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

Number of Sites : (142)

FEES:

D.R.E.R.----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$1,482.40
D.R.E.R enviromental----------	$210.00
PRINT	$3,564.40

FOR OFFICIAL USE ONLY:
Agenda Date: 2-20-15
Tentative No.: T-23589-1-NEW
Received Date: 2-10-15

Concurrency Review Fee (*6.00% of Sub-Total) -- $213.86 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $3,778.26 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD Sec.: 15 Twp.: 57 S. Rge.: 39 E. / Sec.: ____ Twp.:____S. Rge.: ____ E.

1. Name of Proposed Subdivision: BAYWINDS OF COZUMEL REPLAT

2. Owner's Name: LENNAR HOMES, LLC Phone: 305 559 4000

Address: 730 NW 107 AVE City: MIAMI State: FL Zip Code: 33172

Owner's Email Address: Javier Dominguez [Javier.Dominguez@Lennar.com]

3. Surveyor's Name: MANUEL G. VERA & ASSOC., INC. Phone: 305 221 6210

Address: 13960 SW 47 ST City: MIAMI State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s).: _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: REPLAT OF PORTIONS OF BAYWINDS OF COZUMEL, P.B.167 PG.23 & REPLAT OF LOT 13 BLK.3 OF BAYWINDS OF FLORES P.B.167 PG.55

6. Street boundaries: SW 324 ST (SE 3 DR.)ON THE NORTH, SW 143 AVE (SE 36 AVE.) ON THE EAST, SW 328 ST(N.CANAL DR.) ON THE SOUTH

7. Present Zoning: P.U.D. Zoning Hearing No.:_____

8. Proposed use of Property:
Single Family Res.(141 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: _____

(Print name & Title here): Carlos Gonzalez, Vice President

BEFORE ME, personally appeared Carlos Gonzalez this ___ day of January, 2015 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 ____ day of January, 2015 A.D.

Notary Public State of Florida
Martha Aleman
My Commission EE127178
Expires 09/01/2015
(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Martha Aleman)

_____ (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-23589-3-REV.
BAYWINDS OF COZUMEL REPLAT
SEC. 15, TWP. 57 S, RGE. 39 E DISTRICT 8
ZONING: PUD HOMESTEAD

TENTATIVE PLAT OF

BAYWINDS OF COZUMEL REPLAT

A REPLAT OF PORTION OF BAYWINDS OF COZUMEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 23, AND
A REPLAT OF LOT 13, BLOCK 3 OF BAYWINDS OF FLORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 55,
OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA
LYING IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD, MIAMI–DADE COUNTY, FLORIDA.

ABBREVIATIONS:

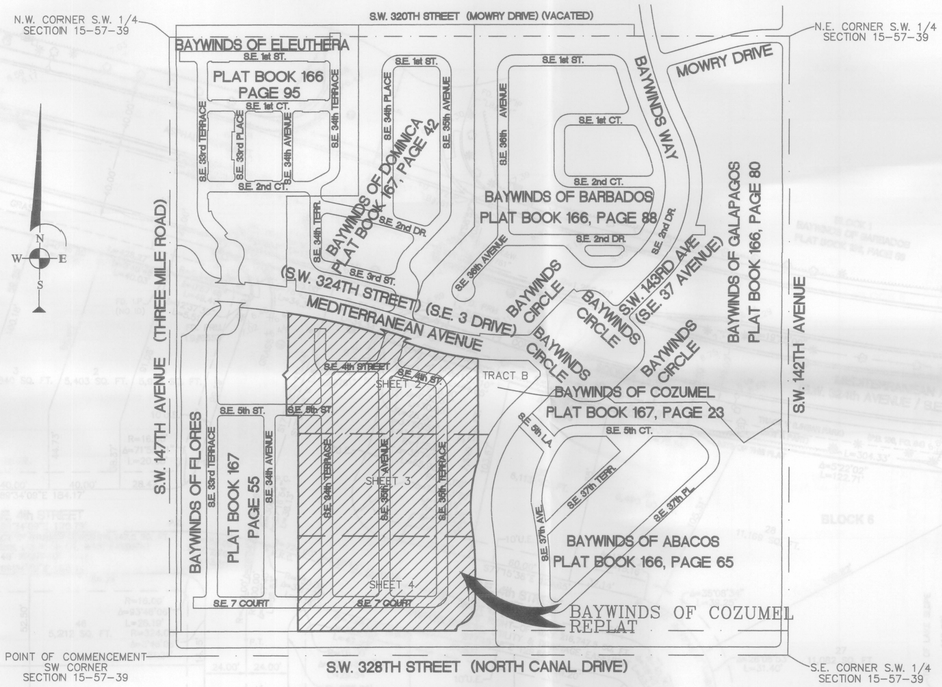
A/C	AIR CONDITIONING UNIT
B.C.	BLOCK CORNER
C.B.S.	CONCRETE BLOCK & STUCCO
ELEV.	ELEVATION
NTS	NOT TO SCALE
ELEV.	ELEVATION
F.B.	FIELD BOOK
FND.	FOUND
ID	IDENTIFICATION
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
PG.	PAGE
PSM	PROFESSIONAL SURVEYOR & MAPPER
TBM	TEMPORARY BENCHMARK
I.R.	IRON REBAR
I.P.	IRON PIPE
sq.ft.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
R	RADIUS
L	LENGHT
D	DELTA
M	MONUMENT LINE
℄	CENTER LINE
L.B.	LICENSE BUSINESS
TYP.	TYPICAL
L.D.	LEGAL DESCRIPTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
U.E.	UTILITY EASEMENT

LINE TYPES:

- OVERHEAD ELECTRIC LINE
- CENTER LINE
- MONUMENT LINE
- LOT LINES
- CONCRETE SLAB

SYMBOLS:

- GUY ANCHOR
- POWER POLE
- CENTER LINE
- HANDYCAP SPACES
- ELECTRIC BOX
- SINGLE SUPPORT SIGN
- FLOOD LIGHT
- TRANFORMER
- MANHOLE SANITARY
- ORNAMENTAL PLANT
- WATER VALVE COVER
- FIRE HYDRANT
- LIGHT POLE
- VALVE SANITARY
- SERVICE CABINET ELECTRIC
- MANHOLE DRAINAGE
- CATCH BASIN
- METER ELECTRIC
- ELECTRIC OUTLET
- MANHOLE UNKNOWN
- C.B.S. COLUMN
- PALM
- TREE



LOCATION MAP

SW 1/4 SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST
1"=300'

GRAPHIC SCALE

600 300 150 0 300 600

(IN FEET)
1 inch = 300 ft.

LEGAL DESCRIPTION:

BLOCKS 1 THROUGH 4 INCLUSIVE, AND TRACT A, OF BAYWINDS OF COZUMEL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA,
TOGETHER WITH
LOT 13, BLOCK 3, OF BAYWINDS OF FLORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 55, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, ALL AS ONE.

CONTACT PERSON INFORMATION:
NAME: SILVIA NUIN P.S.M. (MANUEL G. VERA & ASSOC., INC.)
TELEPHONE NUMBER: 305-221 6210
FAX NUMBER: 305-221 1295
e-mail: SNUIN@MGVERA.COM

DEVELOPMENT INFORMATION

OWNER'S NAME: LENNAR HOMES, LLC

AREA OF SUBJECT PROPERTY: 22.65 acres +/–

ZONING DESIGNATION: PLANNED UNIT DEVELOPMENT (P.U.D)

PROPOSED NUMBER OF LOTS: 141 SINGLE FAMILY HOMES

PROPOSED NUMBER OF TRACTS: 1

UTILITIES: WATER & SEWER SERVICE = W.A.S.D. (WATER & SEWER DEPARTMENT)

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE CLIENT.

THIS TENTATIVE PLAT AND BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO SECTION/RULE No 5J–17 TO THE F.A.C.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES.SUBSURFACE UTILITIES, INCLUDING, BUT WTHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION.THIS NOTICE IS REQUIRED BY THE "MINIMUN TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, " PURSUANT TO RULE 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE.

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF BAYWINDS OF COZUMEL, PLAT BOOK 167, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 15–57–39, WHICH IS N89°34'09"E.

FLOOD ZONE: AH COMMUNITY NAME: CITY OF HOMESTEAD 12060SUFFIX: L PANEL:12086C0731 & 735 DATE OF FIRM: 09–11–2009 ELEVATION: 5

DATE OF SURVEY: 06–05–14

MIAMI DADE COUNTY FLOOD CRITERIA : 5.5 (NGVD) AS PER PB 120 PG. 13 SHEET 4.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI–DADE COUNTY, FLORIDA.

BENCHMARK: U–791 ELEVATION: 9.74 (1929 N.G.V.D.)
(F.B. 846 – PG. 72) FOR TBM INFORMATION SEE SKETCH OF SURVEY.

THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENTS FOR SUBURBAN AREA (LINEAR: 1 FOOT IN 7,500 FEET) AS DEFINED IN RULE 5J–17.051, FLORIDA ADMINISTRATIVE CODE.

THE SOURCES OF DATA USED FOR THE PREPARATION OF THE BOUNDARY SURVEY: RECORDED PLATS, RECORDED DEEDS, MIAMI–DADE COUNTY TOWNSHIP MAPS.

CERTIFICATION:

WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J–17 OF THE F.A.C.

MANUEL G. VERA PSM#2262
Manuel G. Vera & Associates, Inc LB 2439
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Date: 05/24/14
DRAWN BY: Y.P. S.N.
CHECKER: S.N.
F.B. & PG. 854
JOB No. 14–05–21
DESIGN No. 14–604
SCALE: 1" = 300'

File location: Z:\TENTATIVE PLAT\LENNAR.DWG

NO.	DATE	REVISION	APP'D. BY
4	08-21-2014	REVISE AS REQ. BY CITY OF HOMESTEAD	
3	02-23-2015	REVISE AS REQ. BY MIMAI DADE COUNTY	
2	05-13-2015	REVISE INTERIOR LOT DIMENSIONS	
1			

TENTATIVE PLAT AND BOUNDARY SURVEY FOR: BAYWINDS OF COZUMEL REPLAT

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS
13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295
• www.mgvera.com

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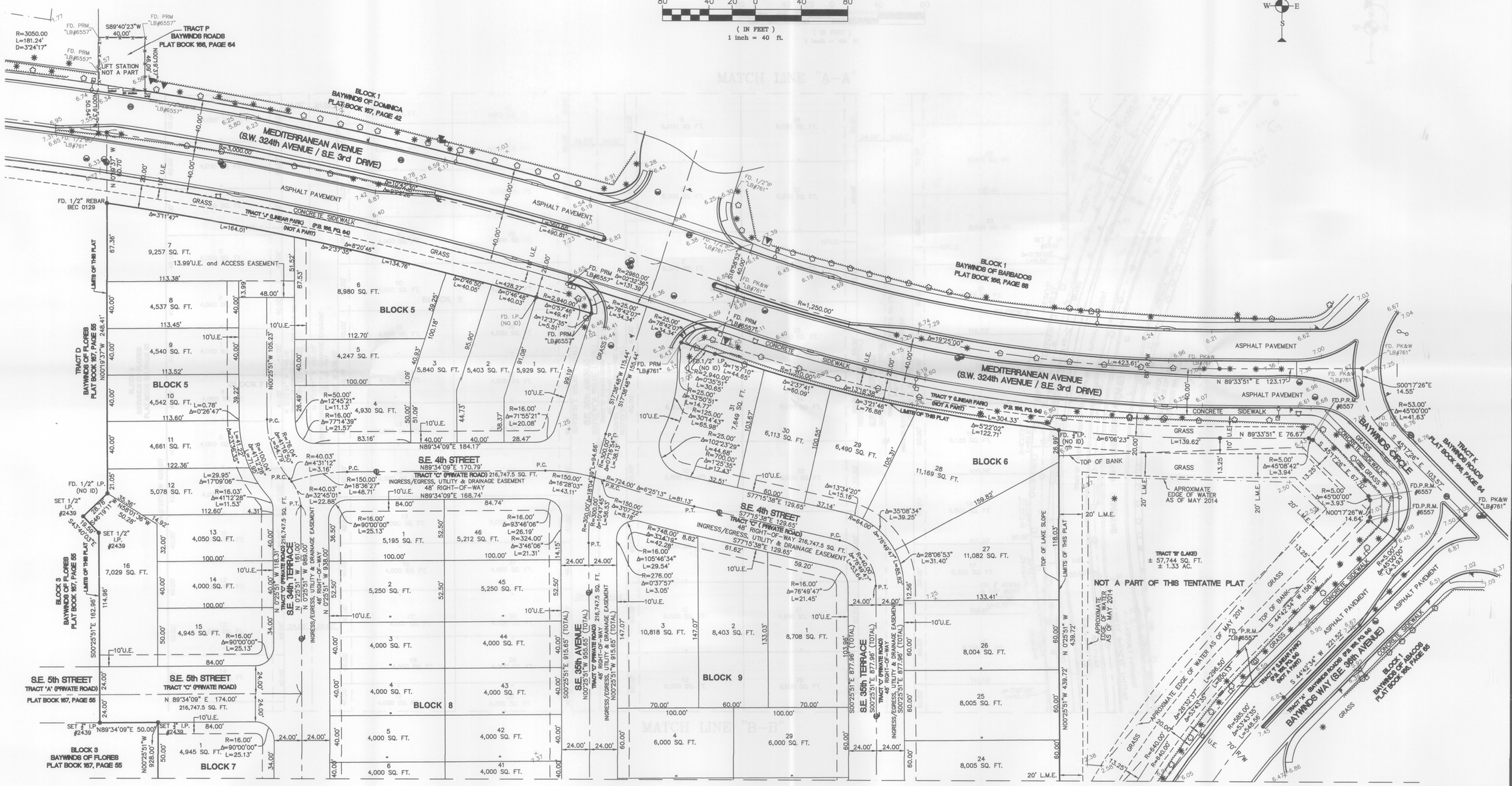
GRAPHIC SCALE
80 40 20 0 40 80
(IN FEET)
1 inch = 40 ft.



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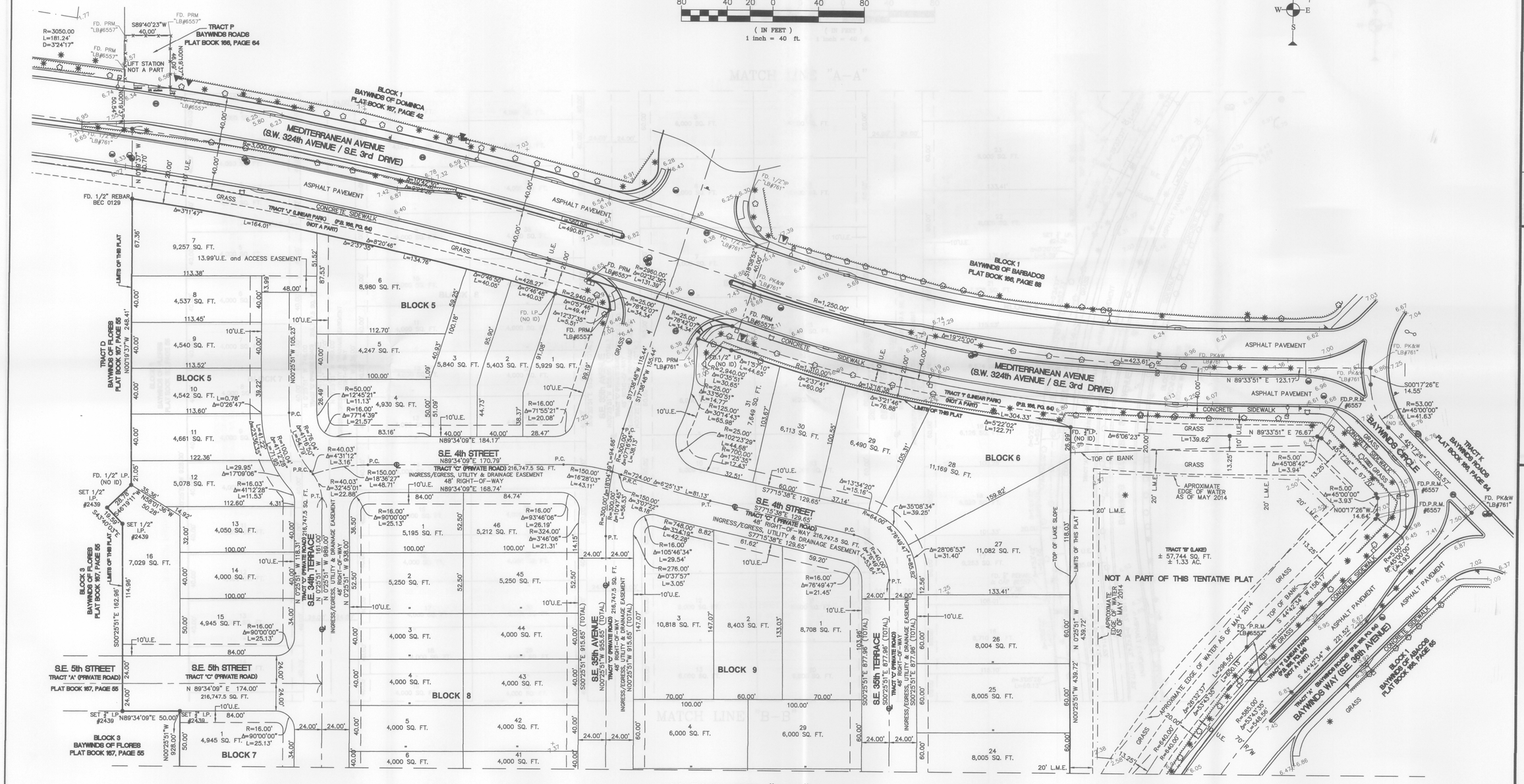

Date:	05/24/14
DRAWN BY:	
CHECKER:	J.P.
F.B. & PG.	854
JOB No.	14-05-21
DESIGN No.	14-604
SCALE:	1" = 40'

File location: Z:\TENTATIVE PLAT\DENARA.DWG

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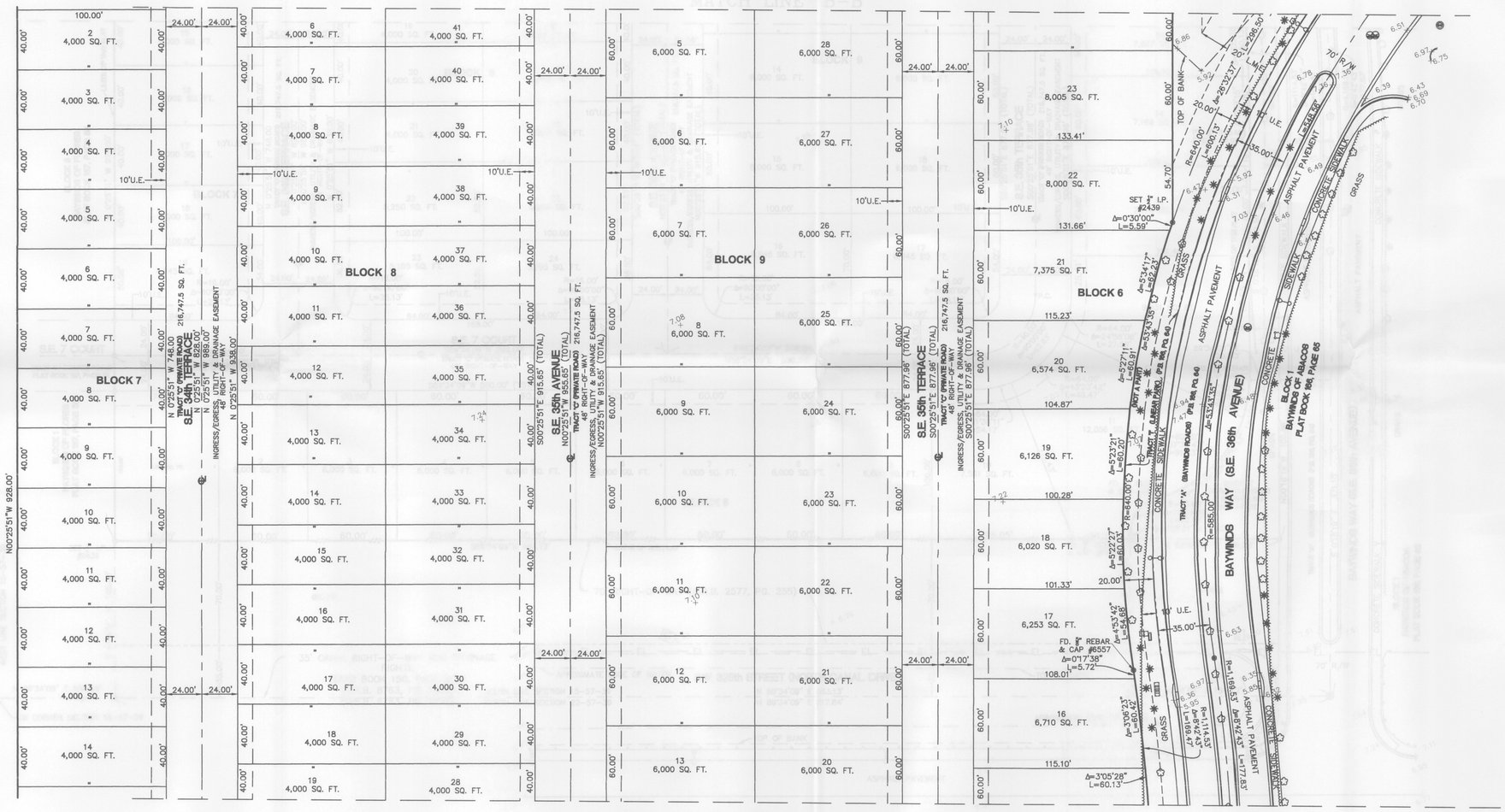
GRAPHIC SCALE

80 40 20 0 40 80

(IN FEET)
1 inch = 40 ft.

MATCH LINE "A-A"



MATCH LINE "B-B"

NO.	DATE	REVISION	APP'D. BY
1			
2	05-13-2015	REVISE INTERIOR LOT DIMENSIONS	
3	02-23-2015	REVISE AS REQ. BY MIMAI DADE COUNTY	
4	08-21-2014	REVISE AS REQ. BY CITY OF HOMESTEAD	

File location: Z:\TENTATIVE PLAT\LAYAR.DWG

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DRAWN BY: J.P.
CHECKER: S.N.
F.B. & PG. 854
JOB No. 14-05-21
DESIGN No. 14-604
SCALE: 1" = 40'

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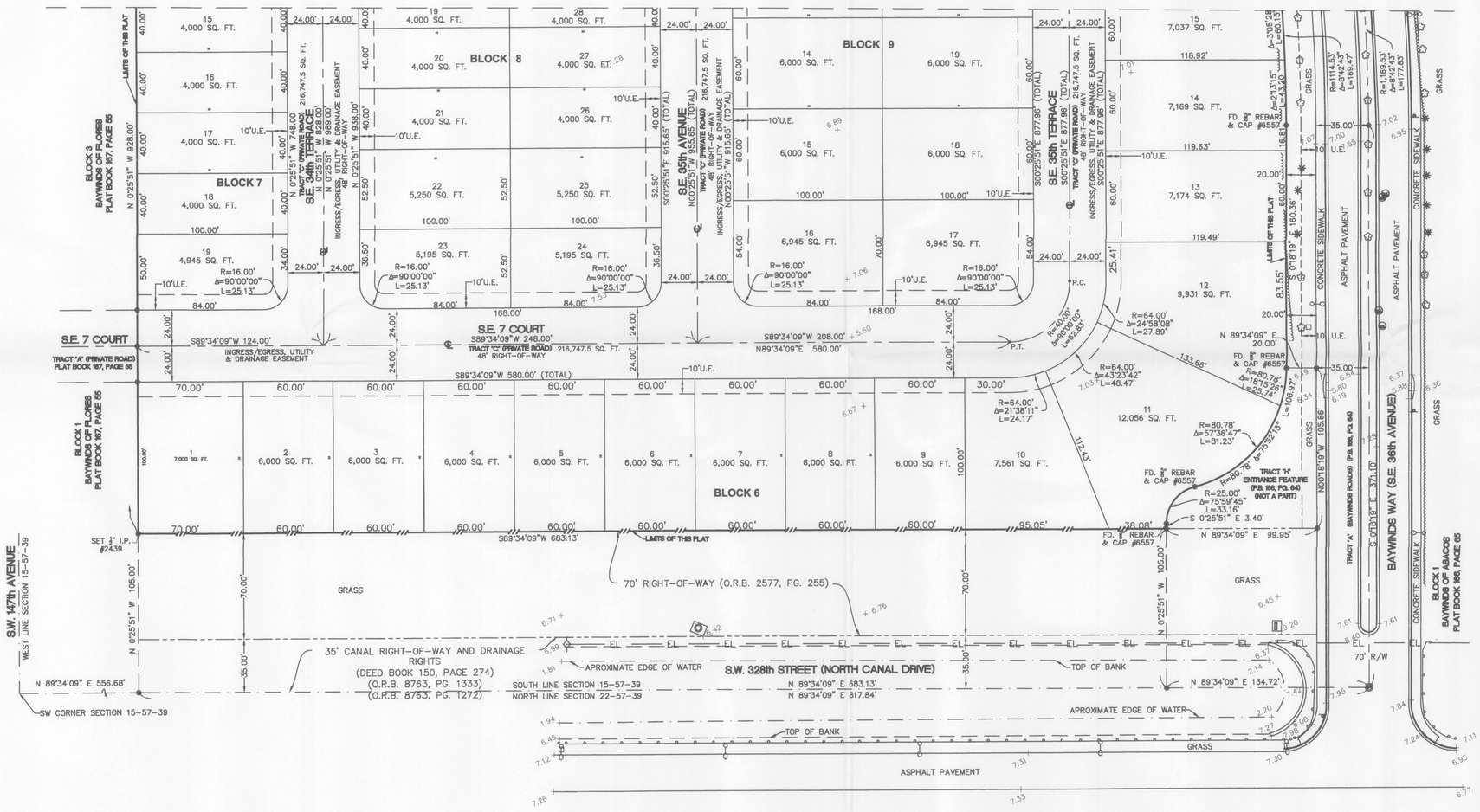

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SHEET 4 OF 4