

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: TC MC Homestead 50, LLC Phone: (305) 364-8505

Address: 7480 SW 40th Street, Suite 700 City: Miami State: FL Zip Code: 33155

Owner's Email Address: setessam@cayonfamily.net

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.: M2024000004

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.

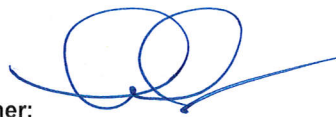
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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ 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)
COUNTY OF MIAMI-DADE)

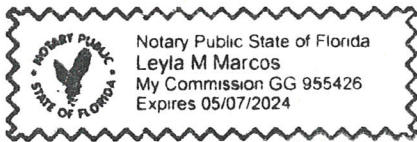
SS:

Signature of Owner: 

(Print name & Title here): MAURICE CAYON, MANAGER

BEFORE ME, personally appeared Maurice Cayon this 9 day of February, 2024 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 9 day of February, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: Leyla M. Marcos)

05.07.2024 GG955426
(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:

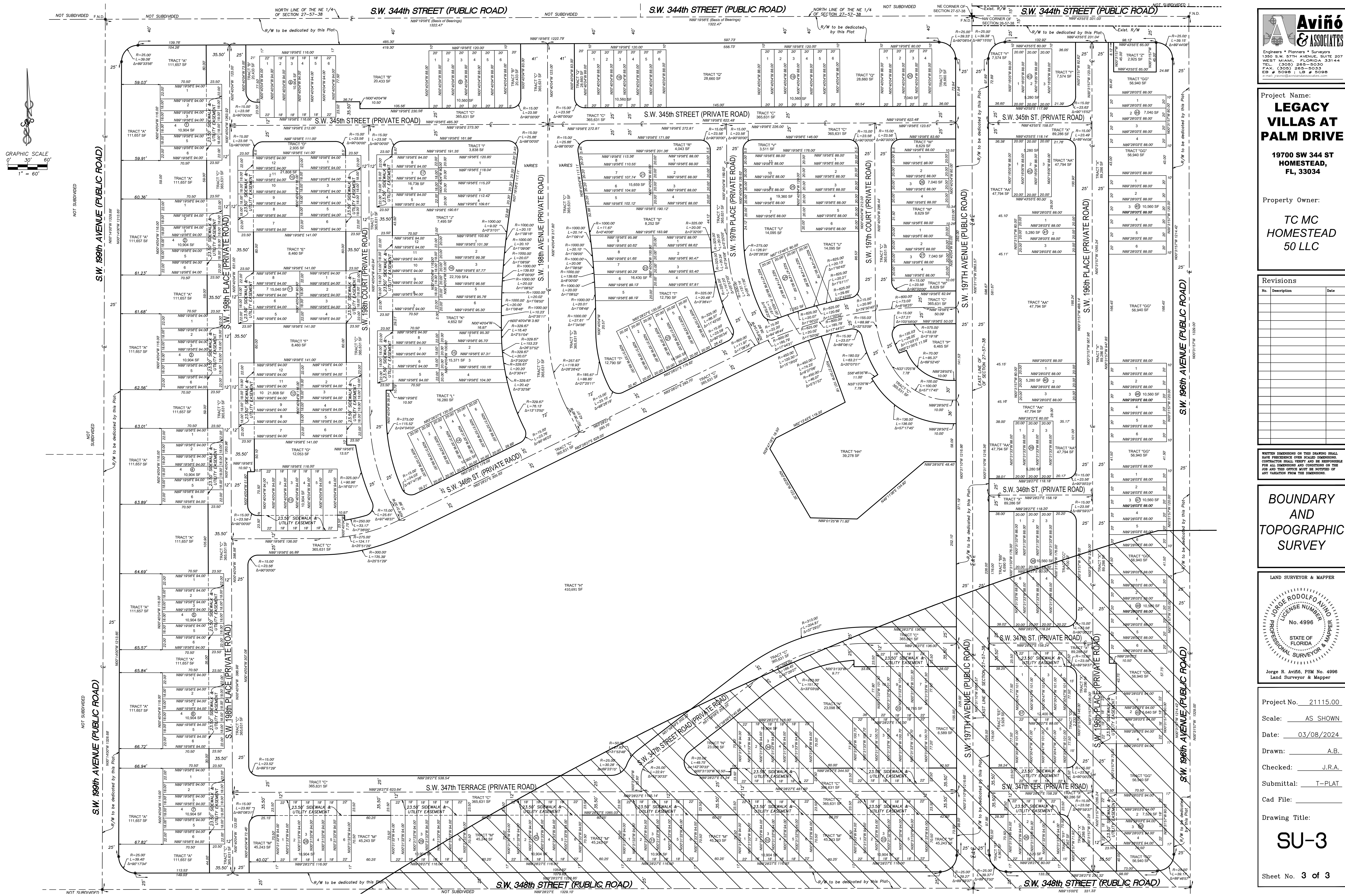
Parcel 1:

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



Aviño & Associates
 Engineers • Planners • Surveyors
 1330 S.W. 37th Avenue, Suite 207
 West Miami, Florida 33144
 Tel: (305) 265-0030
 Fax: (305) 265-0033
 E-mail: jra@avinioassociates.com

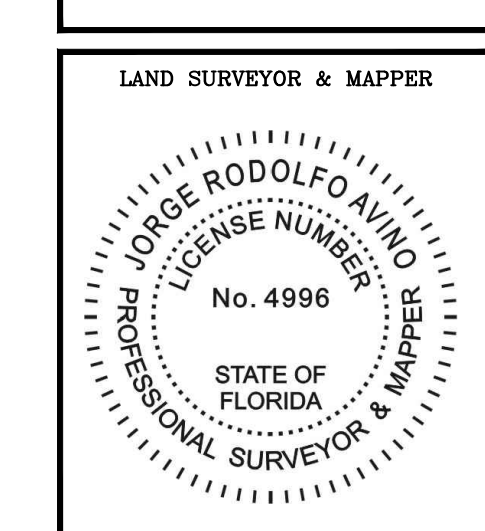
Project Name:
LEGACY VILLAS AT PALM DRIVE
 19700 SW 344 ST HOMESTEAD, FL, 33034

Property Owner:
TC MC HOMESTEAD 50 LLC

Revisions		
No.	Description	Date

WRITTEN DIMENSIONS ON THIS DRAWING SHALL PREVAIL 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



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

Project No. 21115.00
 Scale: AS SHOWN
 Date: 03/08/2024
 Drawn: A.B.
 Checked: J.R.A.
 Submittal: T-PLAT
 Cad File:
 Drawing Title:

SU-3
 Sheet No. 3 of 3