

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 : (54)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 12 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Verdana East

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

c/o LENNAR HOMES, LLC
Address: 5505 Waterford 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: 8935 NW 35 Lane, Suite 201 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 30-6912-000-0130 / _____ / _____ / _____

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

6. Street boundaries: SW 212 Street & SW 127 Ave

7. Present Zoning: RU-1Ma Zoning Hearing No.: Z2025000073

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.

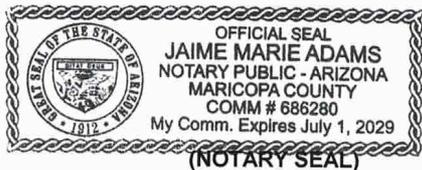
STATE OF ARIZONA)
COUNTY OF MARICOPA)

SS:

Signature of Owner: *Steven S. Benson*
(Print name & Title here): Steven S. Benson, Manager of Essential Housing Asset Management, LLC, the Authorized Agent of TPG AG EHC III (LEN) Multi State 2, LLC

BEFORE ME, personally appeared Steven S. Benson this 18 day of February, 2026 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 18 day of February, 2026 A.D.



Signature of Notary Public: *Jaime Marie Adams*
(Print, Type name here: Jaime Marie Adams)
07-01-2029 686280
(Commission Expires) (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 "VERDANA EAST"

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the original field work of the Boundary Survey was on October 17, 2024.
2. The date of completion of the original field work of the Update Survey was on February 13, 2025.

SECTION 2) LEGAL DESCRIPTION:

The North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 12, township 56 South, Range 39 East, lying and being Miami-Dade County, Florida.

Containing a Gross Area of 446,886 Square Feet or 10.26 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

SW 127th Avenue & SW 212th Street, Miami Florida 33177
Folio No. 30-6912-000-0130

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 of the 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.

Bearings as shown hereon are based upon the West Line of the SW 1/4 of Section 12, Township 56 South, Range 39 East, Miami-Dade County, Florida with an assumed bearing of S00°51'39"E, said line to be considered a well established and monumented line.

Warranty Deed, dated November 17, 1979, recorded in Official Records Book 10583, Page 1612, Miami-Dade County Records.

Warranty Deed, dated November 27, 1979, recorded in Official Records Book 10583, Page 1613, Miami-Dade County Records.

Township Mpas for Section 12, township 56 South, Range 39 East, Miami-Dade County, Florida, prepared by Miami Dade County, Public Works and Transportation Department, last dated on January 1978.

Plat of "SOUTH GATE SUBDIVISION", recorded in Plat Book 161, at Page 41,, Miami-Dade County Records.

Plat of "AUGUST PARK ADDITION TO GOULD, FLA", recorded in Plat Book 6, at Page 179, Miami-Dade County Records.

Plat of "CLAUDIA SUBDIVISION", recorded in Plat Book 174, at Page 12, Miami-Dade County Records.

Plat of "JESSLY SUBDIVISION", recorded in Plat Book 161, at Page 86, Miami-Dade County Records.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (City of Miami-Dade County), Map Panel No. 12086C0584, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number BC-18-R, Elevation 10.00 feet (NGVD 29).



VERDANA EAST

LOCATION MAP
THE SOUTHWEST W 1/4
OF SECTION 12, TOWNSHIP 56, SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

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.

SECTION 6) CLIENT INFORMATION:

Gioconda Villacis
c/o **LENNAR HOMES, LLC**, a Delaware limited liability company
5505 Waterford District Drive, 5th Floor
Miami, Florida 33126
Contact: Marc Szasz
Phone: 727.455.3680
E-Mail: Marc.Szasz@lennar.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:
Current Zoning: RU-1M(a) (Modified Single-Family Residential Zoning District)
Existing Land Use: Vacant Land
Number of Proposed Blocks: 5
- Block 1: 9 Lots
 - Block 2: 12 Lots
 - Block 3: 12 Lots
 - Block 4: 9 Lots
 - Block 5: 12 Lots
- Total of Lots: 54 Lots
Proposed Use: One Single Family Home on each Lot (54 dwelling units)
Zoning Hearing Z2025000073

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 8.0 feet NAVD 88

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
8935 NW 35th Lane, Suite 201,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 12) 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.

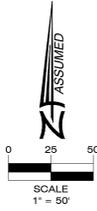
Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
8935 NW 35th Lane, Suite 201
Doral, Florida, 33172
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the digital 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	2	3	4	5
Field Book:					
DRAWN BY:	LD				
TECH BY:	RI				
QA/QC BY:	JS				
Job No.:	24125				

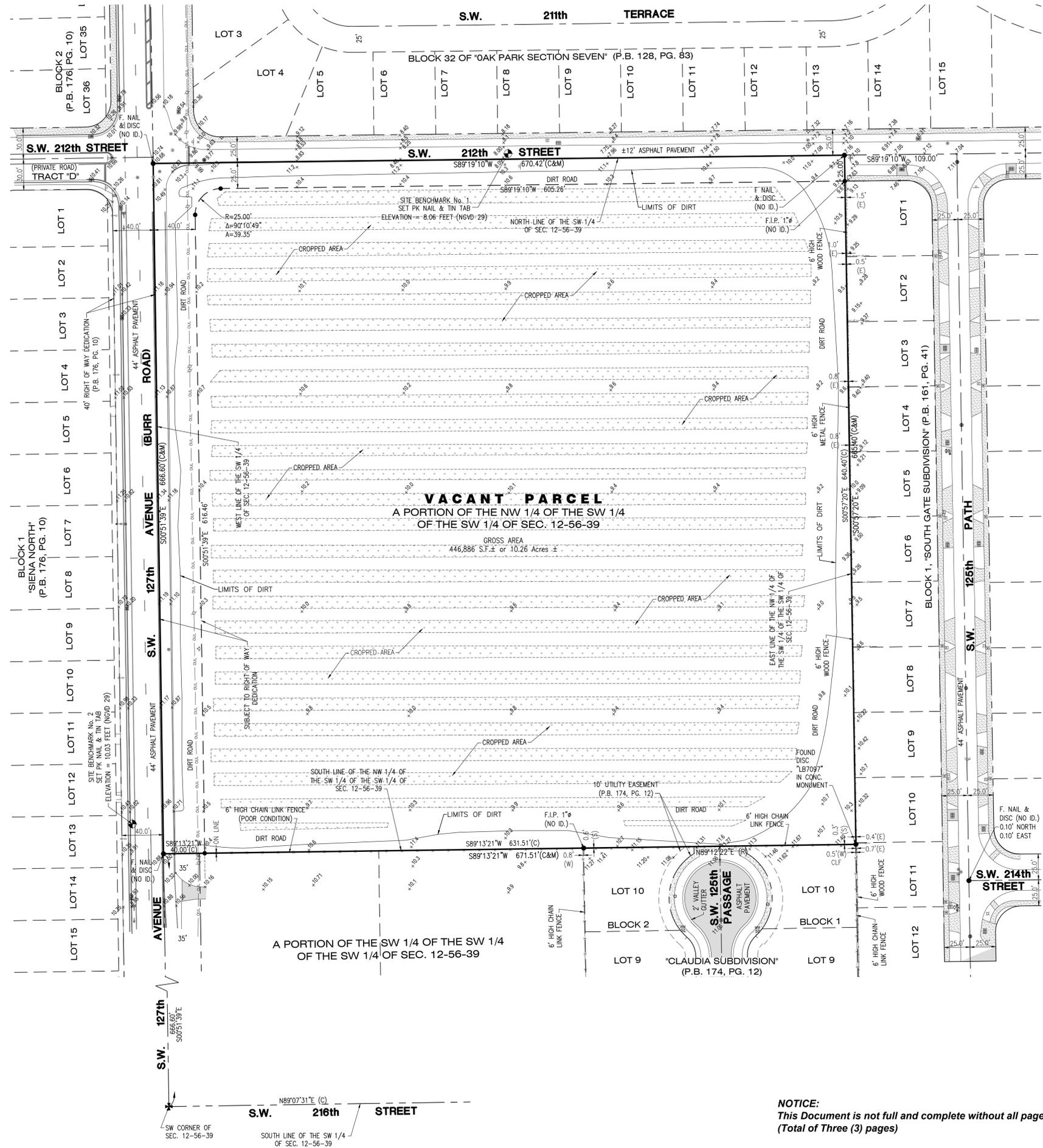
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THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
⊕	CENTER LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
(4)	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SNK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.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
⊕	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	COMMUNICATION BOX
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
⊕	TREE NUMBER
⊕	UTILITY STRUCTURE NUMBER
⊕	CBS WALL
⊕	WOOD FENCE
⊕	IRON FENCE
⊕	IRON ROLLING GATE
⊕	IRON SWING GATE
⊕	CHAIN-LINK FENCE
⊕	CHAIN-LINK ROLLING GATE
⊕	PINE
⊕	OAK
⊕	TREE
⊕	AVOCADO
⊕	PALM TREE
⊕	MANGO
---	RIGHT-WAY-LINE
---	EASEMENT LINE
X-UTL-DRAIN	X-UTL-DRAIN
X-UTL-SANT	X-UTL-SANT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP
---	USPS



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LAND SURVEYOR AND MAPPERS
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UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
8555 NW 35th Lane, Suite 201 - Doral, FL 33172 - F. +1(305)297-8845 - W. www.hadonne.com

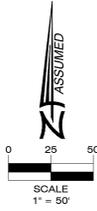
BOUNDARY AND TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
OWNER OF
SW 127th AVENUE AND SW 212th STREET MIAMI, FL 33177

REVISIONS	FILE
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Field Book:	FILE
DRAWN BY:	LD
TECH BY:	RI
C.A.G.C. BY:	JS
Job No.:	24125

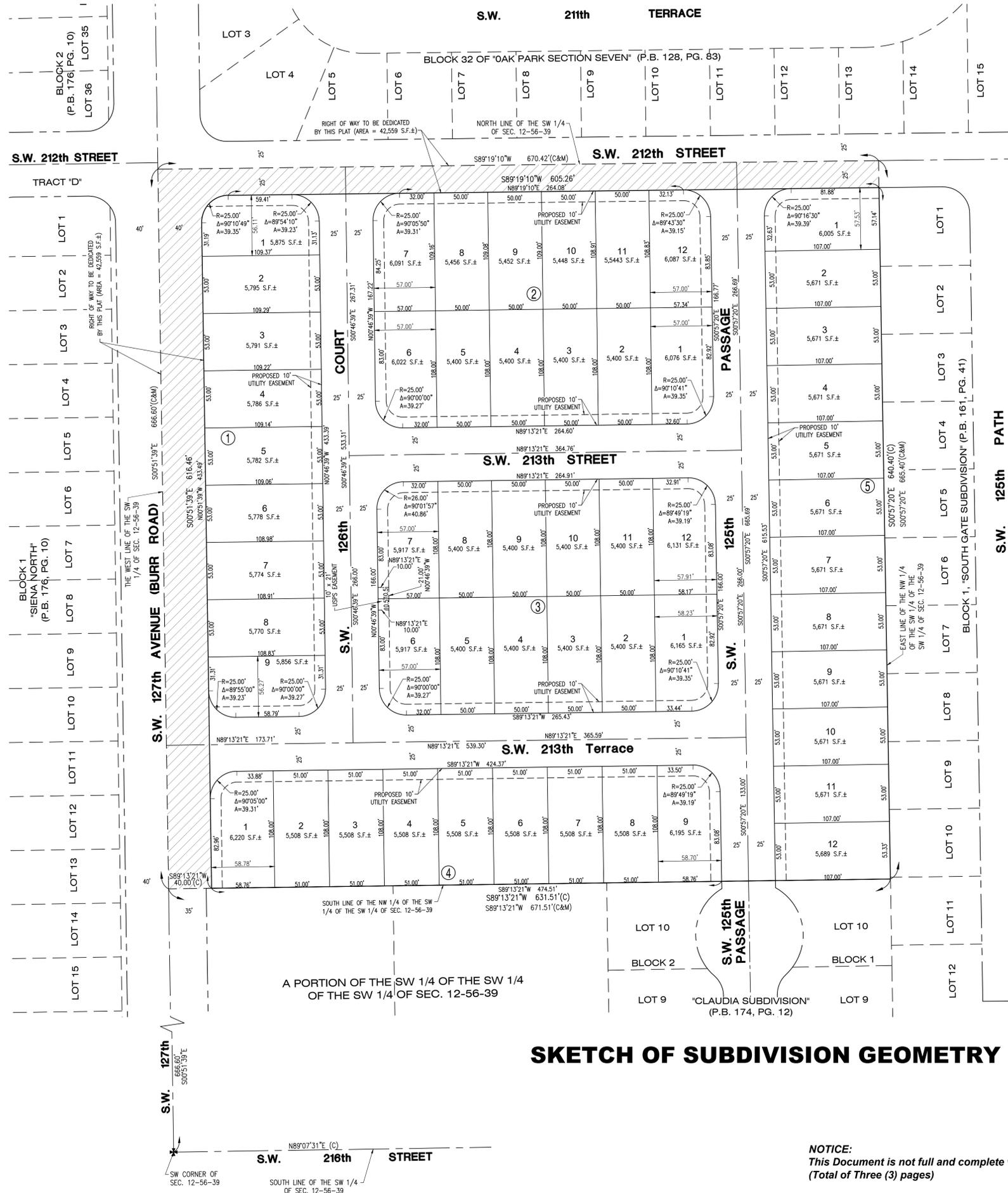
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⊕	USPS
⊕	UNITED STATES POSTAL SERVICE



SKETCH OF SUBDIVISION GEOMETRY

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3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



BOUNDARY AND TOPOGRAPHIC SURVEY
for
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SW 127th AVENUE AND SW 212th STREET MIAMI, FL 33177

REVISIONS	DATE	BY	DESCRIPTION
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