

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 : (12)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

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

- Name of Proposed Subdivision: Land Team Homes Subdivision
- Owner's Name: LAND TEAM LLC Phone: 3057968782
 Address: 11055 SW 186th Suite 301 City: MIAMI State: FL Zip Code: 33157
 Owner's Email Address: BOBBY@APARTYHALL.COM
- Surveyor's Name: Hadonne Corp Phone: 305-266-1188
 Address: 8935 NW 35th Lane Suite 201 City: Doral State: FL Zip Code: 33172
 Surveyor's Email Address: plattng@hadonne.com
- Folio No(s): 30-6912-006-0010 / 30-6912-006-0020 / _____ / _____
- Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW 124 Place & SW 216 Street

7. Present Zoning: RU-1M(b) Zoning Hearing No.: R2024000060

8. Proposed use of Property:
 Single Family Res.(12 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: *[Handwritten Signature]*
(Print name & Title here): ANDRES R NUNEZ MANAGER

BEFORE ME, personally appeared Andres R. Nunez this 6 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 HS20-016-61-225-0 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of February, 2026 A.D.



Signature of Notary Public: *[Handwritten Signature]*
(Print, Type name here: Mabel Laserna)

7/1/2026 HH276891
(Commission Expires) (Commission Number)

(NOTARY SEAL)

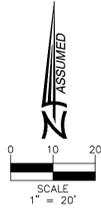
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

RESET FORM

PRINT FORM

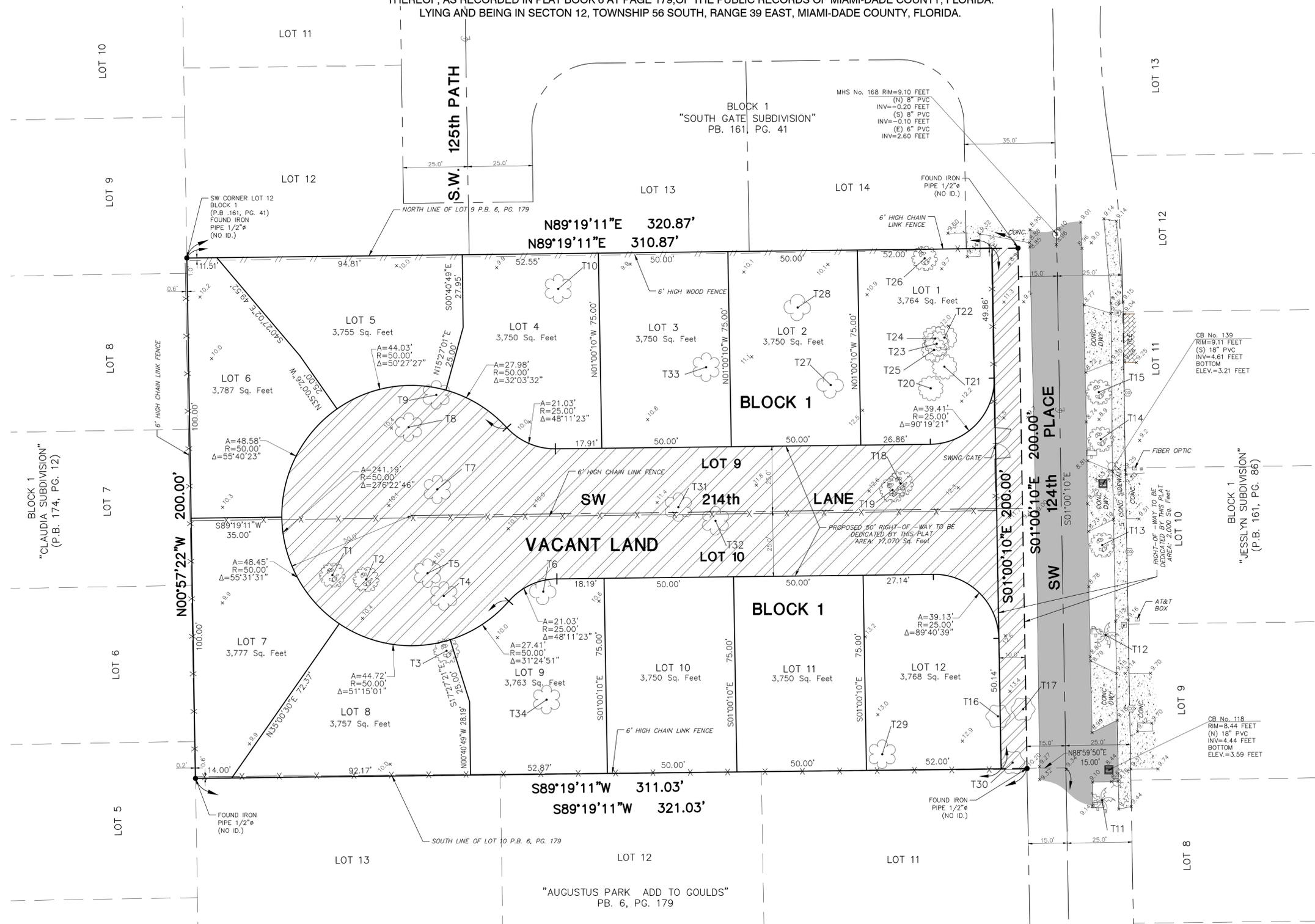
TENTATIVE PLAT OF "LAND TEAM HOMES SUBDIVISION"

A SUBDIVISION OF LOTS 9 & 10 OF "AUGUSTUS PARK ADDITION TO GOULDS, FLORIDA" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 179, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



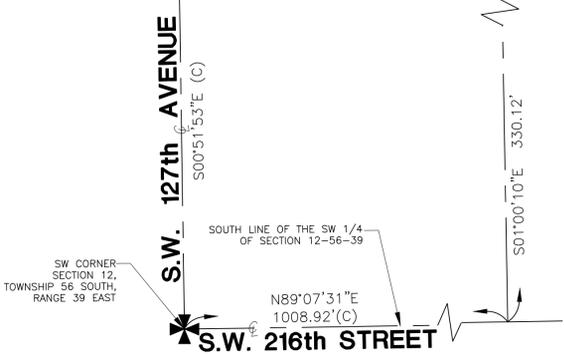
NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

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
SWK	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
⊗	PEDESTRIAN SIGNAL
⊗	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
⊗	MALIBOX
⊗	CONCRETE UTILITY POLE
⊗	GUARDRAIL
⊗	FPL TRANSFORMER
⊗	WOOD UTILITY POLE
T1	TREE NUMBER
UTS	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-SANIT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP



TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	OAK	14	40	20
T2	OAK	14	40	20
T3	OAK	14	40	20
T4	TREE	48	60	50
T5	TREE	36	50	40
T6	MANGO	16	25	35
T7	TREE	24	50	35
T8	TREE	24	50	35
T9	TREE	24	20	20
T10	TREE	48	50	50
T11	PALM 3T	12	15	7
T12	PALM	4	15	7
T13	OAK	10	20	20
T14	OAK	10	20	20
T15	OAK	10	20	20
T16	PINE	36	60	30

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T17	PINE	36	60	30
T18	OAK	14	25	25
T19	OAK	14	25	25
T20	AVOCADO	12	30	25
T21	AVOCADO	12	30	25
T22	AVOCADO	18	50	30
T23	AVOCADO	12	40	20
T24	AVOCADO	12	40	20
T25	AVOCADO	8	30	15
T26	OAK	8	15	7
T27	MANGO	36	50	50
T28	MANGO	36	50	50
T29	TREE	12	20	20
T30	PINE	24	50	30
T31	TREE	18	40	35
T32	TREE	48	50	40
T33	TREE	36	50	40
T34	TREE	12	20	30



LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
8856 NW 35th Ln, Suite 201 - Doral, FL 33172 - P: +1(954)266-1188 - F: +1(954)207-8845 - W: www.hadonne.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LAND TEAM LLC
or
LAND TEAM LLC
SW 124th PLACE AND SW 216th STREET MIAMI, FL 33177

REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		

Field Book: FILE
DRAWN BY: LD
TECH BY: RI
QA/QC BY: JS
Job No.: 24001
2/2