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

Number of Sites : (80)

FEES:

D.R.E.R.----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$806.60
D.R.E.R enviromental----------	$210.00
PRINT	$2,888.60

FOR OFFICIAL USE ONLY:
Agenda Date: 2-20-15
Tentative No.: T-23591-1-NEW
Received Date: 2-10-15

Concurrency Review Fee (*6.00% of Sub-Total) -- $173.32 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $3,061.92 <<===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 Hatteras Replat
2. Owner's Name: Lennar Homes, LLC c/o Javier Dominguez Phone: 305-559-1959
   Address: 730 NW 107th Avenue, 3rd Floor City: Miami State: FL Zip Code: 33172
   Owner's Email Address: javier.dominguez@lennar.com
3. Surveyor's Name: Ford, Armenteros and Fernandez, Inc. Phone: 305-477-6472
   Address: 1950 SW 94th Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172
   Surveyor's Email Address: omara@fordco.com
4. Folio No(s).: See attached Exhibit B / ____ / ____ / ____
5. Legal Description of Parent Tract: See attached Exhibit "A"
6. Street boundaries: The North side of Mowry Drive between Baywinds Way and SW 142nd Avenue, Homestead Florida
7. Present Zoning: PUD Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(75 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: ____
Carlos Gonzalez, V.P.
(Print name & Title here): 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.

Signature of Notary Public: ____

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

(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

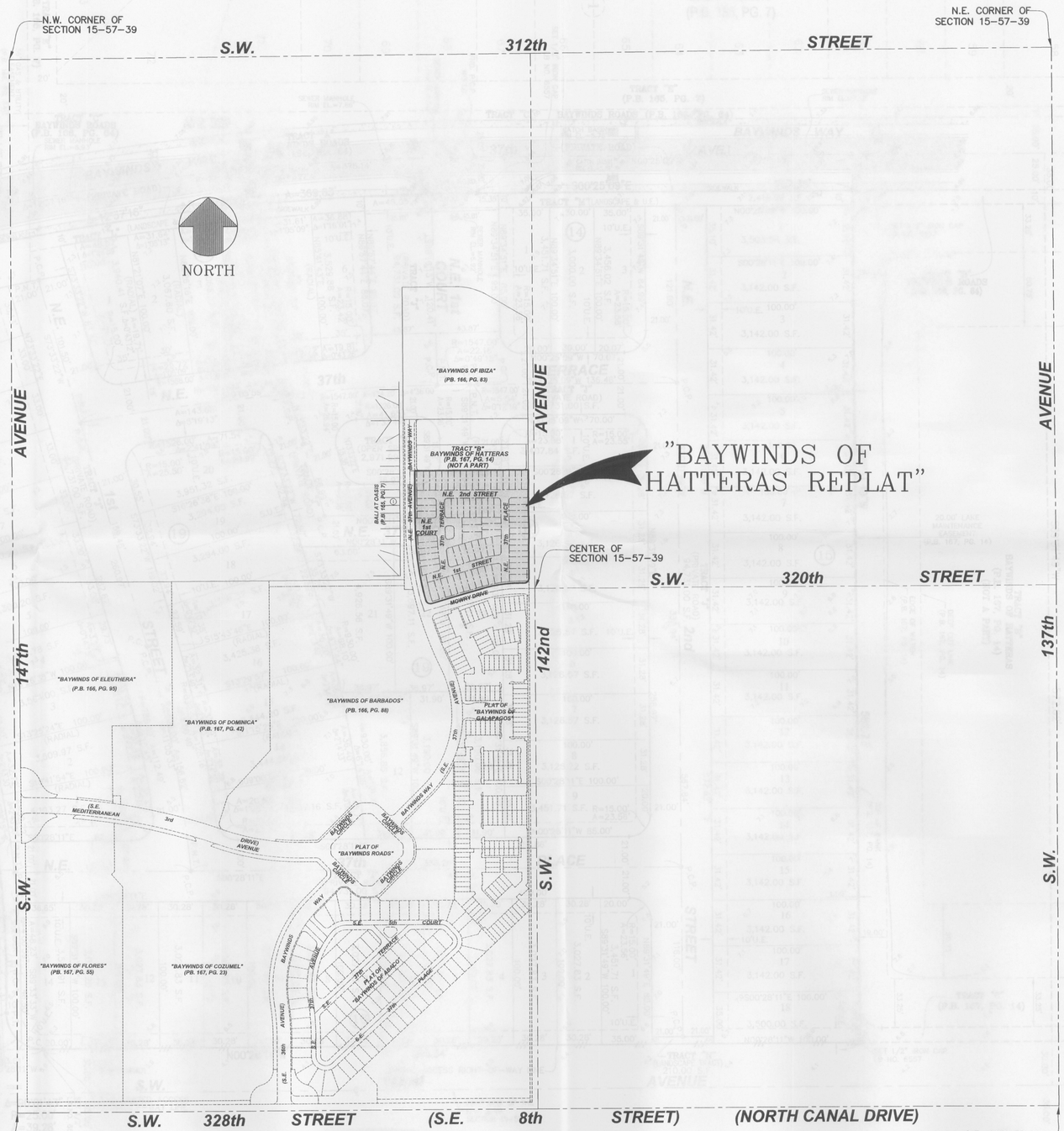
TENTATIVE PLAT T-23591-2-COR.
BAYWINDS OF HATTERAS REPLAT
SEC. 15, TWP. 57 S, RGE. 39 E DISTRICT 8
ZONING: PUD HOMESTEAD

TENTATIVE PLAT OF "BAYWINDS OF HATTERAS REPLAT"

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
José Milan
e-mail address: jmilan@fordco.com

DEVELOPMENT CRITERIA TABLE
75 SINGLE FAMILY UNITS
TRACT "J" PRIVATE ROAD, UTILITIES AND LANDSCAPING
TRACT "K" OPEN SPACE TRACT
TRACT "L" LANDSCAPE & UTILITY EASEMENT TRACT
TRACT "M" LANDSCAPE & UTILITY EASEMENT TRACT
TRACT "N" LANDSCAPE TRACT

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	10
P.C.P.	16
LOTS AND TRACTS CORNERS	206
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	



LOCATION MAP
SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
SCALE = 1' : 300'

LEGAL DESCRIPTION:

All Lots in Blocks 1 thru 13, and all Tracts of "BAYWINDS OF HATTERAS", according to the Plat thereof, as recorded in Plat Book 167, at Page 14 of the Public Records of Miami-Dade County, Florida. LESS Tracts "B" and "C" of said Plat of "BAYWINDS OF HATTERAS".

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description: Prepared by Ford, Armentros & Fernandez, Inc.
2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.
3) Accuracy:
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.
4) 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.
5) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
6) 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.
7) Number of Lots and Tracts: 75 Lots and 5 Tracts
8) Public Water to be Utilized.
9) Public Sewer to be utilized.
10) Zoning: PUD
10a) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
11) Miami-Dade County Flood Criteria: 5.3' more or less.
12) AREA OF PROPERTY: 359,727.20 S.F. or 8.26 Ac. +/-
13) Ownership subject to OPINION OF TITLE.
14) Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
15) North arrow direction and Bearings shown hereon are based on an assumed value of N00°28'11"W along the East Line of the N.W. 1/4, of Sation 15, Township 57 South, Range 39 East, Miami-Dade County, Florida.
16) Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
17) The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within
Flood Zone: Ah
Base Flood Elevation= 5.00' AS PER
Community-Panel No.12086C0731L Date: September 11, 2009.
0.00' Indicates Existing Elevation.
18) Elevations are referred to: National Geodetic Vertical Datum of 1929.
18a) Miami-Dade Bench Mark Used: R-739
Elevation= 9.04' (N.G.V.D.)
Brass Bar in N.W. corner of Bridge over Canal C-103, approx. at the intersection of S.W. 314th STREET & and S.W. 147th AVENUE
19) Field Book: A-560, 38-39 Project No.: 05-137-0553
20) This Map of Survey is intended to be displayed at a scale of One inch equals 40 feet or smaller.
21) The sources of data used for the preparation of the Boundary Survey: record plats, record deeds, Miami-Dade County Township Maps.

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, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6) Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. LB 6557

Original Survey Date: May 24, 2014.
Revision 1: August 20, 2014. (City Comments.)
Revision 2: January 06, 2015
Revision 3: February 20, 2015

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

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

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF DEPRECIATION AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OTHERS EXCEPT WITH THE PROPER BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION

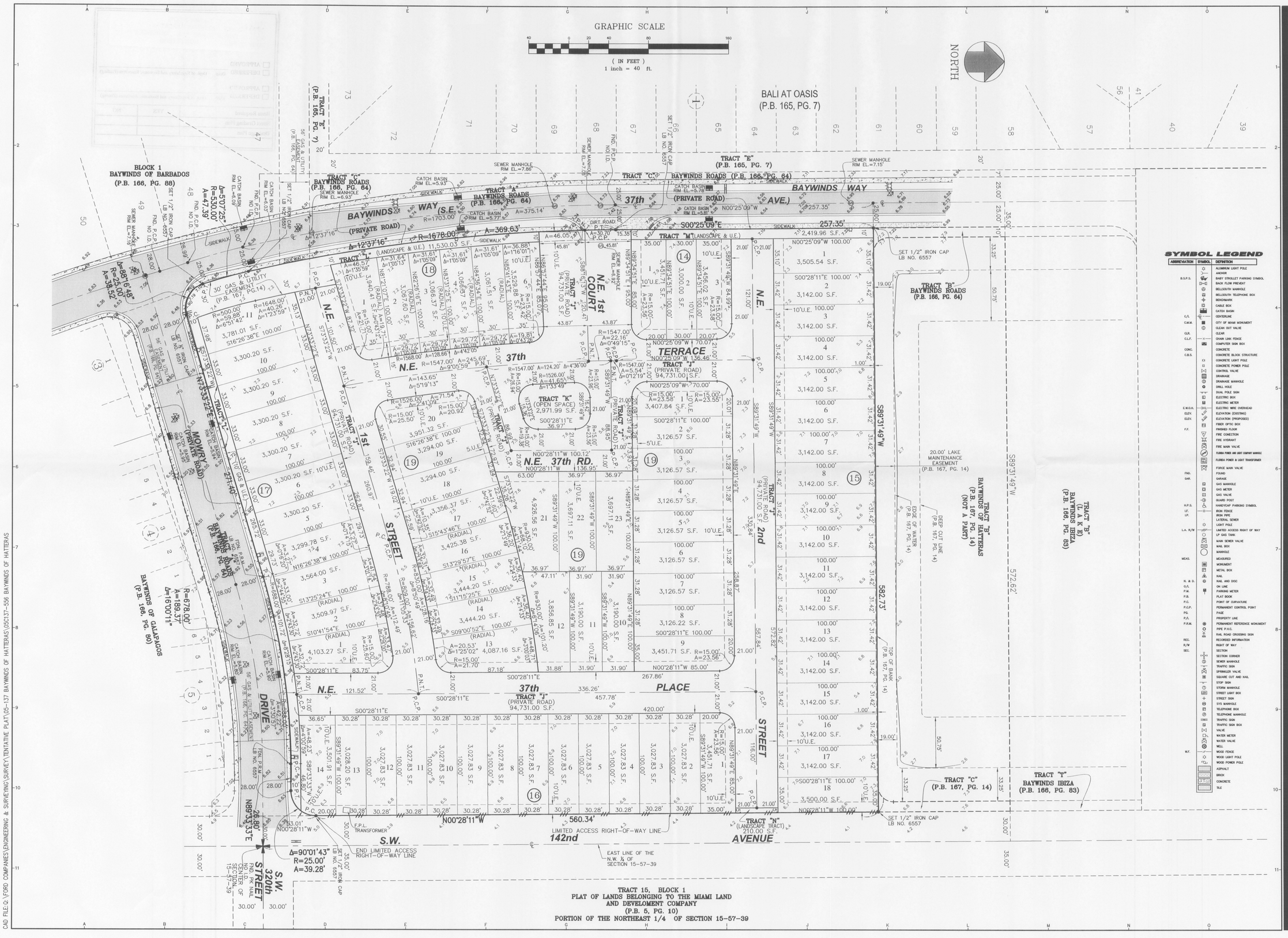
No.	DATE	DESCRIPTION	BY	APP.
1	08-20-14	CITY COMMENTS	JAER	O.A.
2	01-06-15	TRACT "C"	E.R.	O.A.
3	02-20-15	BLOCKS AND TRACTS DESIGNATION	E.R.	O.A.

BAYWINDS OF HATTERAS REPLAT

TYPE OF PROJECT: TENTATIVE PLAT
SHEET NAME: LOCATION MAP, DEVELOPMENT CRITERIA AND SURVEYOR'S NOTES
CLIENT: LENNAR HOMES, INC.
CLIENT ADDRESS: 730 N.W. 107th AVENUE MIAMI, FLORIDA 33172
PROJECT LOCATION: SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: E.R.
DWG. CHECKED BY:
QUALITY CONTROL:
DATE: MAY 28, 2014
PROJECT No: 05-137-0552
SHEET: 1 OF 2 SHEETS

CAD FILE: Q:\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLAT\05-137 BAYWINDS OF HATTERAS\05C137-556 BAYWINDS OF HATTERAS



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		ANCHOR
B.S.P.S.		BABY STROLLET PARKING SYMBOL
		BACK FLOW PREVENT
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
C.M.M.		CITY OF MIAMI MONUMENT
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
		COMPUTER SIGN BOX
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
		FIBER OPTIC BOX
F.F.		FINISHED FLOOR
		FIRE CONECTION
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
		FLORIDA POWER & LIGHT TRANSFORMER
		FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
H.P.S.		HANDYCAP PARKING SYMBOL
I.F.		IRON FENCE
I.P.		IRON PIPE
		LATERAL SEWER
		LIGHT POLE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		LP GAS TANK
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		METAL BOX
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.M.		PARKING METER
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
		PIPE P.V.C.
		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		TRAFFIC SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STOP SIGN
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		SYS MANHOLE
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGN
		TRAFFIC SIGN BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W.F.		WOOD FENCE
		WOOD LIGHT POLE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

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3	02-20-15			

HATTERAS REPLAT

BAYWINDS OF HATTERAS

TYPE OF PROJECT: TENTATIVE PLAT

SHEET NAME: SKETCH

CLIENT: LENNAR HOMES, INC.

CLIENT ADDRESS: 730 N.W. 107th AVENUE MIAMI, FLORIDA 33172

PROJECT LOCATION: SECTION 15, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: E.R.

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: MAY 28, 2014

PROJECT No: 05-137-0552

SHEET: 2 OF 2 SHEETS

CAD FILE: Q:\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLAT\05-137 BAYWINDS OF HATTERAS\05137-556 BAYWINDS OF HATTERAS