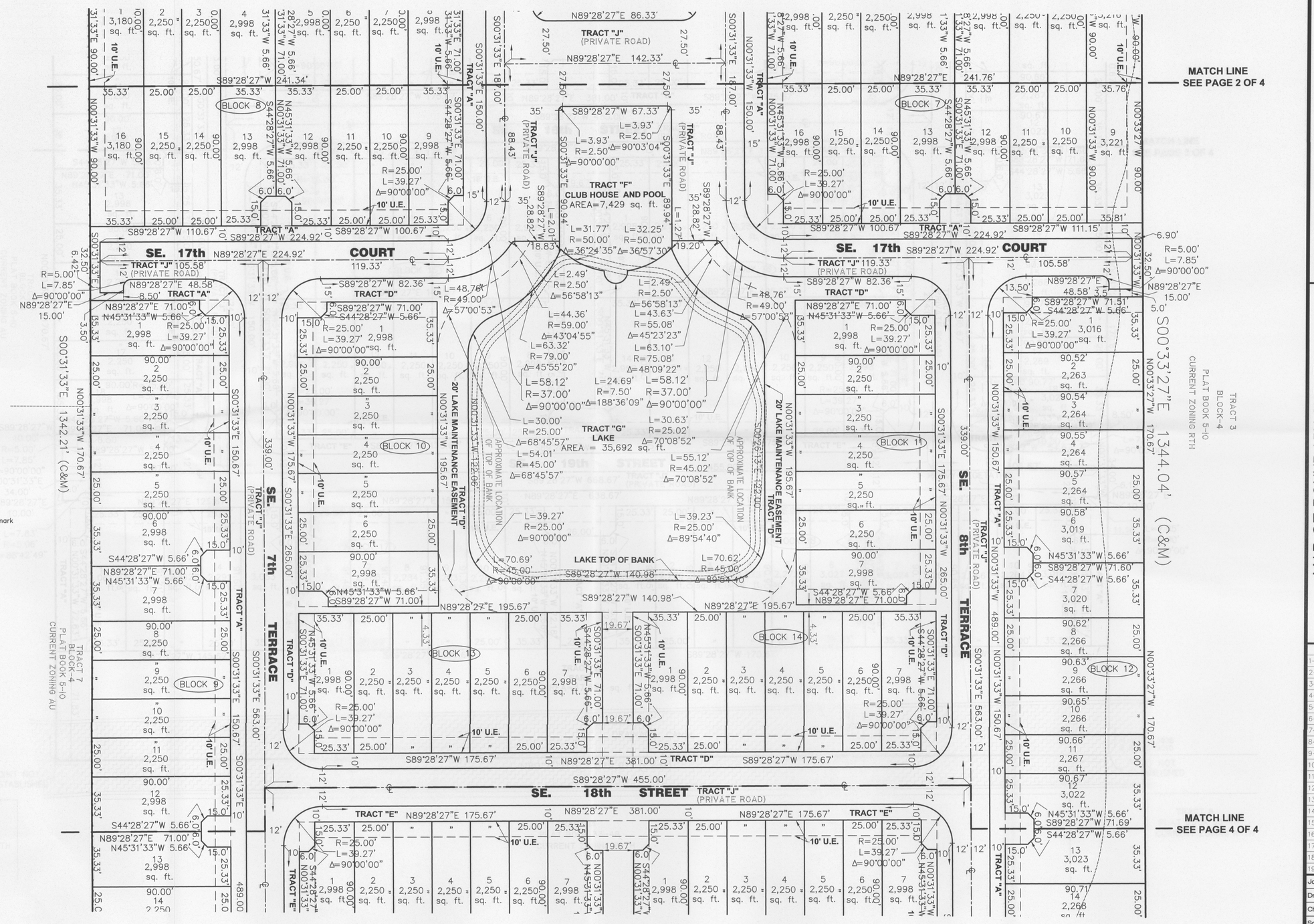
REVISIONS
1-UPDATE SURVEY (8-1-14)
2–
3–
4–
5–
6–
7–
8–
9–
10–
11–
12–
13–
14–
15–
16–
17–
18–
19–

Job No.:	05033
Drawn:	MG
Checked:	RI
Scale:	AS SHOWN
Field Book:	FILE

Z:\05033 SW 340 ST & 169 AVE MIA\dwg\05033 TENTATIVE PLAT – CEDAR AT KEYS GATE (08-04-14).dwg 8/4/2014 4:33:16 PM EDT

TENTATIVE PLAT OF CEDAR AT KEYS GATE

A Replat of Tracts 4 and 5, in Block 4,
Section 19, Township 57 South, Range 39 East,
according to the "MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION",
as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida



GRAPHIC SCALE
SCALE : 1" = 30'

LEGEND

- Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Overhead Utility Lines
- Light Pole
- Sewer Valve
- Water Valve
- Electric Manhole
- Telephone Manhole
- Unknown Manhole
- Guard Pole
- Inverts
- Spot Elevation
- T.B.M.–Temporary Benchmark
- 1.5'–15'–10' Diameter–Spread–Height
- Right of Way Lines
- Lot Corner
- Tree (Species unknown)
- Palm Tree

ABBREVIATIONS

R/W	Right–of–Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
R.M.B.	Road Map Book
℄	Center Line
⅊	Monument Line
B.	Book
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete

HADONNE CORP.
LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
8700 West Flagler Street, Suite 420, Miami, Fl. 33174
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY SURVEY
for
CEDAR AT KEYS GATE, LLC
of
SW 340 ST. AND 169 AVE., HOMESTEAD, FL

REVISIONS
1–UPDATE SURVEY (8–1–14)
2–
3–
4–
5–
6–
7–
8–
9–
10–
11–
12–
13–
14–
15–
16–
17–
18–
19–

Job No.:	05033
Drawn:	MG
Checked:	RI
Scale:	AS SHOWN
Field Book:	FILE

Z:\05033 SW 340 ST & 169 AVE MIA\dwg\05033 TENTATIVE PLAT – CEDAR AT KEYS GATE (08–04–14).dwg 8/4/2014 4:33:16 PM EDT

TENTATIVE PLAT OF CEDAR AT KEYS GATE

A Replat of Tracts 4 and 5, in Block 4,
Section 19, Township 57 South, Range 39 East,
according to the "MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION",
as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida

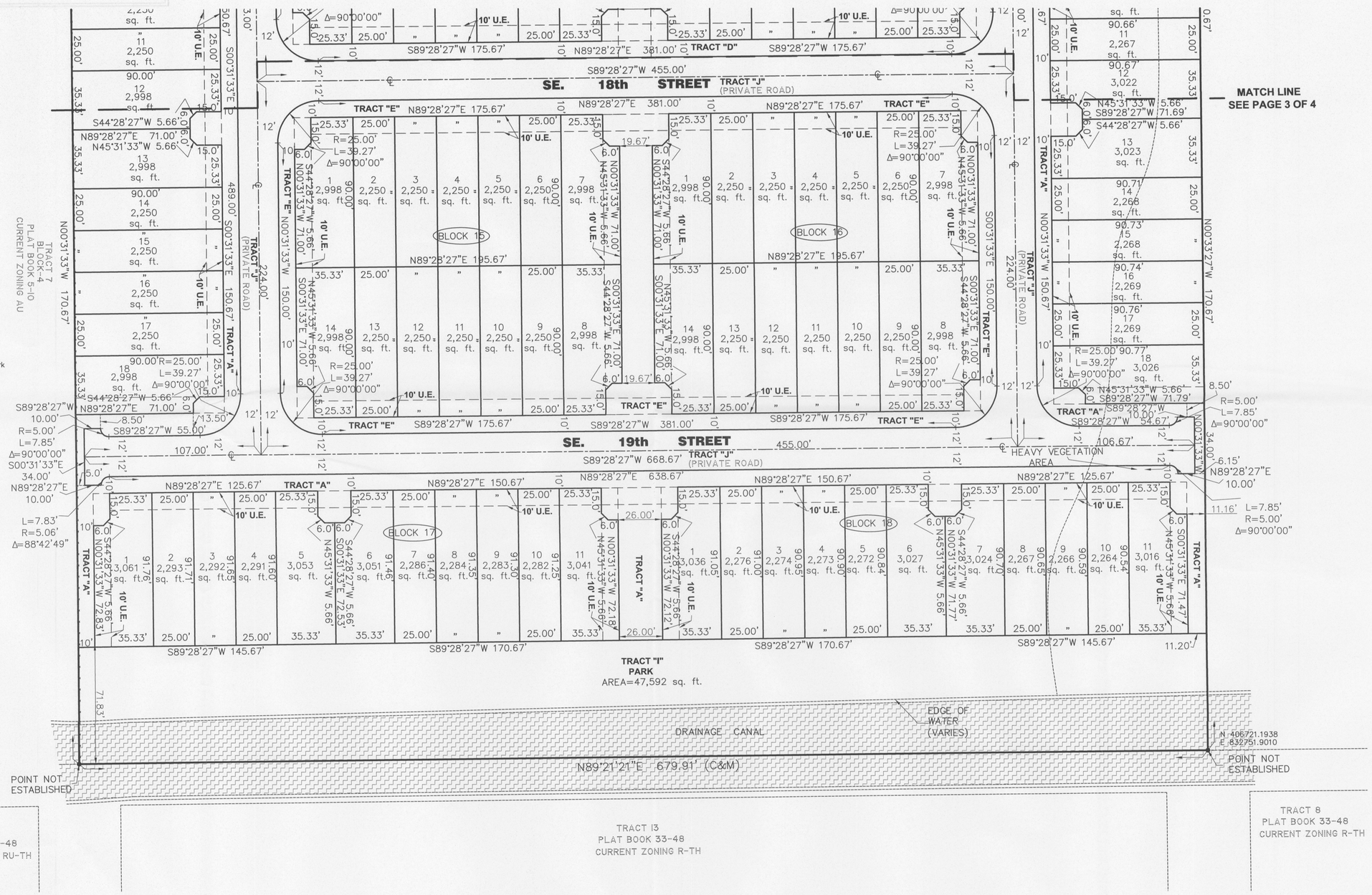
GRAPHIC SCALE
SCALE : 1" = 30'

LEGEND

- MLP — Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Overhead Utility Lines
- Light Pole
- SV — Sewer Valve
- Water Valve
- Electric Manhole
- Telephone Manhole
- Unknown Manhole
- Guard Pole
- INV. — Inverts
- ×10.00 — Spot Elevation
- T.B.M.—Temporary Benchmark
- 1.5'-15'-10' — Diameter-Spread-Height
- Right of Way Lines
- Lot Corner
- Tree (Species unknown)
- Palm Tree

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
R.M.B.	Road Map Book
℄	Center Line
ⅿ	Monument Line
B.	Book
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete



HADONNE CORP. LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
8700 West Flagler Street, Suite 420, Miami, Fl. 33174
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY SURVEY
for
CEDAR AT KEYS GATE, LLC
of
SW 340 ST. AND 169 AVE., HOMESTEAD, FL

REVISIONS
1-UPDATE SURVEY (8-1-14)
2-
3-
4-
5-
6-
7-
8-
9-
10-
11-
12-
13-
14-
15-
16-
17-
18-
19-

Job No.:	05033
Drawn:	MG
Checked:	RI
Scale:	AS SHOWN
Field Book:	FILE

4/4

Z:\05033 SW 340 ST & 169 AVE MIA\dwg\05033 TENTATIVE PLAT - CEDAR AT KEYS GATE (08-04-14).dwg 8/4/2014 4:33:16 PM EDT

CEDAR AT KEYS GATE

TENTATIVE PLAT NO. **22808-12-N.O.**

Sec. 19 Twp. 57 Rge. 39

Municipality: HOMESTEAD

Zoned: R-TH

RECOMMENDS APPROVAL 11-20-15
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 11-20-15
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ **Recommends approval subject to the City of Homestead requirements and the requirements checked below:**

☑ **Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.**

☑ **The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.**

☑ **Tentative Plat valid until** February 1, 2016
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ **No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.**

☑ **Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.**

☑ **Site to be filled to County Flood Criteria Elevation of** 6.2 **N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.**

☑ **Property owner/ Developer must provide the needed improvements within the right-of-way.**

☑ **For the removal of any tree a permit is required.**

☑ **The City of Homestead and the Miami Dade County Public Works and Waste Management Dept. Traffic Division must approve the Paving and Drainage plan. Contact Jeff Cohen at (305)375-2746 for details.**

☑ **Guardrail to be provided on all roads adjacent to lake.**

☑ **A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer, justifying the installation of a traffic signal at the intersection of SW 336 Street and SW 167th Avenue is required prior to Paving and Drainage Plan approval.**

☑ **If the traffic study justifies the installation of a traffic signal, the developer must pay the total cost of said traffic signal prior to Paving and Drainage plan approval.**

☑ **All private roads are to be constructed to meet Miami-Dade County Road Standards (P.W.W.M.D. permit required.) and to be identified in accordance with Miami-Dade County numbering system.**

☑ **Tracts A, B, C, D, & E to be labeled as ingress and egress easements.**

☑ **Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat; the design of a decorative barrier to be approved by the City of Homestead and the Miami-Dade county Plat Committee prior to final plat review.**

☑ **Property Owners Association agreement for maintenance of private roads, double frontage wall, common areas and lake is required.**

☑ **Lake excavation permit required from the City of Homestead. Lake to be completed and approved by the City of Homestead and DERM prior to final plat review. Top of Lake Slope to be shown on final plat. The use of explosives is strictly prohibited.**

☑ **Areas adjacent to lake and canal, to be graded so as to prevent direct overland discharge of storm water into lake and canal.**

☑ **See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.**

☑ **Wetlands Section approval required prior to final plat review.**

☑ **School Board approval required prior to final plat review.**

☑ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance are required. Special Taxing approval required prior to final plat review.**

☑ **Final Mylar(s) plus five (5) prints.**

☑ **Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.**

☑ **Paid Tax receipts (and escrow, if applicable).**

☑ **Processing fee for Final Plat.**

☑ **Recording fee for Final Plat.**

☑ **Water Control Division approval after final plat submittal. (DRER)**

☑ **Approval regarding method of water supply.**

☑ **Approval regarding method of sewage disposal.**

☑ **Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).**

☑ **Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).**

☑ **State Plane Coordinate Data Sheet.**

☑ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)**