

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: _____

Number of Sites : (343)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: 27 Twp.: 57 S. Rge.: 38 E.

1. Name of Proposed Subdivision: LEGACY VILLAS AT PALM DRIVE

2. Owner's Name: LEGACY LV1 OWNER, LLC Phone: (617) 221-8400

Address: 500 Boylston Street, Suite 2010 City: Boston State: MA Zip Code: 02116

Owner's Email Address: cmiddleton@live360communities.com

3. Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030

Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: Jravino@avinoandassociates.com

4. Folio No(s): 30-7826-002-0010 / 30-7827-000-0020 / 30-7827-000-0030 / 30-7827-000-0031

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

6. Street boundaries: SW 344th STREET & SW 197th AVENUE

7. Present Zoning: RU-3M Zoning Hearing No.: Z-18-22 (21-123)

8. Proposed use of Property:

Single Family Res.(_____ 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: ☒ 309 Townhouse Dwelling Units
34 Tracts

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.

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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~~ Massachusetts
COUNTY OF ~~MIAMI-DADE~~ Suffolk SS:

Legacy LV1 Owner, LLC
a Delaware limited liability company

Signature of Owner: [Signature]
Jesse R. Baker, in his capacity as Authorized Signatory
(Print name & Title here): and not individually.

BEFORE ME, personally appeared Jesse R. Baker this 17th day of June, 2025 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 17th day of June, 2025 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Sarah J. Mann)

10/21/27
(Commission Expires)

(Commission Number)

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

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

Lot 5, MAP OF E.F. BROOKER'S SUBDIVISION, according to the Plat thereof, as record in Plat Book 1, Page 113, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

The Northeast 1/4 of the Northeast 1/4 of Section 27, Township 57 South, Range 38 East, Miami-Dade County, Florida.

Folio Numbers: 30-7826-002-0010; 30-7827-000-0020;

30-7827-000-0030, 30-7827-000-0031

TENTATIVE PLAT OF LEGACY VILLAS AT PALM DRIVE

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST AND A REPLAT OF LOT 5 OF MAP OF E.F. BROOKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S REPORT:

1. Last day of field work was performed on March 27, 2025.
2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
3. Bearings shown hereon are based on an assumed Bearing of N89°19'56"E along the centerline of SW 344th Street, said line to be considered a well monumented line.
4. By scaled determination the subject property appears to lie in Flood Zone AH, Elevation 9', as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120662, Map No. 12086C0710, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
5. All Elevations shown hereon are based, derived and shown in National Geodetic Vertical Datum 1929 (NGVD).
 - a. Benchmark Identification:
Miami Dade County Benchmark: CE-168
Elevation: 9.80 feet (National Geodetic Vertical Datum)
Location: SW 344 STREET --- On Centerline.
SW 202 AVENUE --- On Centerline.

Description: Iron Pipe in Concrete Monument and is the South 1/4 Corner 22-57-38.
 - b. Benchmark Identification:
Miami Dade County Benchmark: CE-169
Elevation: 8.31 feet (National Geodetic Vertical Datum)
Location: SW 344 STREET --- On Centerline.
SW 207 AVENUE --- On Centerline.

Description: 1" Iron Pipe in Concrete Monument and is the Southeast Corner 21-57-38
6. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
7. Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
8. The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot.
9. Vertical control: field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. closure in feet must be accurate to a standard of plus or minus 0.05 feet times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
10. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. 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.
11. DEVELOPMENT CRITERIA:

TRACT	DESCRIPTION	AREA (SF)
A	GREEN AREA/PARK	111657
B	GREEN AREA/PARK	20433
C	PRIVATE ROADS & EGRESS/INGRESS & UTILITY EASEMENT	365631
D	GREEN AREA/PARK	2935
E	GREEN AREA/PARK	8460
F	GREEN AREA/PARK	8460
G	GREEN AREA/PARK	12053
H	GREEN AREA/PARK	410691
I	GREEN AREA/PARK	3838
J	GREEN AREA/PARK	7495
K	GREEN AREA/PARK	4652
L	GREEN AREA/PARK	16280
M	GREEN AREA/PARK	45243
N	GREEN AREA/PARK	23098
O	GREEN AREA/PARK	6589
P	GREEN AREA/PARK	6465
Q	GREEN AREA/PARK	28660
R	GREEN AREA/PARK	4043
S	GREEN AREA/PARK	8252
T	GREEN AREA/PARK	12790
U	GREEN AREA/PARK	14095
V	GREEN AREA/PARK	3511
W	GREEN AREA/PARK	8629
X	PRIVATE ROADS & EGRESS/INGRESS & UTILITY EASEMENT	89286
Y	GREEN AREA/PARK	7574
Z	PUBLIC PUMP STATION	2925
AA	GREEN AREA/PARK	47794
BB	GREEN AREA/PARK	6690
CC	GREEN AREA/PARK	6100
DD	GREEN AREA/PARK	2232
EE	GREEN AREA/PARK	5928
FF	GREEN AREA/PARK	4967
GG	GREEN AREA/PARK	56940
HH	CLUB HOUSE	39278
TOTAL		1403672

BLOCK	AREA (SF)	NUMBER OF LOTS
1	10904	6
2	10904	6
3	10904	6
4	10904	6
5	10904	6
6	10904	6
7	10904	6
8	10904	6
9	10560	6
10	21808	12
11	15040	8
12	21808	12
13	10904	6
14	10560	6
15	15371	8
16	22709	12
17	16738	8
18	10560	6
19	10560	6
20	7040	4
21	15659	8
22	16430	9
23	10560	6
24	7282	4
25	19360	11
26	7040	4
27	7040	4
28	10904	6
29	10904	6
30	10904	6
31	10904	6
32	10904	6
33	10904	6
34	10904	6
35	19785	10
36	7520	4
37	16160	8
38	10560	6
39	5280	3
40	5280	3
41	5280	3
42	5280	3
43	5280	3
44	7040	4
45	10560	6
46	10560	6
47	10560	6
48	10560	6
49	7520	4
50	7520	4
TOTAL	565334	309

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 and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

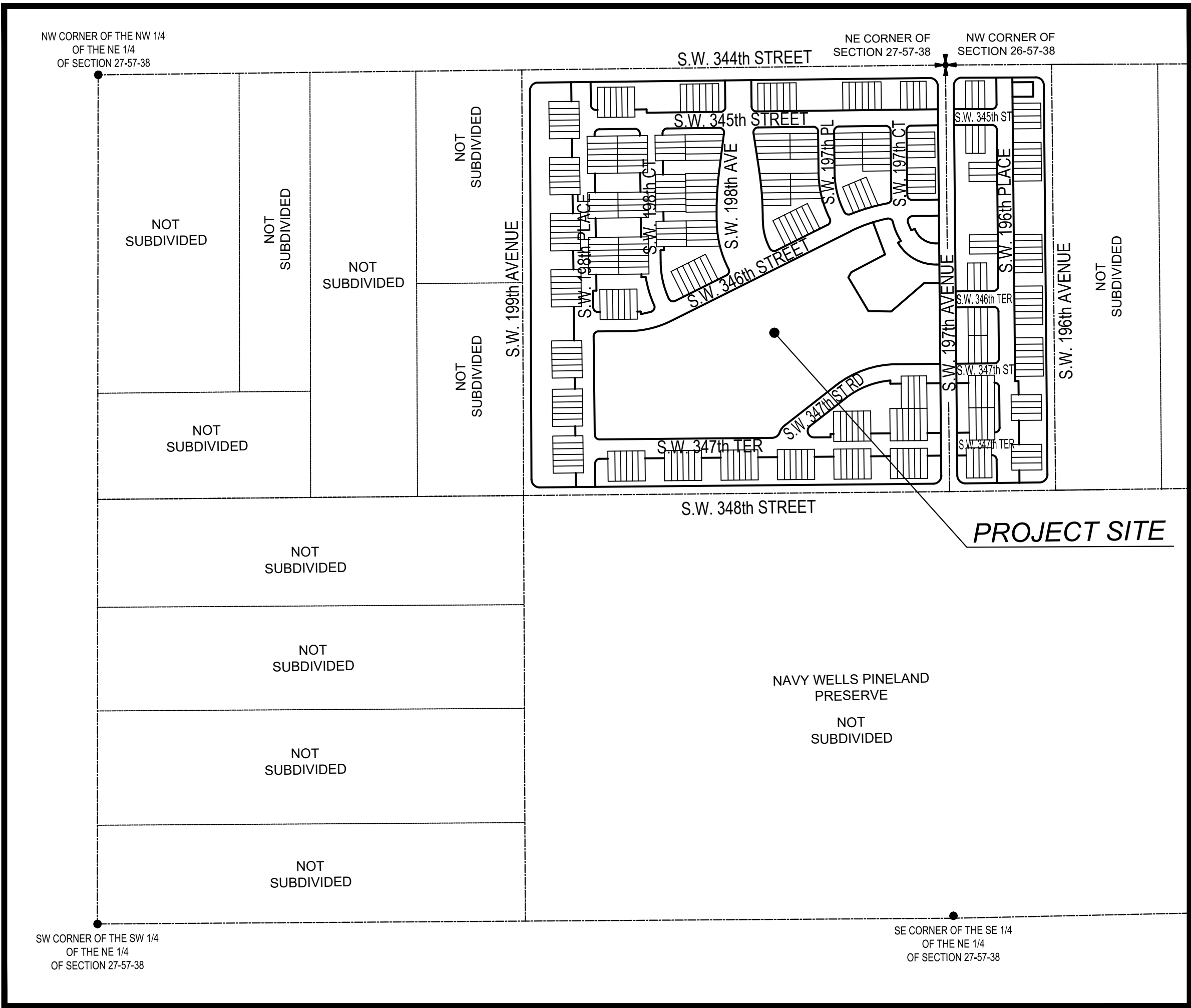
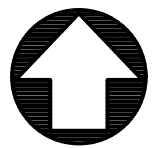
STATE PLANE COORDINATES

All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/2011 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations:

Establishing Agency: Miami-Dade Water and Sewer Department
 State/County: Florida/Miami-Dade County
 PID (Point Of Identification): AB2354
 Station Name: A 432
 Datum: NAD 83/2011

Latitude: N 25° 26' 51.32521"	Longitude: W 80° 30' 06.83310"
Northing: 405,228.80 (US Feet)	Easting: 820,527.2 (US Feet)

Station Description: The LOGO CAP IS MISSING. THE ROD AND SLEEVE REMAIN IN GRAVEL VERGE OF A PAVED PARKING LOT FOR A FRUIT STAND. THE MARK IS 2.0 FT SOUTH OF THE SOUTH EDGE OF THE PARKING LOT, 6.2 FT NORTH OF A 5-FOOT WIRE AND BOARD FENCE, 7.3 FT NORTHEAST OF A PALM TREE, 13.7 FT WEST-NORTHWEST OF A PALM TREE AND 42.7 FT WEST-SOUTHWEST OF AN ELECTRIC POLE.



LOCATION MAP

THE NE 1/4 OF SECTION 27, TOWNSHIP 57 SOUTH,
RANGE 38 EAST, AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH,
RANGE 38 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'

LEGAL DESCRIPTION:

Parcel 1:

Lot 5, MAP OF E.F. BROOKER'S SUBDIVISION, according to the Plat thereof, as record in Plat Book 1, Page 113, of the Public Records of Miami-Dade County, Florida.

Folio No. 30-7826-002-0010

Parcel 2:

The Northeast 1/4 of the Northeast 1/4 of Section 27, Township 57 South, Range 38 East, Miami-Dade County, Florida.

Folio No. 30-7827-000-0020, 30-7827-000-0030, 30-7827-000-0031

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

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.

CONTACT PERSON INFORMATION

NAME JORGE R. AVINO, PE, PSM

TELEPHONE NO. 305-265-5030

FAX NUMBER 305-265-5033

E-MAIL jravino@avinoandassociates.com

 **Aviñó**
& ASSOCIATES

Engineers • Planners • Surveyors
1350 S.W. 57TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL. (305) 265-5030
FAX. (305) 265-5033
EB # 5098; LB # 5098
e-mail: jravinio@aviniocorp.com

Project Name:

**LEGACY
VILLAS AT
PALM DRIVE**

**19700 SW 344 S
HOMESTEAD,
FL, 33034**

Property Owner:

LEGACY LV1
OWNER, LLC

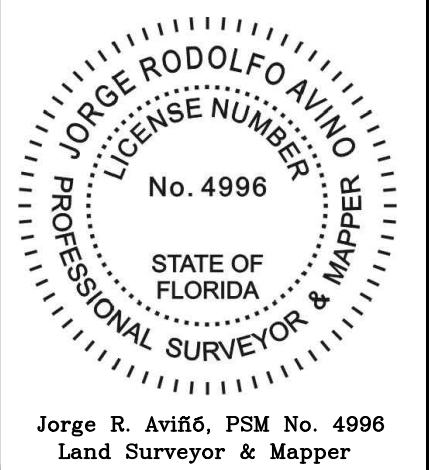
Revisions

[illegible]

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY
AND
TOPOGRAPHIC
SURVEY

LAND SURVEYOR & MAPPER

Project No. 24106.00

Scale: AS SHOWN

Date: 06/20/2025

Drawn: A.B.

Checked: J.R.A.

Submittal: T-PLAT

Cad File:

Drawing Title:

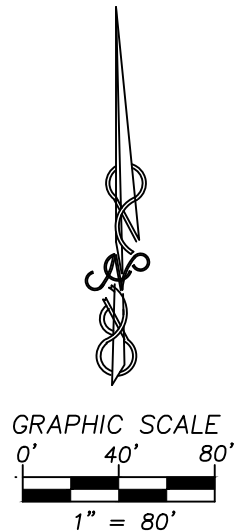
SU-1

Sheet No. 1 of 3

Air Conditioner
Asphalt
Baseline
Backflow Preventer
BFP
(C) Calculated
(C) Centerline
C Central Angle of Curve
C.B.D. Central Bearing Distance
C.L.F. Chain Fence
CONC. Concrete
CO Cleanout
C.B. Concrete Block Structure
C.&G. Gurb & Gutter
(D) Dead
(D) Diameter
D Dimension
Dim. Dimension
DBH Diameter @ Breast Height
DIP Ductile Iron Pipe
DRI Driveway
D.H. Drill Hole
EB Electric Box
E.O.P. Edge of Pavement
ELEV. Elevation
ENCR. Encroachment
FDC Fire Department Connection
F.F.E. Finish Floor Elevation
F.H. Fire Hydrant
F Found Iron Pipe
F.N.D. Found Nail & Disc
F.P. Found Post
G.R. Guard Rail
HDPE High Density Polyethylene
ID Identification
L Length
L. Length of Curve
M Manhole
(M) Measured
M.F.
M Monument Line
O.R.B. Official Record Book
POB Point of Beginning
POC Point of Commencement
POT Point of Tangency
P.B. Plat Book
PG. Page
PL Property Line
PVC Polyvinyl Chloride
R Radius
(R) Recorded
R/W Right-of-Way
SEC. Section
SWK. Sidewalk
SF. Square Feet
T.O.B. Top of Bank
T.O.P. Top of Pipe
TYP. Typical
U.E. Utility Easement
VCP Utilized Clay Pipe
W-Wood Fence

	Anchor
	Basketball Stand
	Bell South Manhole
	Black Back
	Brick
	Cable Box
	Catch Basin
	Concrete Light Pole
	Cross Walk Sign
	Concrete Power Pole
	Concrete Column
	Drain
	Drainage Manhole
	Dual Cross Walk Sign
	Electric Manhole
	FPL Box
	Fiber Optic Box
	Fire Hydrant
	Gas Valve
	Grease Trap
	Irrigation Valve
	Light Pole
	Lot Corner
	Mail Box
	Metal Cover
	Metal Light Pole
	Monitoring Well
	Palm (Not Identified)
	Parking Meter
	Parking Bumper
	Pedestrian Lighting
	Roofed Area
	Section Corner
	Septic Tank
	Sewer Manhole
	Sewer Valve
	Shrub
	Spot Elevation
	Street Lighting Box
	Sign
	Telephone Box
	Telephone Manhole
	Traffic Street Box
	Tree (Not Identified)
	Utility Concrete Power Pole
	Unknown Manhole
	Water Meter
	Water Valve
	Water Manhole
	Wood Utility Pole
	Communication Line
	Electric Line
	Force Main Line
	Gas Line
	Storm Line
	Water Line
	Overhead Wire

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 57 SOUTH, RANGE 38 EAST AND A REPLAT OF LOT 5 OF MAP OF E.F. BROOKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

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Project Name:

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VILLAS AT
PALM DRIVE**

**19700 SW 344 ST
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Property Owner:

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OWNER, LLC**

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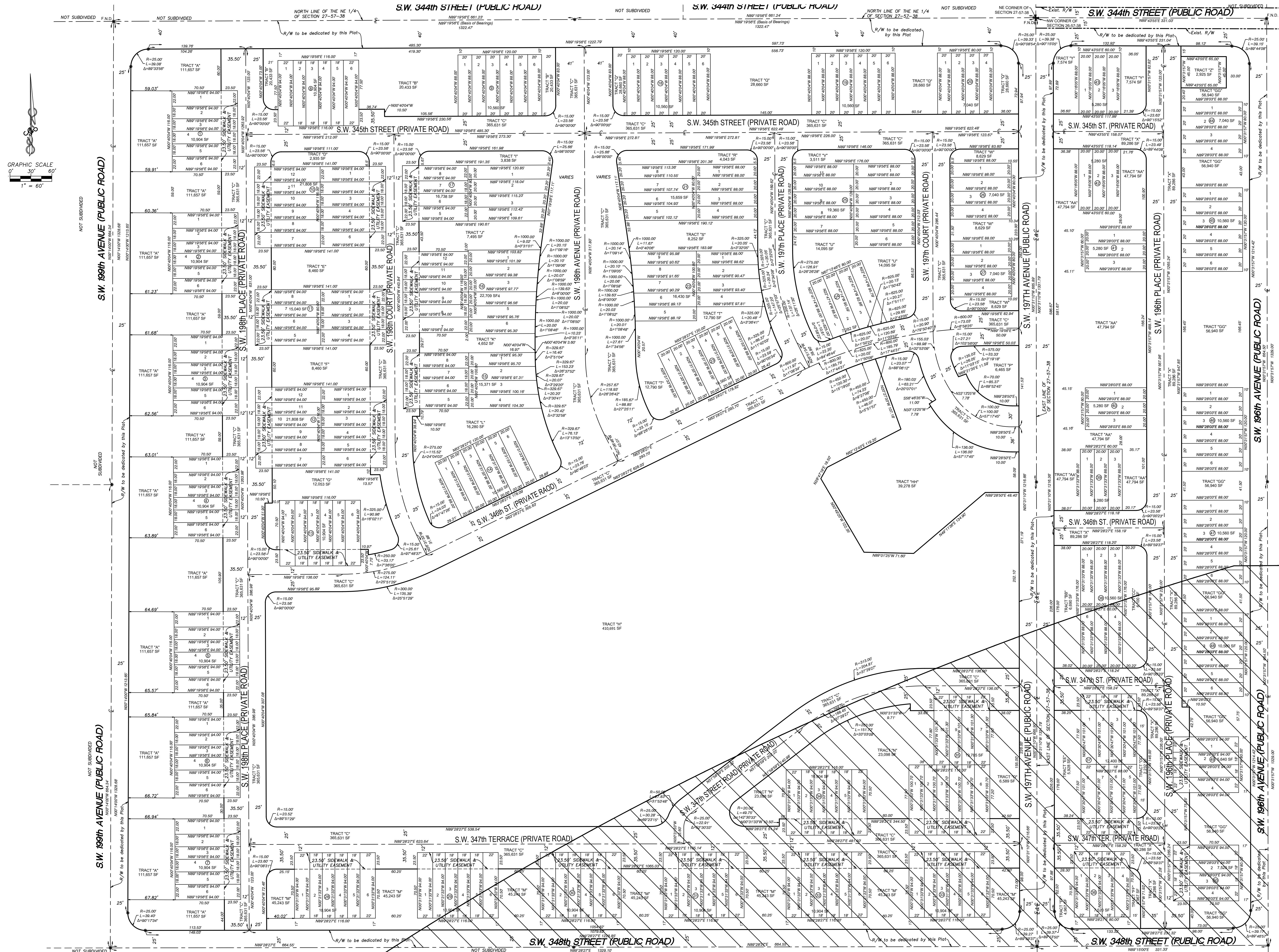
LAND SURVEYOR & MAPPER

JORGE RODOLFO AVINO
 LICENSE NUMBER
 No. 4996
 STATE OF
 FLORIDA
 PROFESSIONAL SURVEYOR & MAPPER

Jorge R. Avino, PSM No. 4996
 Land Surveyor & Mapper

Drawing Title:

Sheet No. **2 of 3**



 **Aviñó**
& ASSOCIATES

Engineers • Planners • Surveyors
1350 S.W. 57TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL. (305) 265-5030
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EB # 5098 • LB # 5098
e-mail: jpravino@avinoandassociates.com

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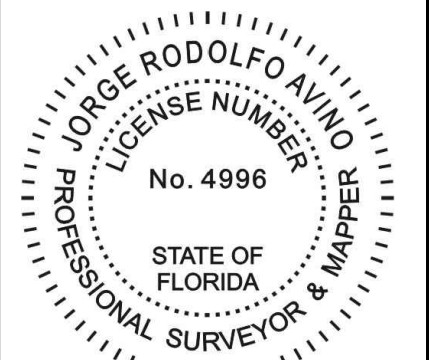
**LEGACY LV1
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BOUNDARY
AND
TOPOGRAPHIC
SURVEY

LAND SURVEYOR & MAPPER



Jorge R. Aviñó, PSM No. 4996
Land Surveyor & Mapper

Project No. 24106.00

Scale: AS SHOWN

Date: 06/20/2025

Drawn: A.B.

Checked: J.R.A.

Submittal: T-PLAT

Cad File: _____

Drawing Title:

SU-3