IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable oard of County Commissioners.

Number of Sites : (3)

FEES:

Subdivision Control----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$0.00
D.E.R.M. ----------	$210.00
PRINT	$2,082.00

FOR OFFI L USE ONLY:
Agenda Date: 8-16-13
Tentative No.: T-23402-1-NEW
Received Date: 8-6-13

Concurrency Review Fee (*6.00% of Sub-Total) -- $124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $2,206.92 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 51 S. Rge.: 42 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: Pasadena at the California Club

2. Owner's Name: US Century Real Estate Holdings, LLC Phone: (305) 715-5425
Address: c/o C. Delgado 2301 NW 87th Avenue City: Miami State: FL Zip Code: 33172
Owner's Email Address: carlos.delgado@uscentury.com

3. Surveyor's Name: Omar Armenteros/Ford, Armenteros and Fernandez, Inc. Phone: (305) 477-6472
Address: 1950 NW 94th Avenue, 2nd Floor City: Miami State: FL Zip Code: 33172
Surveyor's Email Address: omara@fordco.com

4. Folio No(s).: 30-1231-001-0011 / 30-1231-127-0010 / 30-1231-127-0020 / ___

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: Between NE 215th Street and San Simeon Way at approximately NE 8th Avenue, Miami-Dade County, FL

7. Present Zoning: PAD Zoning Hearing No.: Z-21-05

8. Proposed use of Property:
Single Family Res.(___ Units), Duplex(0 Units), Apartments(532 Units), Industrial/Warehouse(0 Square .Ft.),
Business(0 Sq. Ft.), Office(0 Sq. Ft.), Restaurant(0 Sq. Ft. & No. Seats 0), Other (0 Sq. Ft. & No. of Units 0

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. 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. 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.E.R.M. 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: [signature]
(Print name & Title here): Samuel A. Mine, CFO + EV

BEFORE ME, personally appeared samuel a. mine this 30 day of July, 2013 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 30 day of July, 2013 A.D.

DAPHNE WOLBERG
MY COMMISSION # EE 058315
EXPIRES: January 25, 2015
Bonded Thru Notary Public Underwriters

Signature of Notary Public: [signature]
(Print, Type name here): Daphne Wolberg

(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.

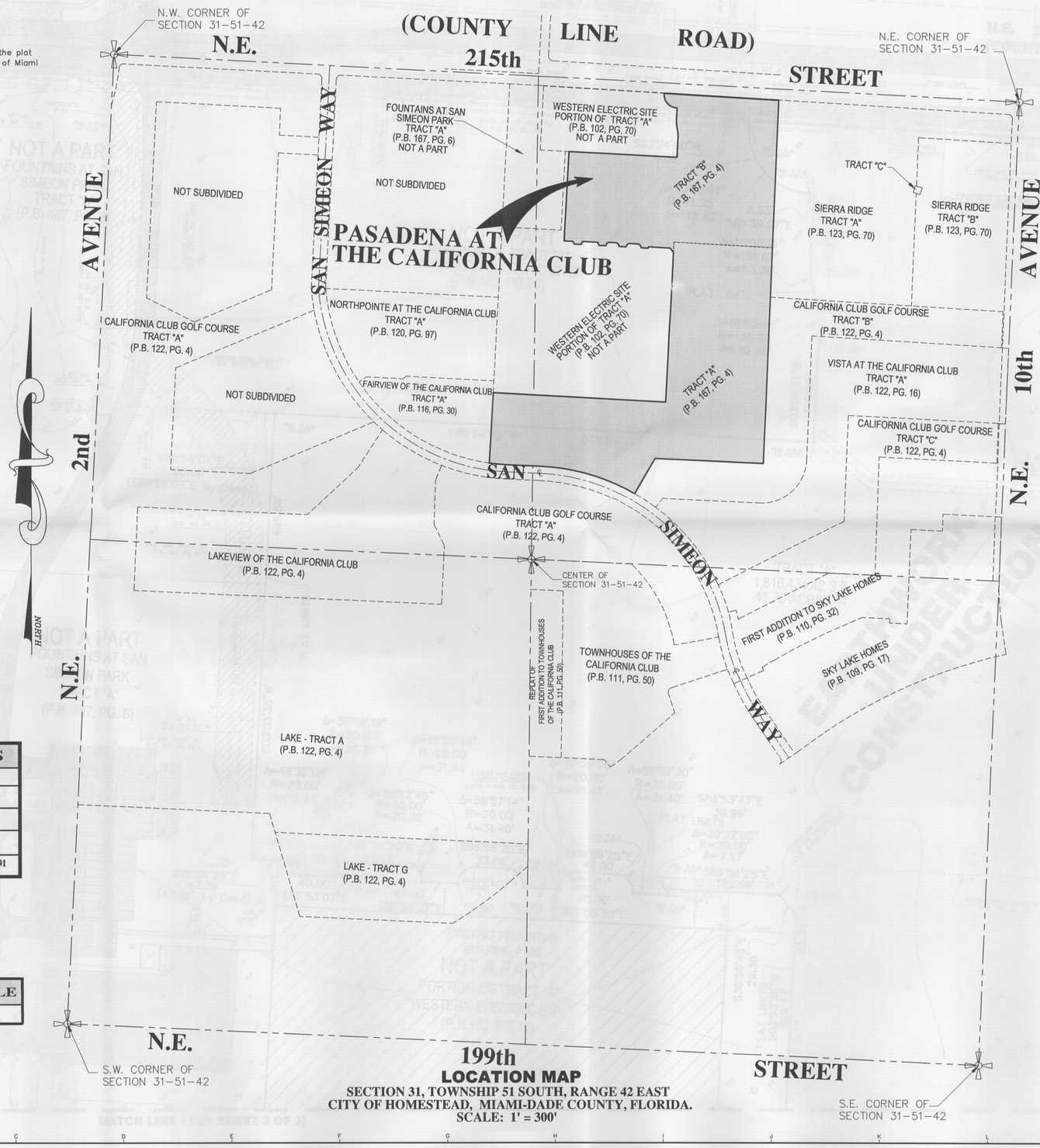
REV. 2- 11/01/06S

TENTATIVE PLAT T- 23402-9-EXT.
NAME: PASADENA AT THE CALIFORNIA CLUB
SEC.: 31 TWP.:51 RGE.42 / DIST.: 1
ZONING: / UNINCORPORATED MIAMI-DADE

TENTATIVE PLAT OF PASADENA AT THE CALIFORNIA CLUB

LEGAL DESCRIPTION:

Tracts A and B, of FOUNTAINS AT SAN SIMEON, according to the plat thereof as recorded in Plat Book 167, Page 4, Public Records of Miami – Dade County, Florida.



LOCATION MAP

SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1' = 300'

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	37
P.C.P.	6
LOTS AND TRACTS CORNERS	0
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

DEVELOPMENT CRITERIA TABLE
TRACT "A" (684 APARTMENT UNITS)

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description: Prepared by Ford, Armenteros & Fernandez, Inc.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3) 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.
4) Accuracy expected use of the land, as classified in the Minimum Technical Standards (5J–17.051), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
5) 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.
6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
7) 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.
8) Number of Lots and Tracts: 1 Tract
9) Public Water to be Utilized.
10) Public Sewer to be utilized.
11) Zoning: PAD (PLANNED AREA DEVELOPMENT)
11a) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
12) Miami–Dade County Flood Criteria: 6.5' more or less.
13) AREA OF PROPERTY: 1,816,434.42 Sq. Ft. or 41.70 Acres +/–
14) Ownership subject to OPINION OF TITLE.
15) Type of Survey: Topographic & Boundary Survey for purpose of TENTATIVE PLAT.
16) North arrow direction and Bearings shown hereon are based on an assumed value of North 86deg36min00sec East, along the North Line of the Northeast 1/4, of Setion 31, Township 51 South, Range 42 East, Miami–Dade County, Florida.
17) Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
18) The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: "X"
Base Flood Elevation= N/A
Community–Panel No.120635 Map No. 0127 and 0129 "L"
Map Revised on Sep. 11, 2009. 0.00' Indicates Existing Elevation.
19) Elevations are referred to: National Geodetic Vertical Datum of 1929.
19a) Miami–Dade Bench Mark Used: S–13
Elevation= 9.82' (N.G.V.D.29)
N.E. 215th STREET (Miami–Dade County) –– 35' South of C/L
S.W. 41th STREET (Broward County) ––––––28.8 North of C/L
S.W. 48th AVENUE (Broward County) ––––– 28.4' East of C/L
Brass Bar in Concrete Monument
20) This Map of Survey is intended to be displayed at a scale of One inch equals 60 feet or smaller.
21) The Sources of Data used for the preparation of this Boundary Survey for Tentative Plat are "WESTERN ELECTRIC SITE", according to the plat thereof as recorded in Plat Book 102, Page 4; "FOUNTAINS AT SAN SIMEON", according to the plat thereof as recorded in Plat Book 167, Page 4 and "FOUNTAINS AT SAN SIMEON PARK", according to the plat thereof as recorded in Plat Book 167, Page 6, all of the Public Records of Miami–Dade County.

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 Survey for Tentative Plat" of the real property described hereon.

I further Certify that this "Topographic & Boundary Survey for purpose of Tentative Plat" was prepared in accordance with the applicable provisions of Chapter 5J–17.051 (Formerly 61G17–6), 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.

Ford, Armenteros & Fernandez, Inc. LB 6557

Original Field Survey Date: December 30, 2005.
Revision 1: August 2, 2013 (Tentative Plat)
Revision 2: August 19, 2013 (See Records of Revision Table)
Revision 3: January 20, 2015 (Update T– Plat and Change Tracts)
Revision 4: January 22, 2015 (Right–of–Way Dedication and new Elevations)
Revision 5: May 04, 2015 (Revise Tentative Plat and Change Tracts)
Revision 6: May 05, 2016 (Revise Development Criteria)
Revision 7:

By: _____
Omar Armenteros, P.S.M. for the Firm.
Professional Surveyor and Mapper
State of Florida, Registration No. 3679

CONTACT PERSON INFORMATION
Name: Omar Armenteros, P.S.M.
Telephone Number: (305) 477-6472
Fax Number: (305) 470-2805
e-mail address: omara@fordco.com

FORD, ARMENTEROS & FERNANDEZ, INC
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	8/02/13	PREPARATION OF TENTATIVE PLAT	R.R.	O.A.
2	8/19/13	REVISED DEVELOPMENT INFORMATION FOR SCHOOL TRACT	R.R.	O.A.
3	01/20/2015	UPDATE TENTATIVE PLAT AND CHANGE NOMBER TRACTS	JAER	O.A.
4	01/22/2015	RIGHT–OF–WAY DEDICATION AND NEW ELEVATIONS	JAER	O.A.
5	05/04/2015	REVISE TENTATIVE PLAT AND CHANGE TRACTS	JAER	O.A.
6	05/05/2016	REVISE DEVELOPMENT CRITERIA	JAER	O.A.

PASADENA AT THE CALIFORNIA CLUB

TYPE OF PROJECT: TENTATIVE PLAT
SHEET NAME: LOCATION MAP, LEGAL DESCRIPTION AND SURVEY'S NOTES
CLIENT: Pasadena at the California Club LLC.
CLIENT ADDRESS: 3330 Pine Tree Drive Miami Beach, FL 33140
PROJECT LOCATION: SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA.

SCALE: AS SHOWN
DRAWN BY: JAER
DWG. CHECKED BY: O.A.
QUALITY CONTROL:
DATE: AUGUST 02, 2013
PROJECT No: 05D185-5804
SHEET: 1 OF 3 SHEETS

CAD FILE:Q:\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLAT\05-185 FOUNTAINS AT SAN SIMEON\050185-5804 PASADENA AT THE CALIFORNIA CLUB TENTATIVE PLAT AS OF CHANGE DEVELOPMENT CRITERIA MAY 5 2016.dwg

NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

HOLLYWOOD RIDGE FARMS
(P.B. 2, PG. 16)
BROWARD COUNTY

LAKE FORREST SECTION THREE
(P.B. 35, PG. 15)
BROWARD COUNTY

S.W. 48th AVE.

N.E. 215th STREET
(COUNTY LINE ROAD)

PROPOSED 2.00' RIGHT-OF-WAY DEDICATION AREA=2,610.23 S.F.+/-

PROPOSED 2.00' RIGHT-OF-WAY DEDICATION AREA=1,273.27 S.F.+/-

PLAT LIMITS

NOT A PART
FOUNTAINS AT SAN SIMEON PARK
TRACT "A"
(P.B. 167, PG. 6)

NOT A PART
PORTION OF TRACT "A"
"WESTERN ELECTRIC SITE"
(P.B.102, PG.70)

NOT SUBDIVIDED
PORTION OF THE NORTHWEST 1/4 OF
SECTION 31-51-42

TRACT "A"
1,816,434.42 S.F.
41.70 ACRES+/-

TRACT "A"
"SIERRA RIDGE"
(P.B. 123, PG. 70)

EARTHWORK UNDER CONSTRUCTION

EXISTING TWO STORY
BUILDING # 600
NOT A PART
PORTION OF TRACT "A"
"WESTERN ELECTRIC SITE"
(P.B.102, PG.70)

MATCH LINE (SEE SHEET 3 OF 3)

SYMBOL LEGEND

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

FORD, ARMENTEROS & FERNANDEZ, INC
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

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3	01/20/2015	UPDATE TENTATIVE PLAT AND CHANGE NUMBER TRACTS	JAER	O.A.
4	01/22/2015	RIGHT-OF-WAY DEDICATION AND NEW ELEVATIONS	JAER	O.A.
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6	05/05/2016	REVISE DEVELOPMENT CRITERIA	JAER	O.A.

PASADENA AT THE CALIFORNIA CLUB

TYPE OF PROJECT: TENTATIVE PLAT
SHEET NAME: LOCATION MAP, LEGAL DESCRIPTION AND SURVEYOR'S NOTES
CLIENT: Pasadena at the California Club LLC.
CLIENT ADDRESS: 3350 Bridle Path Lane, Weston, Florida 33331
PROJECT LOCATION: SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1"= 60'
DRAWN BY: JAER
DWG. CHECKED BY: O.A.
QUALITY CONTROL:
DATE: AUGUST 02, 2013
PROJECT No: 05D185-5804
SHEET: 2 OF 3 SHEETS

CAD FILE: Q:\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLAT\05-185 FOUNTAINS AT SAN SIMEON\05D185-5804 PASADENA AT THE CALIFORNIA CLUB TENTATIVE PLAT AS OF CHANGE DEVELOPMENT CRITERIA MAY 5 2016.dwg

MATCH LINE (SEE SHEET 2 OF 3)

MATCH LINE (SEE SHEET 2 OF 3)

NOT SUBDIVIDED PORTION OF THE NORTHWEST 1/4 OF SECTION 31-51-42

TRACT "A"
"NORTHPOINTE AT THE CALIFORNIA CLUB"
(P.B. 120, PG. 97)

TRACT "A"
"FAIRVIEW OF THE CALIFORNIA CLUB"
(P.B. 116, PG. 30)

EXISTING TWO STORY BUILDING # 600

NOT A PART
PORTION OF TRACT "A"
"WESTERN ELECTRIC SITE"
(P.B.102, PG.70)

PLAT LIMITS

N03°03'35"E 919.15'

S03°03'35"W 776.17'

S03°03'35"W 829.47'

N86°56'25"W 958.17'

S03°03'49"W (Plat)
388.82' (Meas.)

N02°26'17"E
N02°26'26"E
2,012.05'
2014.05' (Meas.)
2014.00' (Plat)

TRACT "B"
"CALIFORNIA CLUB GOLF COURSE"
(P.B. 122, PG. 4)

EAST LINE OF TRACT "A"
(P.B. 102, PG. 70)

15' SEWER EASEMENT (O.R.B. 25651, PG. 3758) TO BE VACATED

15' MDWASD EASEMENT (UNRECORDED)

WEST LINE OF TRACT "A" (P.B. 102, PG. 70)

15' SEWER EASEMENT (O.R.B. 19381, PG. 2937) TO BE RELOCATED

12' WATER LINE EASEMENT (O.R.B. 25027, PG. 3163) TO BE RELOCATED

FND. P.R.M LB 6557

EARTHWORK UNDER CONSTRUCTION

TRACT "A"
1,816,434.42 S.F.
41.70 ACRES+/-

Δ=5°22'49"
R=1060.00'
A=99.54'
S87°24'08"E 187.05' (Plat)
S87°23'52"E 187.10' (Meas.)

Δ=27°32'00"
R=1140.00'
A=547.82'

Δ=27°32'00"
R=1100.00'
A=99.85'

SAN SIMEON WAY

SET NAIL & DISC LB 6557

Found P.R.M. LS. 975

Found Nail & Disc LS. 975

Found 1/2" Iron Pipe (No identification)

N30°08'08"E 226.08'(Meas.)
N30°07'52"E 226.08'(Radial)

S87°32'55"E 599.99' (Meas.)
S87°33'34"E 600.00' (Plat)

Water Valves

TRACT "A"
"CALIFORNIA CLUB GOLF COURSE"
(P.B. 122, PG. 4)

TRACT "B"
"CALIFORNIA CLUB GOLF COURSE"
(P.B. 122, PG. 4)

NOTE: ALL BEARING AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
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CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
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F.F.		FINISHED FLOOR
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		FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
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R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W.F.		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

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6	05/05/2016	REVISE DEVELOPMENT CRITERIA	JAER	O.A.

PASADENA AT THE CALIFORNIA CLUB

TYPE OF PROJECT: TENTATIVE PLAT

SHEET NAME: LOCATION MAP, LEGAL DESCRIPTION AND SURVEYOR'S NOTES

CLIENT: Pasadena at the California Club LLC.

CLIENT ADDRESS: 3350 Bridle Path Lane, Weston, Florida 33331

PROJECT LOCATION: SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: 1"= 60'

DRAWN BY: JAER

DWG. CHECKED BY: O.A.

QUALITY CONTROL:

DATE: AUGUST 02, 2013

PROJECT No: 05D185-5804

SHEET: 3 OF 3 SHEETS

CAD FILE: Q:\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLAT\05-185 FOUNTAINS AT SAN SIMEON\05D185-5804 PASADENA AT THE CALIFORNIA CLUB TENTATIVE PLAT AS OF CHANGE DEVELOPMENT CRITERIA MAY 5 2016.dwg