

## 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- \_\_\_\_\_

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

**NEW OWNER**

Number of Sites : ( 51 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Jinama North Subdivision

2. Owner's Name: Forestar (USA) Real Estate Group, Inc., a Delaware corporation Phone: 954-540-6456

Address: 6123 Lyons Road Suite 100 City: Coconut Creek State: FL Zip Code: 33073

Owner's Email Address: ZacharyGriffin@Forestar.com

3. Surveyor's Name: Ricardo Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc. Phone: 305-477-6472

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: ricardor@fordco.com ; omara@fordco.com ; cristinap@fordco.com

4. Folio No(s): 30-7826-000-0020 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: The North 1/2 of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 26,

Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida

6. Street boundaries: SW 192 AVE and SW 347 ST

7. Present Zoning: RU-1M(a) Zoning Hearing No.: Z2020000091

8. Proposed use of Property:

Single Family Res.( 60 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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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.

STATE OF FLORIDA)

SS:

COUNTY OF

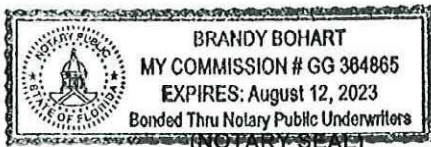
Hillsborough

Signature of Owner: [Signature]

(Print name & Title here): Anthony J. Squitieri, Vice President

BEFORE ME, personally appeared Anthony Squitieri this 30th day of June, 2022 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 30th day of June, 2022 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Brandy Bohart)

8.12.2023  
(Commission Expires)

GG 364865  
(Commission Number)

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



**TENTATIVE PLAT OF**  
**"JINAMA NORTH SUBDIVISION"**  
NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST  
MIAMI-DADE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

The North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

**PROPERTY INFORMATION**

OWNER/APPLICANT: FORESTAR (USA) REAL ESTATE GROUP, INC.  
Address: 6123 LYONS ROAD, SUITE 100  
COCONUT CREEK, FL 33073  
Contact Person Information: Zachary Griffin  
Office Number (954) 478-5127  
e-mail address: zacharygriffin@forestar.com

**DEVELOPMENT CRITERIA TABLE**

ZONING: RU-1 M(a)  
Zoning Hearing No: Z2020-91  
(Single-Family Residential District)  
PROPOSED USE:  
50 Single Family Lots

**TRACT DESIGNATION TABLE**

TRACT "A" - MAIL KIOSK, LANDSCAPE, COMMON OPEN  
SPACES AND UTILITY EASEMENT TRACT

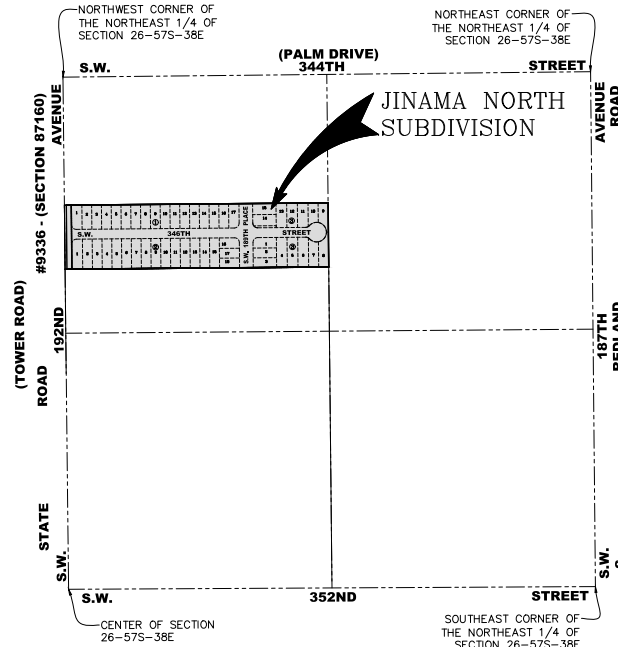
**TABLE OF MONUMENTS**

TYPE OF MONUMENT	TOTAL
P.R.M.	4
P.C.P.	7
LOTS AND TRACTS CORNERS	116

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

**CONTACT PERSON INFORMATION**

Name: Daniel Rodriguez, P.S.M.  
e-mail address: danielr@fordco.com  
Name: Ricardo Rodriguez, P.S.M.  
e-mail address: ricardor@fordco.com  
Name: Cristina Pires  
e-mail address: cristinap@fordco.com  
Telephone Number: (305) 477-6472



**LOCATION MAP**  
NORTHEAST 1/4 OF SECTION 26,  
TOWNSHIP 57 SOUTH, RANGE 38 EAST  
MIAMI-DADE COUNTY, FLORIDA.  
(SCALE 1" = 300')

**SURVEYOR'S NOTES:**

1) The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of SCHEDULE B-Section 2, of the title commitment bearing Order No. 8191137, File Number 04246013, Prepared by Chicago Title Insurance Company, Commitment Date: 01/31/2020, at 11:00 PM, Revision No:2 on March 11, 2020, furnished by the client.

2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.

3) Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 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.

The elevations as shown are based on a closed level run. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

5) This survey is not valid without the authenticated digital signature and authentic digital seal of the undersigned Florida Licensed Professional Surveyor and Mapper. Printed copies are not valid unless they bear the original wet-ink signature and raised seal of the undersigned Florida Licensed Professional Surveyor and Mapper. Any additions or deletions to this survey map or report by any person other than the signing party or parties are prohibited without the prior 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) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

9) Ownership subject to OPINION OF TITLE.

10) Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.

11) Number of Lots and Tracts: 50 Lots and 1 Tract

12) Public Water to be Utilized.

13) Public Sewer to be utilized.

14) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

15) Miami-Dade County Flood Criteria: 8.52' more or less.

16) Subject Property Area:

GROSS: 442,018.15 Square Feet and/or 10.15 Acres more or less.

NET: 438,908.03 Square Feet and/or 10.08 Acres more or less (Excluding the West 9.50' Maintenance Right-of-way)

17) North arrow direction and bearings shown hereon are based on an assumed value of N00deg37min34secW, along the West line of Northeast 1/4 of Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida, as shown on the Miami-Dade County Township Map for Township 57 South, Miami-Dade County Public Works.

18) Elevations shown herein are based on: National Geodetic Vertical Datum of 1929

19) Miami-Dade Bench Mark Used: J-522 Elevation= 8.95' (N.G.V.D.29)

SW 352nd STREET --- 10.5' SOUTH OF CENTERLINE  
SW 192nd AVENUE --- 52' EAST OF THE CENTERLINE  
BENCH MARK IS A SPIKE WITH ALUMINUM WASHER SET IN ASPHALT DRIVEWAY

19A.) TEMPORARY BENCH MARK (T.B.M.)

T.B.M.#1 FOUND NAIL & DISK LB#6557 NEAR WEST EDGE OF PAVEMENT 50.00 FEET SOUTH OF SOUTHWEST CORNER OF THE PROPERTY. ELEVATION: 9.23' (N.G.V.D.29)

T.B.M.#2 SET PK NAIL & ALUMINUM WASHER LB#6557 NEAR EAST EDGE OF PAVEMENT AT NORTHWEST CORNER OF THE PROPERTY. ELEVATION: 9.16' (N.G.V.D.29)

20) Property Address:

34701 SW 192nd AVENUE

Miami, Florida 33034

21) Flood Zone: "AH"-9"

COMMUNITY Number: 120635

FEMA Panel Number: 12086C0710L / 12086C0730L

Date: September 11, 2009.

22) Field Book: A-615 36 Project No.:20-001-0363  
N/A 20-001-5400, 20A001-5804

23) This Map of Survey is intended to be displayed at a scale of One inch equals 300 feet (Location Map) and 50 feet (Existing Improvements and Proposed Subdivision) or smaller.

**SURVEYOR'S CERTIFICATE:**

I, Daniel Rodriguez, P.S.M., do hereby certify 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-17.052, 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 Work Survey Date: January 23rd, 2020

Revision 1: July 10th, 2020 (Revised Geometric as per New Site Plan)

Revision 2: December 01st, 2022 (Update Boundary Survey)

Revision 3: November 28th, 2023 (Update Boundary Survey)

Revision 4: December 9th, 2024 (Update Survey)

Revision 5: December 16th, 2025 (Update Survey)



Digitally  
signed by  
**Daniel  
Rodriguez**

By: Daniel Rodriguez, P.S.M., For the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No.7650



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 54th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH: (305) 477-6472  
FAX: (305) 478-2855  
LB No. 6557



BY: APP. P.P.R.R.D.

REVISION DESCRIPTION

1. 07/10/20 REVISED GEOMETRIC AS PER NEW SITE PLAN

2. 12/01/22 UPDATE BOUNDARY SURVEY

3. 11/28/23 UPDATE BOUNDARY SURVEY

4. 12/09/24 UPDATE BOUNDARY SURVEY

5. 12/09/24 UPDATE BOUNDARY SURVEY

6. 12/09/24 UPDATE BOUNDARY SURVEY

7. 12/09/24 UPDATE BOUNDARY SURVEY

8. 12/09/24 UPDATE BOUNDARY SURVEY

9. 12/09/24 UPDATE BOUNDARY SURVEY

10. 12/09/24 UPDATE BOUNDARY SURVEY

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25. 12/09/24 UPDATE BOUNDARY SURVEY

26. 12/09/24 UPDATE BOUNDARY SURVEY

27. 12/09/24 UPDATE BOUNDARY SURVEY

28. 12/09/24 UPDATE BOUNDARY SURVEY

29. 12/09/24 UPDATE BOUNDARY SURVEY

30. 12/09/24 UPDATE BOUNDARY SURVEY

31. 12/09/24 UPDATE BOUNDARY SURVEY

32. 12/09/24 UPDATE BOUNDARY SURVEY

33. 12/09/24 UPDATE BOUNDARY SURVEY

34. 12/09/24 UPDATE BOUNDARY SURVEY

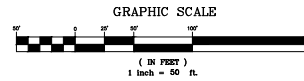
35. 12/09/24 UPDATE BOUNDARY SURVEY

36. 12/09/24 UPDATE BOUNDARY SURVEY

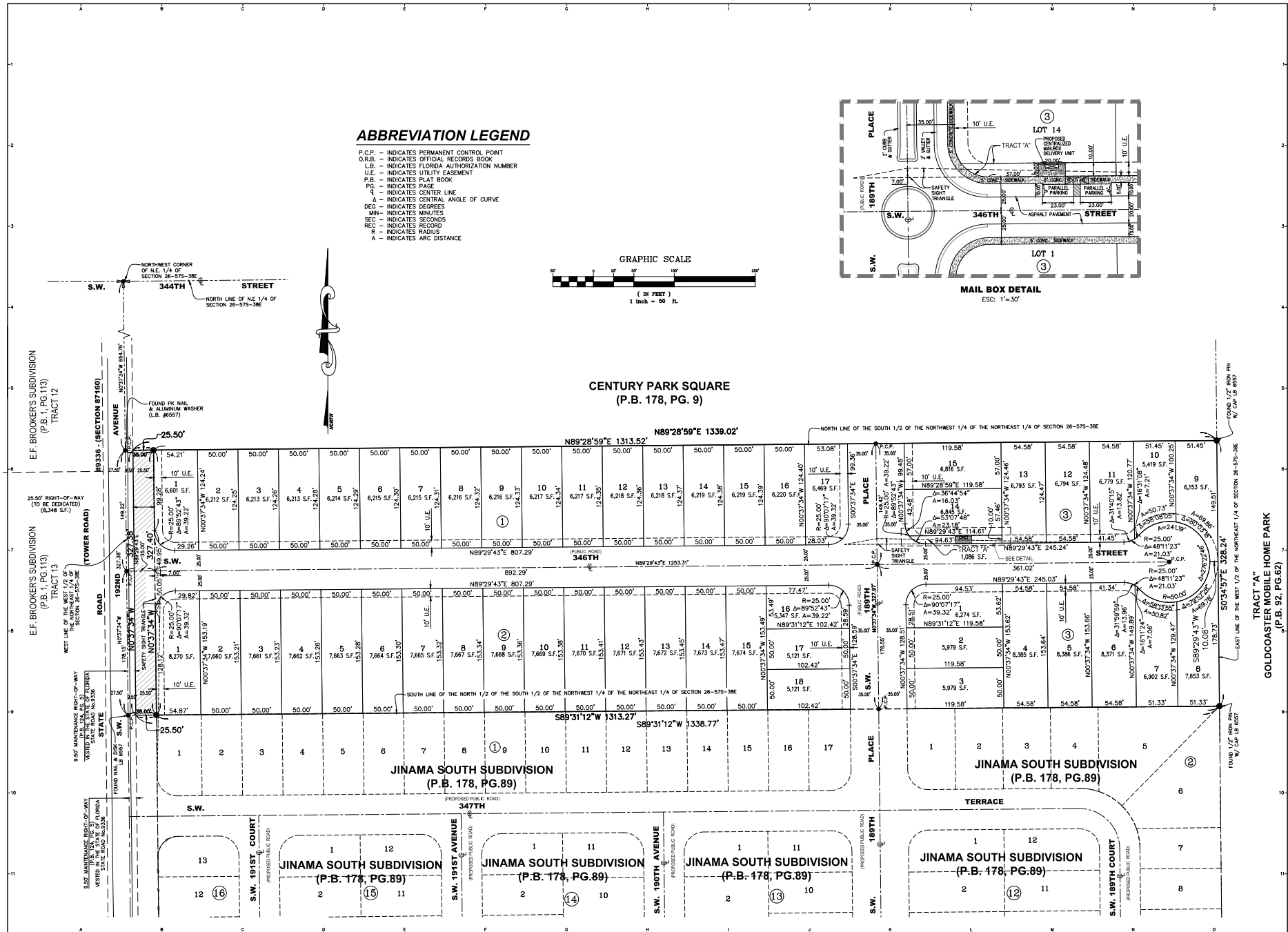
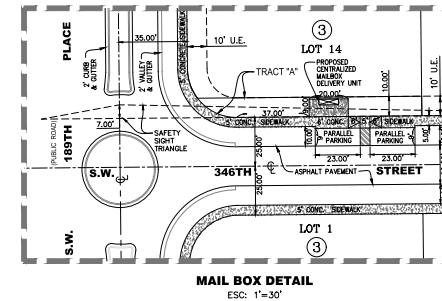


# ABBREVIATION LEGEND

P.C.P. - INDICATES PERMANENT CONTROL POINT  
O.R.B. - INDICATES OFFICIAL RECORDS BOOK  
L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER  
U.E. - INDICATES UTILITY EASEMENT  
P.B. - INDICATES PLAT BOOK  
P.C. - INDICATES PAGE  
E - INDICATES CENTER LINE  
A - INDICATES CENTRAL ANGLE OF CURVE  
DEG - INDICATES DEGREES  
MIN - INDICATES MINUTES  
SEC - INDICATES SECONDS  
REC - INDICATES RECORD  
R - INDICATES RADIUS  
A - INDICATES ARC DISTANCE



## CENTURY PARK SQUARE (P.B. 178, PG. 9)



**FOR. ARRIENTEROS & FERNANDEZ, INC.**  
1950 N.W. 54th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 471-5472  
FAX (305) 474-2885  
L.B. No. 6557



BY	APP.	RECORD OF REVISION
1	07/10/20	REVISED GEOMETRIC AS PER NEW SITE PLAN
2	12/01/22	UPDATE BOUNDARY SURVEY
3	11/29/23	UPDATE BOUNDARY SURVEY
4	12/01/23	UPDATE SURVEY
5	12/01/23	UPDATE SURVEY

DATE	DESCRIPTION
1	07/10/20
2	12/01/22
3	11/29/23
4	12/01/23
5	12/01/23

**JINAMA NORTH SUBDIVISION**  
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT  
(P.B. 92, PG. 62)

**JINAMA SOUTH SUBDIVISION**  
(P.B. 178, PG. 89)