

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 : (55)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: FLORIDA CITY Sec.: 25 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PINEMESA

2. Owner's Name: D.R. HORTON, INC. Phone: 954-949-3000

Address: 6123 LYONS ROAD City: COCNUT CREEK State: FL Zip Code: 33073

Owner's Email Address: CMCALDEVILLA@DRHORTON.COM

3. Surveyor's Name: Contour Line Surveyor and Mappers LLC Phone: 305-570-1726

Address: 19860 NW 65th Court City: Hialeah State: FL Zip Code: 33015

Surveyor's Email Address: ajorge@clinesurvey.com/asosa@clinesurvey.com

4. Folio No(s): 16-7825-000-0030 / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: S.W. 187TH AVENUE (SOUTH REDLAND ROAD) / S.W. 353 Street

7. Present Zoning: RD-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(54 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 FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: 

(Print name & Title here): Rafael J. Roca, Vice President

BEFORE ME, personally appeared Rafael J. Roca this 25 day of July, 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 25 day of July, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: Rebecca Z. Cortes)

(NOTARY SEAL)

May 12, 2028

(Commission Expires)

HH481126

(Commission Number)

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

CONTACT PERSON INFORMATION

Name ARTURO A. SOSA
Telephone number 305-570-1726
e-mail address asosa@cinesurvey.com

SURVEYOR'S REPORT:

-For informational purposes only:
Number of proposed P.R.M.s: 4
Number of proposed P.C.P.s: 6
Number of proposed Lot Corners: 120
Number of proposed Tract Corners: 28

-Legal Description Source: As per SPECIAL WARRANTY DEED, recorded in Official Records Book 34221, Page 2068 of the public records of Miami-Dade County, Florida.

-No other instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as those shown.

-The surveyor did not observe any buildings on the subject property during the course of the survey.

-Bearings shown hereon are based on an assumed value of N00°32'12"W along the West line of the SW ¼ of Section 25, Township 57 South, Range 38 East, Miami-Dade County, Florida.

-Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee (FGCC) standards and specifications for geodetic leveling:
Benchmarks Used:
Benchmark Name: J-561
Locator: 7815
Elevation: 8.03
Location: SW 360th Street - 38' North of centerline, SW 187th Avenue - 64' East of centerline.
Description: PK nail and aluminum washer in concrete sidewalk in front of fire hydrant.

-This document consists of three (3) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

-No underground installations of utilities or improvements have been located.

-FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.

-The boundary line dimensions and directions as shown on the survey hereon form a mathematically closed figure.

-No excavation or determination was made as to how the property or properties is/are served by utilities.

-The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

-The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

-This survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed.

-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.

-The symbols (if any) reflected in the legend and on the sketch of survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-The surveyor did not inspect the property for environmental hazards nor observed any wetland delineation markers during the course of the survey.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

-Legal ownership of any located fences and/or walls (if any) during the course of the survey is not determined by surveyor.

-Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'.

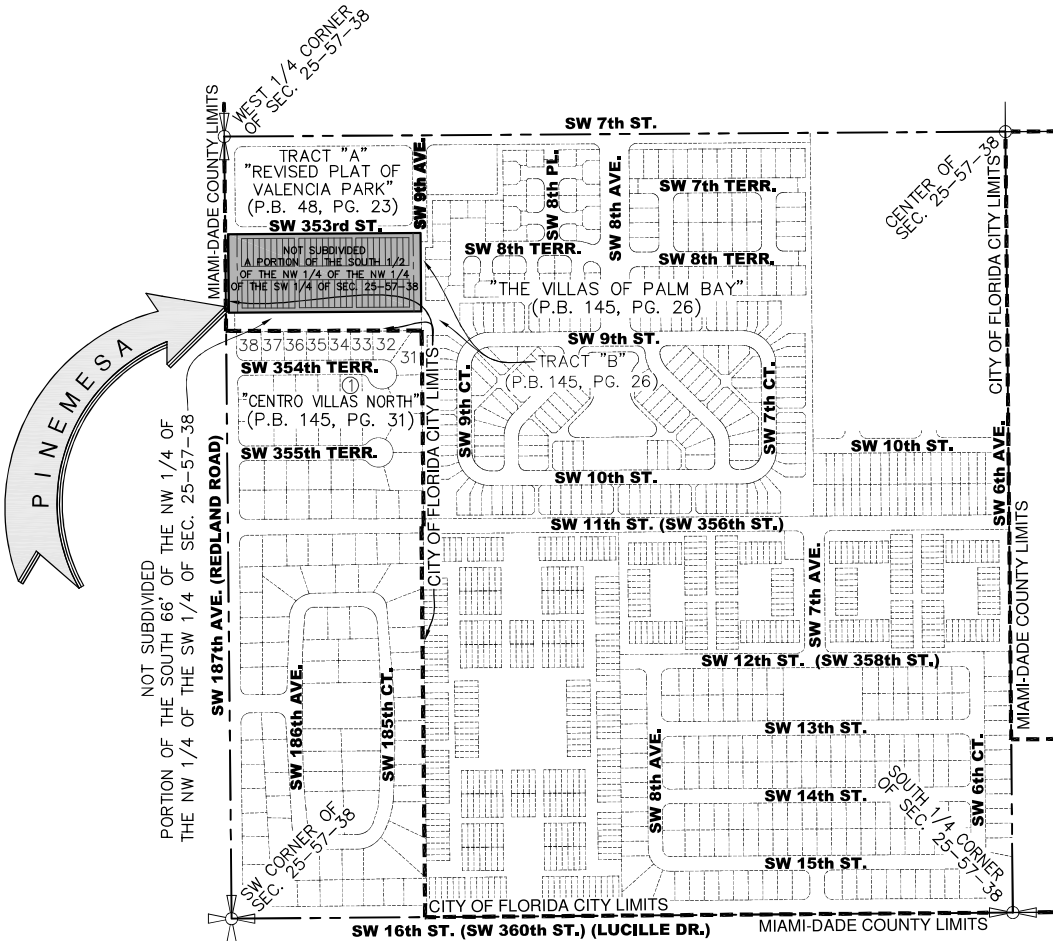
-Limits of asphalt paving (if any) are approximate and, unless otherwise shown, are reasonably consistent with existing topographic conditions.

-Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)-(2011)-(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).

-Set ½ rebar with plastic cap and/or PK Nail & Disc with stamped Certificate of Authorization No. LB 8537 at all property corners unless otherwise noted.

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY
PINEMESA

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH

THE SW 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1"=300')

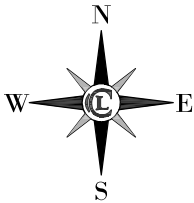
LEGAL DESCRIPTION:

The South ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 25, Township 57 South, Range 38 East, Miami-Dade County, Florida.

Less and except the following described portion:

Beginning at the Southeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 25, Township 57 South, Range 38 East; thence run West approximately 660 feet to the Western boundary of said Section; thence run North 66 feet; thence East approximately 660 feet and thence run due South to the Point of Beginning.

Also less and except that portion lying within the right of way of S.W. 187th Avenue, being the west 10 feet of the South ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 25, Township 57 South, Range 38 East, Miami-Dade County, Florida.



TOTAL PROPERTY AREA:

175,261 sq. ft or 4.02 acres ±

TAX FOLIO NUMBER:

16-7825-000-0030 - No address yet assigned.

OWNER:

D.R. Horton, Inc.
6123 Lyons Road
Coconut Creek, FL 33073
Cynthia M. Caldevilla
CMCaldevilla@drhorton.com
954-949-3014

SURVEYOR:

Contour Line Surveyors and Mappers, LLC
19860 NW 65th Court
Hialeah, FL 33015
Arturo A. Sosa, Alberto Jorge
asosa@cinesurvey.com, ajorge@cinesurvey.com
305-570-1726

WATER AND SEWER SERVICES:

Miami-Dade County Water and Sewer Department

MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 6 feet ± NAVD88 (North American Vertical Datum of 1988) or 7.5 feet ± NGVD 1929 (National Geodetic Vertical Datum of 1929), as per Miami-Dade County Flood Criteria Map GIS website, effective October 28, 2022.

FEMA INFORMATION:

As per Federal Emergency Management Agency FEMA Flood Map Service Center website located at https://msc.fema.gov/portal/home
NGVD 1929 (National Geodetic Vertical Datum of 1929)
Flood Zone: AH
Base Flood Elevation: 8 feet
Map Number: 12086C0730L, LOMR 19-04-6515P, effective date: November 18, 2020
Community Name & Number: City of Florida City, 120641

ZONING INFORMATION:

RD-1 (Residential Duplex District) - Townhouses on minimum 3,000 square foot lots. The site plan has the following variances to the City's Zoning Code. These variances are approved pursuant to Chapter 62 (Zoning).
* Lot Area: Minimum 3,000 square feet required; 1,900 - 1,931 provided.
* Lot Width: Minimum 25 feet required; 20 feet provided.
* Pervious Open Space: Minimum 45% of lot required; 41% provided.
* Townhouse Unit Grouping: No more than 8 units/building; plan shows 9 units per building.
* Private Parkland: One-half acre of parkland per 100 units required; none provided.
* Parking Spaces: Minimum of 108 required; 104 provided.
* Guest Parking: 14 spaces required; none provided.

DEVELOPMENT INFORMATION:

54 Townhomes

NUMBER OF SITES: 55

Number of Lots: 54, Blocks: 6 102,980 Sq. Ft (2.36 Acres ±)
Number of Tracts: 1
Tract "A"
(Ingress-Egress, Landscape, Common Area and U.E.): 57,583 Sq. Ft (1.32 Acres ±)
Right-of-Way Dedication by Separate Instruments: 14,698 Sq. Ft (0.34 Acres ±)
Total Property Area: 175,261 Sq. Ft (4.02 Acres ±)

ZONING: RD-1 (Residential Duplex District)
SINGLE FAMILY ATTACHED UNITS: 54 (Townhomes)
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS:
TOTAL ACREAGE: 4.02 acres ± (gross)
3.68 acres ± (net)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the BOUNDARY AND TOPOGRAPHIC SURVEY of the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this BOUNDARY AND TOPOGRAPHIC SURVEY meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 6J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. Last field survey date: 03-18-2025.

CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
asosa@cinesurvey.com

Digitally signed by Arturo A Sosa
Date: 2025.07.24 14:45:46-04'00'

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS 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.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY
PINEMESA

SE corner of SW 187th Avenue (Redland Road) and SW 353rd Street, Florida City, FL 33034
D. R. HORTON, INC.
6123 Lyons Road, Suite 100
Coconut Creek, FL 33073

CONTOUR LINE
SURVEYORS AND MAPPERS, LLC

CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@clinesurvey.com



DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 01-20-2025
PROJ. #: 2024 H5
FIELD BOOK Sketch

SHEET:
1
OF 3 SHEETS

TPLAT # 25230

CONTACT PERSON INFORMATION

Name ARTURO A. SOSATelephone number 305-570-1726e-mail address asosa@cinesurvey.comTENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY
PINEMESA

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

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LEGEND:

- Anchor
- Benchmark
- Centerline
- Catch Basin
- Diameter
- Fire Hydrant
- Guard Rail
- Guard Post
- Mail Box
- Overhead Electrical Line
- P.C.P. (Permanent Control Point)
- P.R.M. (Permanent Reference Monument)
- Section Line
- Street Sign
- Well
- Wood Fence
- Yellow Surface Mount Retrofit Ultra-ADA Warning Pad
- Sanitary Sewer Manhole
- Steel Pole With Solar Panel
- Wood Pole
- Wood Power Pole
- Sewer Utility Box
- Traffic Signal Utility Box
- Water Valve
- Tree
- Palm

ABBREVIATIONS:

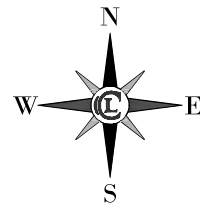
- Asph. Asphalt
- C.L.F. Chain Link Fence
- Conc. Concrete
- Elev. Elevation
- Fnd. Foundation
- LB. Licensed Business
- L.S. Licensed Surveyor
- L.U.E. Landscape and Utility Easement
- I.P. Iron Pipe
- M.F. Metal Fence
- N&D. Nail & Disc
- NGVD. National Geodetic Vertical Datum
- O.R.B. Official Records Book
- P.B. Plat Book
- P.S.M. Professional Surveyor and Mapper
- PG. Page
- R/W. Right-of-Way
- S.C.P. Survey Control Point
- SQ. FT. Square Feet
- SEC. Section
- SEC. 25-57-38 Section 25, Township 57 South, Range 38 East
- Swk. Sidewalk
- TYP. Typical
- U.E. Utility Easement
- W.F. Wood Fence

-This document consists of three (3) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

TPLAT # 25230

SW 7th ST. (SW 352nd ST.)

NORTH LINE OF THE SW 1/4 OF SEC. 25-57-38

WEST 1/4 CORNER
OF SEC. 25-57-38GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.TRACT "A"
"REVISED PLAT OF VALENCIA PARK"
(P.B. 48, PG. 23)PROPOSED 25' R/W VACATION BY NORTH PROPERTY OWNER UNDER
A SEPARATE R/W DEED TO CITY OF FLORIDA CITY (15,215 SQ. FT.)NE CORNER OF THE SOUTH 1/2 OF THE NW 1/4
OF THE NW 1/4 OF THE SW 1/4 OF SEC. 25-57-38

SW 8th ST. (SW 353rd ST.)

N89°37'05"E 655.83'

FOLIO: 16-7825-000-0030
VACANT LAND
TOTAL PROPERTY GROSS AREA
175,261 SQ. FT.
(4.02 ACRES ±)

NOT SUBDIVIDED

A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC. 25-57-38

N89°36'29"E 655.83'

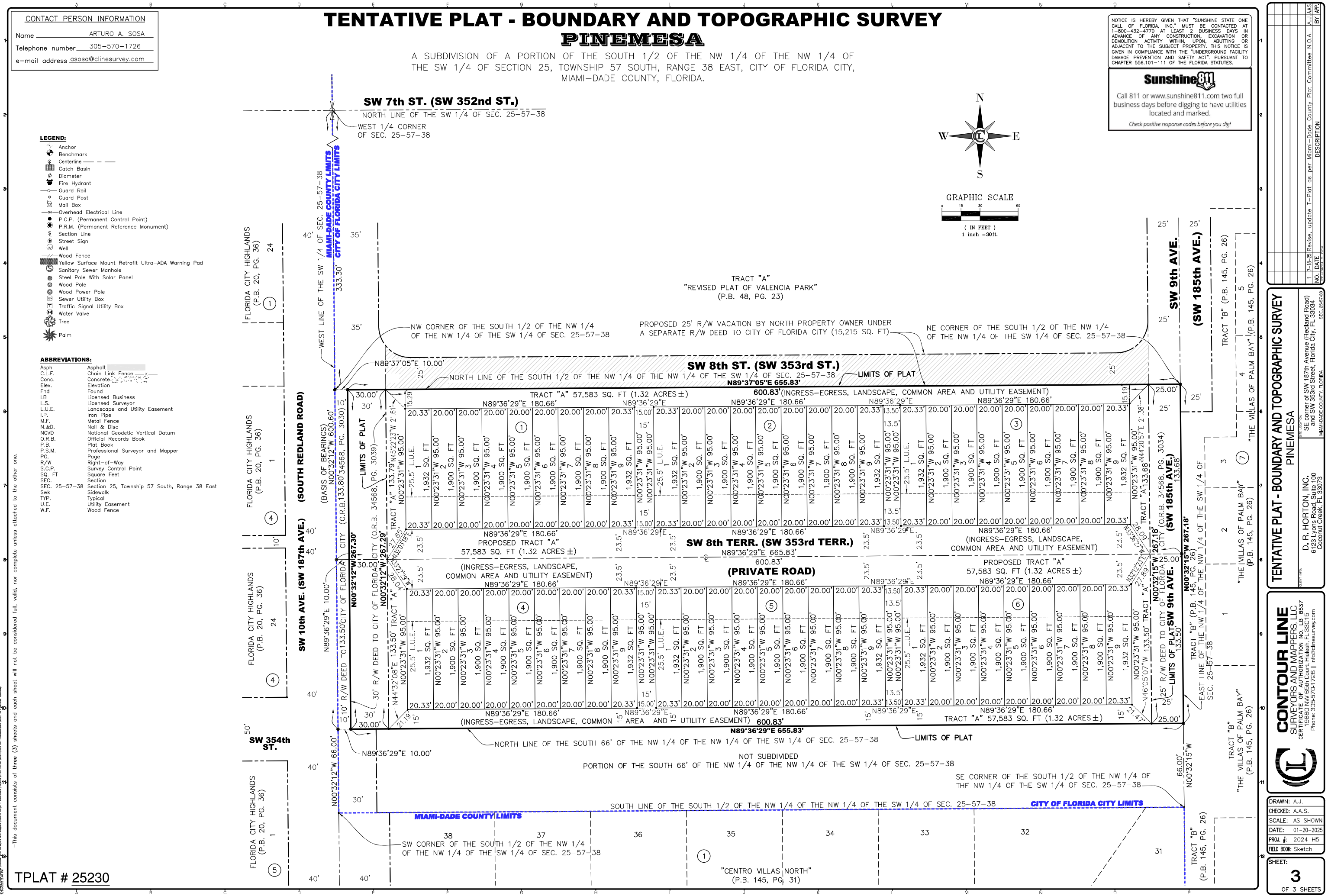
NOT SUBDIVIDED

PORTION OF THE SOUTH 66' OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC. 25-57-38

SOUTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC. 25-57-38

CITY OF FLORIDA CITY LIMITS

SW CORNER OF THE SOUTH 1/2 OF THE NW 1/4
OF THE NW 1/4 OF THE SW 1/4 OF SEC. 25-57-38"CENTRO VILLAS NORTH"
(P.B. 145, PG. 31)TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY
PINEMESACONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8637
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@contourline.comDRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 01-20-2025
PROJ. #: 2024 H5
FIELD BOOK SketchSHEET:
2
OF 3 SHEETSD. R. HORTON, INC.
6123 Lyons Road, Suite 100
Coconut Creek, FL 33073SE corner of SW 187th Avenue (Redland Road)
and SW 353rd Street, Florida City, FL 33034SEC. LOCATION:
MIAMI-DADE COUNTY, FLORIDAREVISE: 1 7-18-25
NO. DATE
DESCRIPTIONA.J.A.S.
BY AP. 1



CONTACT PERSON INFORMATION

Name ARTURO A. SOSA

Telephone number 305-570-1726

e-mail address asosa@cinesurvey.com

- LEGEND:**
- Anchor
 - Benchmark
 - Centerline
 - Catch Basin
 - Diameter
 - Fire Hydrant
 - Guard Rail
 - Guard Post
 - Mail Box
 - Overhead Electrical Line
 - P.C.P. (Permanent Control Point)
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 - Wood Pole
 - Wood Power Pole
 - Sewer Utility Box
 - Traffic Signal Utility Box
 - Water Valve
 - Tree
 - Palm
- ABBREVIATIONS:**
- Asph. Asphalt
 - C.L.F. Chain Link Fence
 - Conc. Concrete
 - Elev. Elevation
 - Find Found
 - LB Licensed Business
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 - L.U.E. Landscape and Utility Easement
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SCALE: AS SHOWN

DATE: 01-20-2025

PROJ. #: 2024 H5

FELD BOOK Sketch

SHEET: **3**

OF 3 SHEETS

SE corner of SW 187th Avenue (Redland Road) and SW 353rd Street, Florida City, FL 33034

NO. DATE

1 7-18-25

Revise, update T-Plat as per Miami-Dade County Plat Committee N.O.A.

DESCRIPTION

SEC. 25-57-38

MIAMI-DADE COUNTY, FLORIDA