

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 : (83 ~~84~~)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 6 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Abess

2. Owner's Name: TPG AG EHC III (LEN) MULTI STATE 1, LLC Phone: 727-455-3680

c/o Lennar Homes, LLC

Address: 5505 Waterford District Drive, 5th Floor City: Miami State: FL Zip Code: 33126

Owner's Email Address: Marc.Szasz@Lennar.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattling@hadonne.com

4. Folio No(s): 30-7906-000-0310 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW 286th Street & SW 177 Ave

7. Present Zoning: EU Propsed EU-M Zoning Hearing No.: Z2022000221

8. Proposed use of Property:

Single Family Res. (85 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.

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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 ARIZONA)

SS:

COUNTY OF MARICOPA)

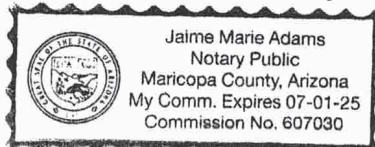
Signature of Owner: Steven S Benson

(Print name & Title here):

Steve Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (LEN) Multi State 1, LLC

BEFORE ME, personally appeared Steven S. Benson this 5 day of May, 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 5 day of May, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Jaime Marie Adams

(Print, Type name here: Jaime Marie Adams)

07/01/2025
(Commission Expires)

607030
(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 "ABESS"

A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on June 10, 2024.

SECTION 2) LEGAL DESCRIPTION:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, less the West 35 feet thereof and less the East 15 feet of the West 50 feet of the South 250 feet thereof and less the East 765 feet of the West 800 feet of the North 200 feet thereof;

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 57 South, Range 39 East, all lying and being in Miami-Dade County, Florida.

AND LESS AND EXCEPT:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110.1 as described in the warranty deed recorded in Official Records Book 30607, Page 4578 of the Public Records of Miami-Dade County Florida, described as follows:

A parcel of land lying in the NW 114 of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of said Section 6, being a 1/2 inch diameter iron pipe; thence S89°24'27"W, along the South line of the NW 114 of said Section 6, for a distance of 2,720.29 feet to the SW corner of the NW 114 of said Section 6; Thence N00°47'56"W, along the West line of the NW 1/4 of said Section 6, for a distance of 662.32 feet; thence N89°12'04"E, at a right angle to the last described course, for a distance of 50.00 feet to a point on the existing Easterly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right of Way Map for State Road No. 997 (Krome Avenue / S.W. 177th Avenue), Section 87150, Financial Project No. 2496145, and the POINT OF BEGINNING of the hereinafter described parcel of land:
Thence the following three (3) courses along said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue): thence N00°47'56"W for a distance of 250.00 feet; thence S89°20'38"W for a distance of 15.00 feet; thence N00°47'56"W for a distance of 212.48 feet; thence N89°16'47"E for 63.00 feet; thence S00°47'56"E for distance of 462.55 feet; thence S89°20'38"W for a distance of 48.00 feet to said existing Easterly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) and the POINT OF BEGINNING.

Property Address and Tax Folio Numbers:

NE Corner of intersection of SW 177th Avenue (Krome Avenue) and SW 286th Street, Miami, Florida 33030
Folio No: 30-7906-000-0310

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, 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.

This Map of Survey is intended to be displayed at a scale of 1" = 50' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "REDLAND'S COVE", recorded in Plat Book 160, at Page 74, Miami-Dade County Records.

Plat of "ESTATES OF BISCAYNE", recorded in Plat Book 177, at Page 69, Miami-Dade County Records.

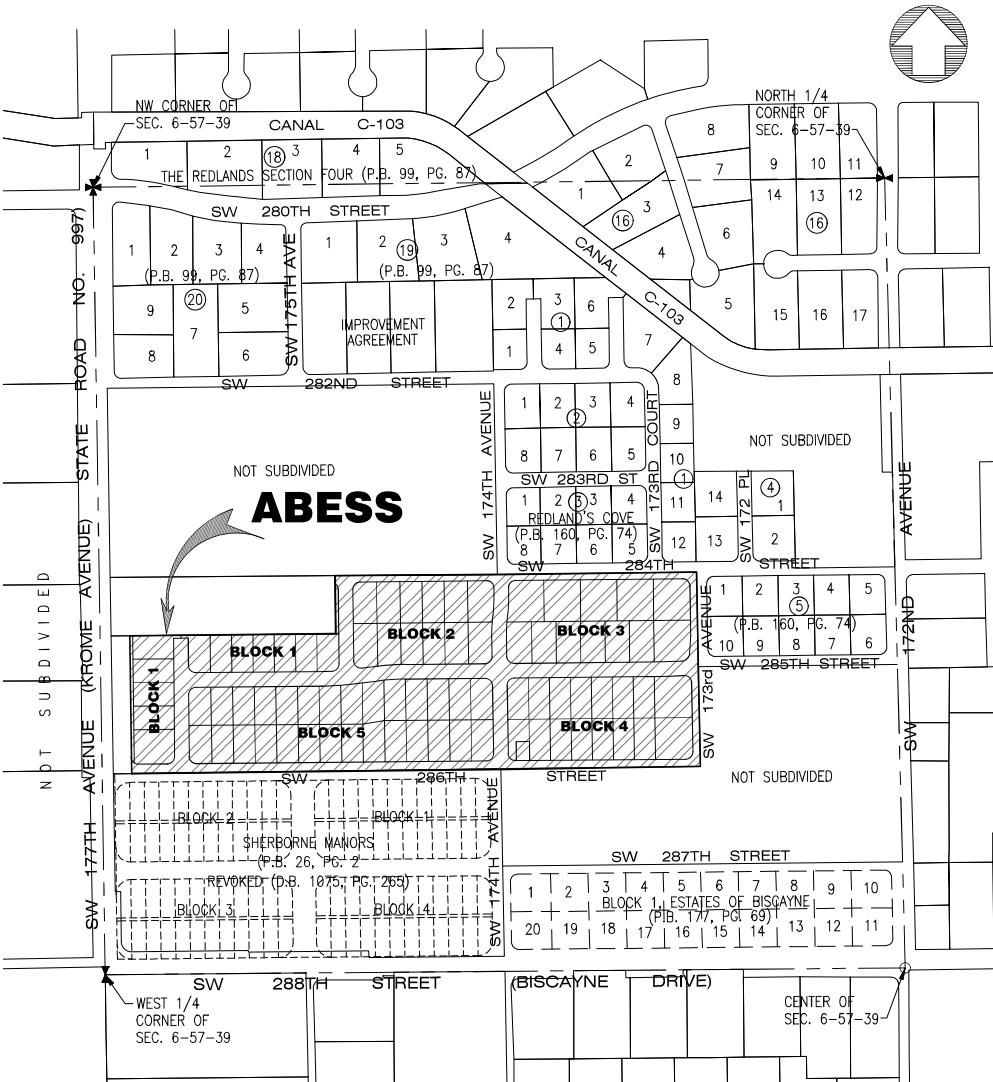
Plat of "SHERBORNE", recorded in Plat Book 26, at Page 2, Miami-Dade County Records, (Revoked Plat).

Warranty Deed, recorded in Official Records Book 27275, Page 3701, Miami-Dade County Records.

Florida Department of Transportation Right of Way Map for State Road 997 (Krome Avenue), Section 87150, financial Project ID. 249615, last dated on January 22, 2004.

Florida Department of Transportation Right of Way Map for State Road 997 (Krome Avenue), Section 87150, financial Project ID. 427369-1, last dated on February 25, 2016.

Bearings as shown hereon are based upon the West Line of Northwest 1/4 of Section 6, Township 57 South, Range 39 East, Miami-Dade County, Florida with an assumed bearing of S00°47'56"E, said line to be considered a well established and monumented line.



LOCATION MAP
THE NORTHWEST 1/4 OF
SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

This property is to be located in Flood Zone "X" and AH, with a Base Flood Elevation being 9.0 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Unincorporated Miami-Dade County), Map Panel No. 12086C590 and 12086C726, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-34, Elevation 10.18 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

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, improvements and/or utilities were located or shown hereon.

NOTICE:

*This Document is not full and complete without all pages.
(Total of Three (3) pages)*

SECTION 6) CLIENT INFORMATION:

Archimedes XXII, LLC, a Florida limited liability company
100 SE 32nd Road
Miami, Florida 33129
Contact: Jodie Bakes
Phone: 786.279.1845
E-Mail: dgerszuny@cchomes.com, jodie@thinklabventures.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc., Comcast
TV-CABLE: ATT-Uverse, Comcast
POTABLE WATER: Miami-Dade County Water & Sewer Department
SANITARY SEWER: Miami-Dade County Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION :

ZONING DATA:
Zoning Designation: EU-M (Estates Modified District, single family)
(Resolution No. Z-1-25, passed and adopted on January 30, 2025)
Existing Land Use: Vacant Land
Number of Proposed Blocks: 6
• Block 1: 12 Lots
• Block 2: 12 Lots
• Block 3: 12 Lots
• Block 4: 14 Lots
• Block 5: 28 Lots
Total of Lots: 78 Lots
Number of Proposed Tracts: 5
Tract "A": Landscape Buffer
Tract "B": Landscape Buffer
Tract "C": Pump Station
Tract "D": United States Postal Service Mailboxes
Tract "E": Dog Park

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 11.5 feet NGVD 29

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Alexis Rodriguez, PSM

For the Firm
Registered Surveyor and Mapper LS7179
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida, 33172
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the original signature and 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.

REVISIONS
1. REVISION LOCATION OF PUMP STA & USPS TRACTS ON 06-15-2024
2. SITE GEOMETRY REVISION ON 02-21-2025
3. REVISED LEGAL DESCRIPTION ON 04-02-2025
4. SITE GEOMETRY REVISION ON 04-04-2025
5.

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TECH BY: RI
CHECKED BY: JS
Job No.: 24013
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TENTATIVE PLAT OF "ABESS"

A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

NOT SUBDIVIDED
A PORTION OF THE NW 1/4 OF THE NW 1/4
OF SEC. 6-57-39

NOT SUBDIVIDED
A PORTION OF THE SW 1/4 OF THE NW 1/4
OF SEC. 6-57-39

FOR CONTINUATION SEE NEXT SHEET

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
Archimedes XXII, LLC, a Florida limited liability company
of
SW 177th Avenue and SW 286th Street, Miami, Florida 33030

REVISIONS	
1. REVISION LOCATION OF PUMP STA. & U.S. TRAITS ON 08-15-2024	6.
2. SITE GEOMETRY REVISION ON 02-21-2025	7.
3. REVISION LEGAL DESCRIPTION ON 04-02-2025	8.
4. SITE GEOMETRY REVISION ON 04-04-2025	9.
5.	10.

FILE
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2/3

NOTICE:
This Document is not full and complete without all pages.
(Total of Three (3) pages)

LEGEND

SYMBOL	DESCRIPTION
A	CURVE ARC LENGTH
R	CURVE RADIUS
Δ	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
F.L.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE
S.F.±	SQUARE FEET MORE OR LESS

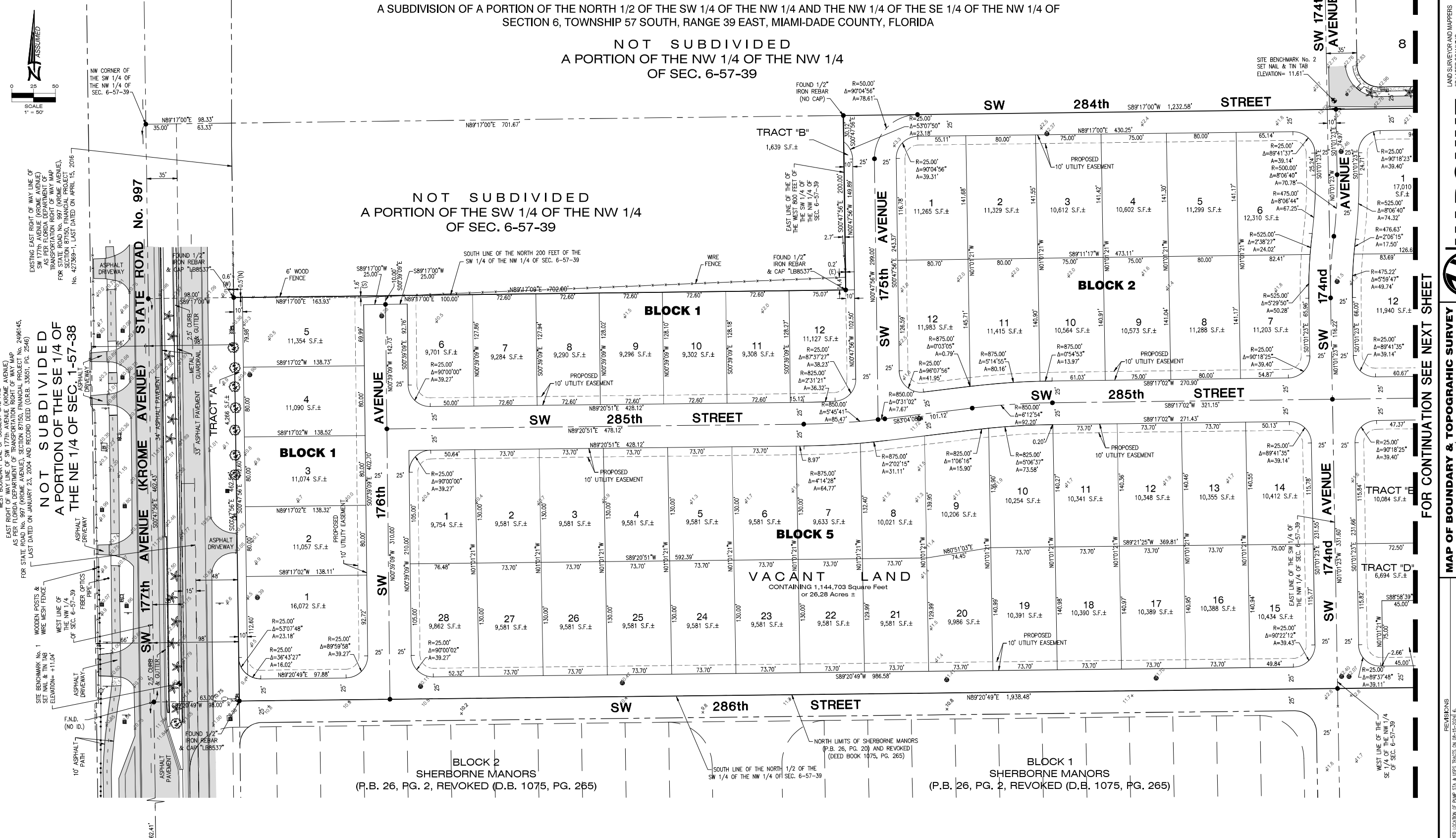
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.S.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
C.B.	CATCH BASIN
E	ELECTRICAL WALL PANEL

PH	FIRE HYDRANT
DI	DRAINAGE CURB INLET
BP	BACKFLOW PREVENTOR
GM	GAS METER
PS	PEDESTRIAN SIGNAL
EB	ELECTRIC UTILITY BOX
LP	LIGHT POLE
GA	GUY ANCHOR
WM	WATER METER
WV	WATER VALVE
GMH	GREASE-TRAP MANHOLE
MS	METRIC SEWER CLEAN-OUT
MS	SANITARY SEWER MANHOLE

SSV	SANITARY SEWER VALVE
M-L	MANHOLE-LINK/UNION
MHD	MANHOLE-DEEP
MA	MANHOLE ARM
INT	INTERCOM
POST	POST
SIGN	SIGN
MB	MAILBOX
CUP	CONCRETE UTILITY POLE
GR	GUARDRAIL
FT	FPL TRANSFORMER
WUP	WOOD UTILITY POLE
T	TREE NUMBER
USN	UTILITY STRUCTURE NUMBER

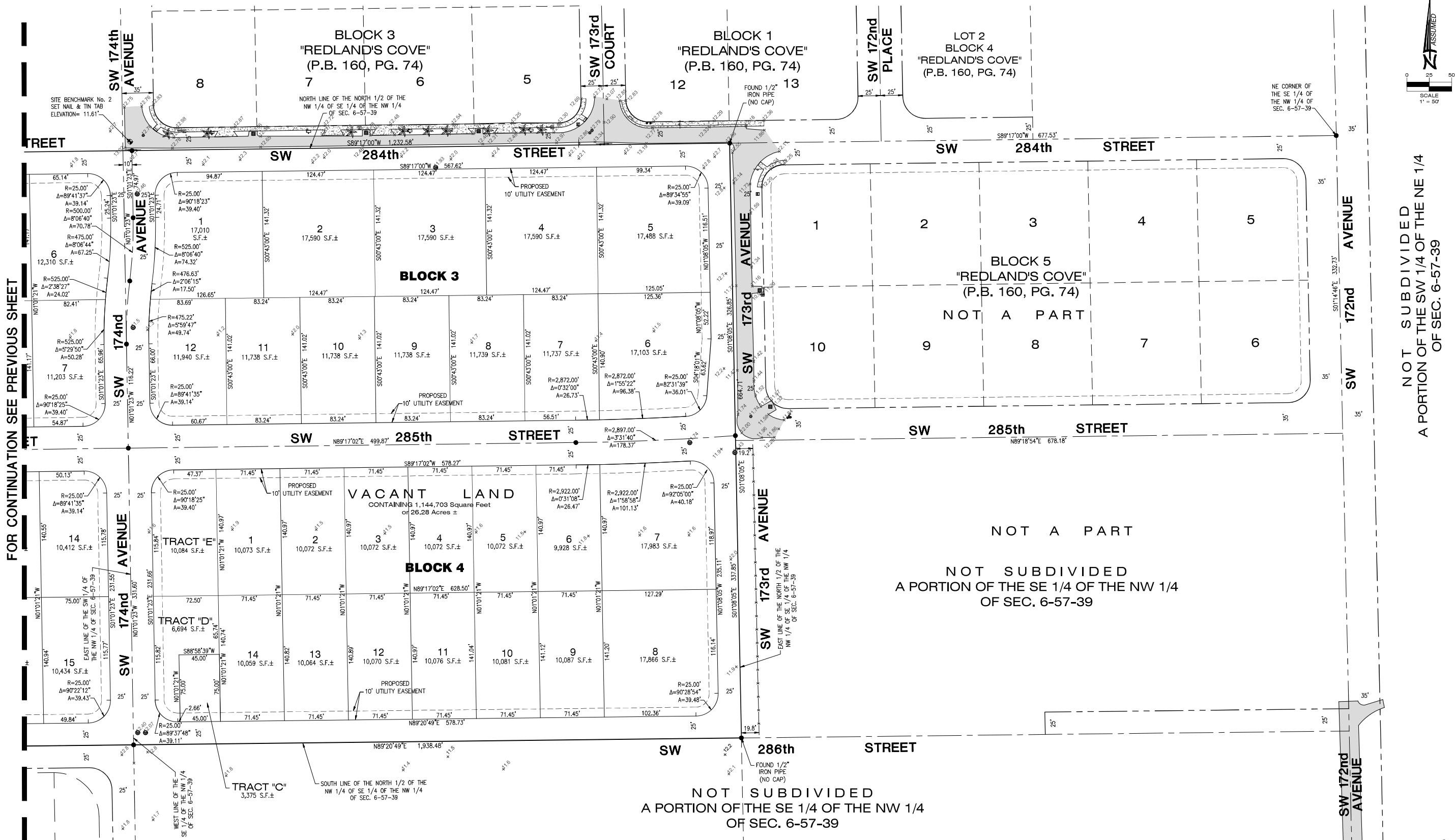
CBS	CBS WALL
WF	WOOD FENCE
IF	IRON FENCE
IRG	IRON ROLLING GATE
ISG	IRON SWING GATE
CLF	CHAIN-LINK FENCE
CLR	CHAIN-LINK ROLLING GATE
CLSG	CHAIN-LINK SWING GATE
F	FENCE, OTHER
T	TREE
PT	PINE TREE
PLT	PALM TREE
PL	PROPERTY LINE

---	RIGHT-WAY LINE
----	EASEMENT LINE
X--X--	X-UTL-DRAIN
X--X--	X-UTL-SANIT
----	OVERHEAD UTILITY LINE
----	EXISTING ELEVATION
----	SIGN
----	BRICK
----	BUILDING HATCH
----	CONCRETE
----	TILE
----	ASPHALT PAVEMENT
----	HANDCAP TACTILE STRIP



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S.S.V.	SANITARY SEWER VALVE
M.H.	MANHOLE
D.M.	DRAINAGE MANHOLE
S.M.A.	SIGNAL MAST ARM
I.C.	INTERCOM
P.	POST
S.	SIGN
M.	MAILBOX
C.U.P.	CONCRETE UTILITY POLE
G.	GUARDRAIL
F.T.	FPL TRANSFORMER
W.U.P.	WOOD UTILITY POLE
T1	TREE NUMBER
U.S.N.	UTILITY STRUCTURE NUMBER

CBS	CBS WALL
W.F.	WOOD FENCE
I.F.	IRON FENCE
R.G.	IRON ROLLING GATE
S.G.	IRON SWING GATE
C.L.F.	CHAIN-LINK FENCE
C.L.R.G.	CHAIN-LINK ROLLING GATE
C.L.S.G.	CHAIN-LINK SWING GATE
F.O.	FENCE OTHER
T.	TREE
P.T.	PINE TREE
P.T.	PALM TREE
P.L.	PROPERTY LINE

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