RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING FINAL PLAT APPROVAL, AS REQUESTED BY BAAAMA, LLC. AND PENCO III, LLC., FOR THE DEVELOPMENT OF A ONE HUNDREAD AND NINETEEN (119) SINGLE-FAMILY DWELLING UNITS RESIDENTIAL SUBDIVISION ON AN APPROXIMATELY 62.35 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF SW 296TH STREET, NORTH OF 302ND STREET, AND WEST OF SW 192ND AVENUE (TOWER ROAD) AND EAST OF SW 197 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 25 "Subdivisions and Platting," Article II "Plats and Platting Procedure," Division 4 "Final Plat," Sections 25-71 through 25-85 of the City Code of Ordinances ("City Code"), BAAAMA, LLC and Penco III, LLC (the "Applicant") have applied to the City of Homestead, Florida (the "City"), for approval of a Final Plat, attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2026-54); and

WHEREAS, the City surveyor recommended approval of the requested Final Plat; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Final Plat is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval of Final Plat. Pursuant to the requirements set forth in Chapter 25 "Subdivisions and Platting," Article II "Plats and Platting Procedure," Division 4 "Final Plat,"

Sections 25-71 through 25-85 of the City Code, the requested Final Plat attached hereto as Exhibit "B," is hereby approved.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violation. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that they must comply with all other applicable requirements of the City prior to commencement of construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS ____day of _____, 2026.

_____
Mayor Steven D. Losner

ATTEST:

_____
ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Motion to adopt by _____seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner _____
Vice Mayor Jenifer N. Bailey _____
Councilwoman Erica G. Ávila _____
Councilman Clemente Canabal _____
Councilman Sean L. Fletcher _____
Councilwoman Kimberly Konsky _____
Councilman Larry Roth _____

Exhibit "A"
LEGAL DESCRIPTION

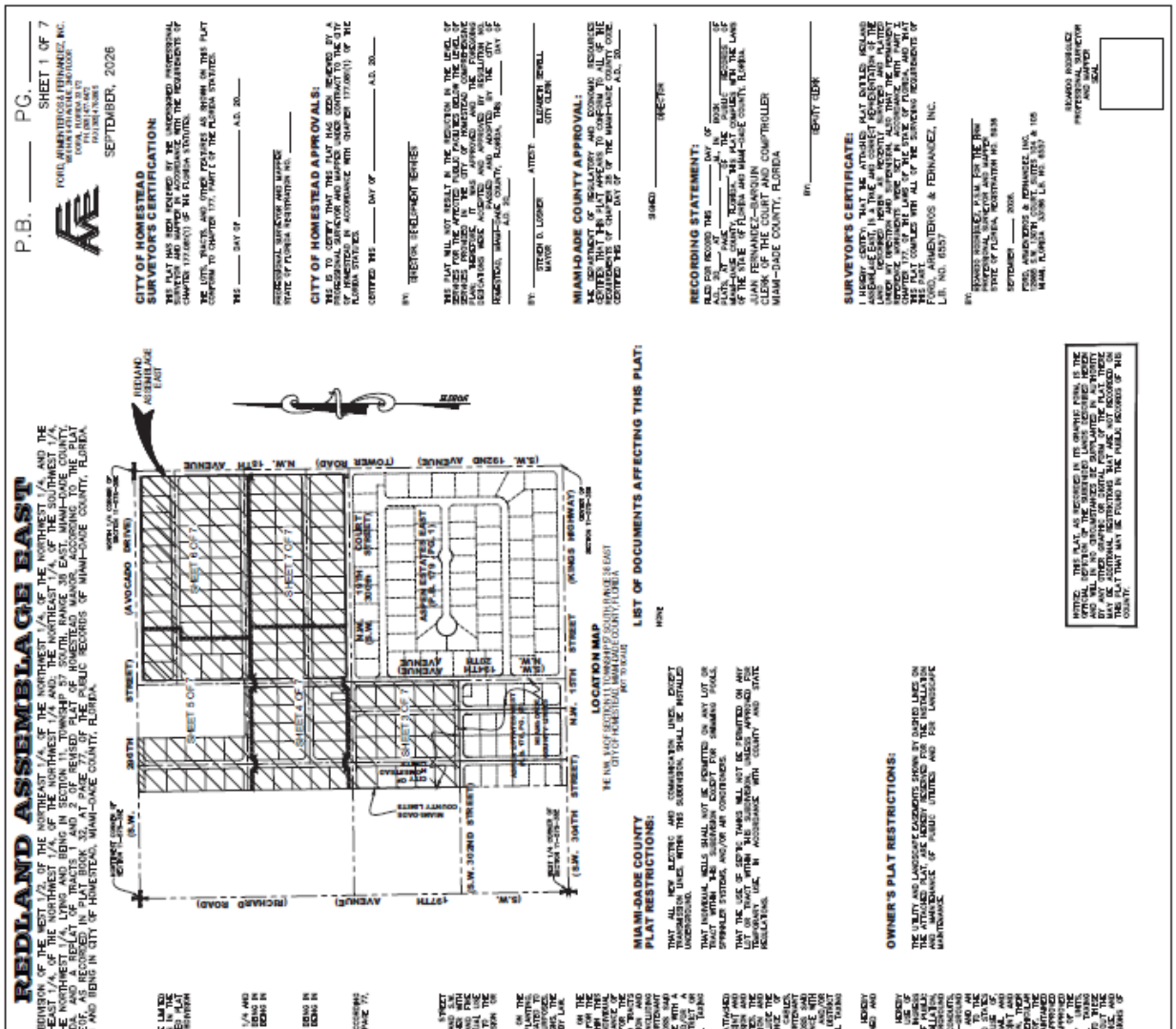
Folio: 10-7811-002-0010

Owner: BAAAMA LLC
Tracts 1 and 2 of REVISED PLAT OF HOMESTEAD MANOR, according to the Plat thereof, as recorded in Plat Book 32, at Page 77, of the Public Records of Miami-Dade County, Florida.

Folio: 10-7811-000-0081

Owner: PENCO III, LLC.
THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Exhibit "B"
FINAL PLAT



REDLAND ASSEMBLAGE EAST

A SUBDIVISION OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, AND THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4 AND; THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF TRACTS 1 AND 2 OF REVISED PLAT OF HOMESTEAD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

SHEET 2 OF 7

FORD, ARMENTEROS & FERNANDEZ, INC.
BROKEN SOUND BLVD, 2ND FLOOR
BOCA, FLORIDA 33487
PH (561) 477-6670
FAX (561) 477-6671

SEPTEMBER, 2026

IN WITNESS WHEREOF:

THAT SAID TPG AG EHC IX (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ AS _____ OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS ____ DAY OF _____ A.D., 2026.

TPG AG EHC IX (LEN) MULTI STATE 2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
AS ITS AUTHORIZED AGENT

BY: _____

NAME: _____

TITLE: _____

WITNESSES:

1) _____ 2) _____

PRINT NAME PRINT NAME

ACKNOWLEDGEMENT:

STATE OF _____
S.S.
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ AS _____ OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG EHC IX (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2026.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTARY SEAL

TPG AG EHC IX (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY SEAL

TPG AG EHC IX (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY SEAL

ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY SEAL

ESSENTIAL HOUSING ASSET MANAGEMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY SEAL

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

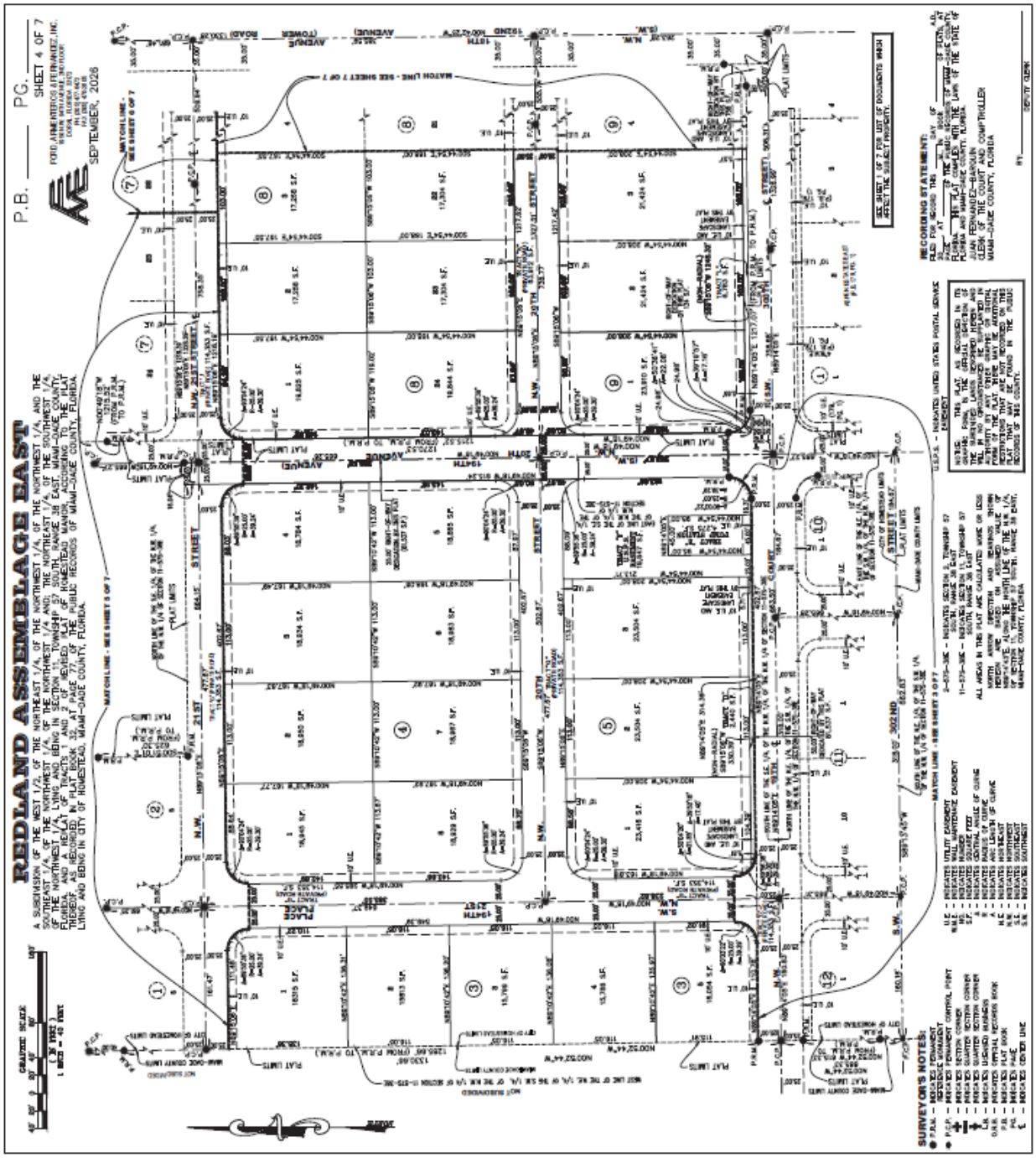
RECORDING STATEMENT:

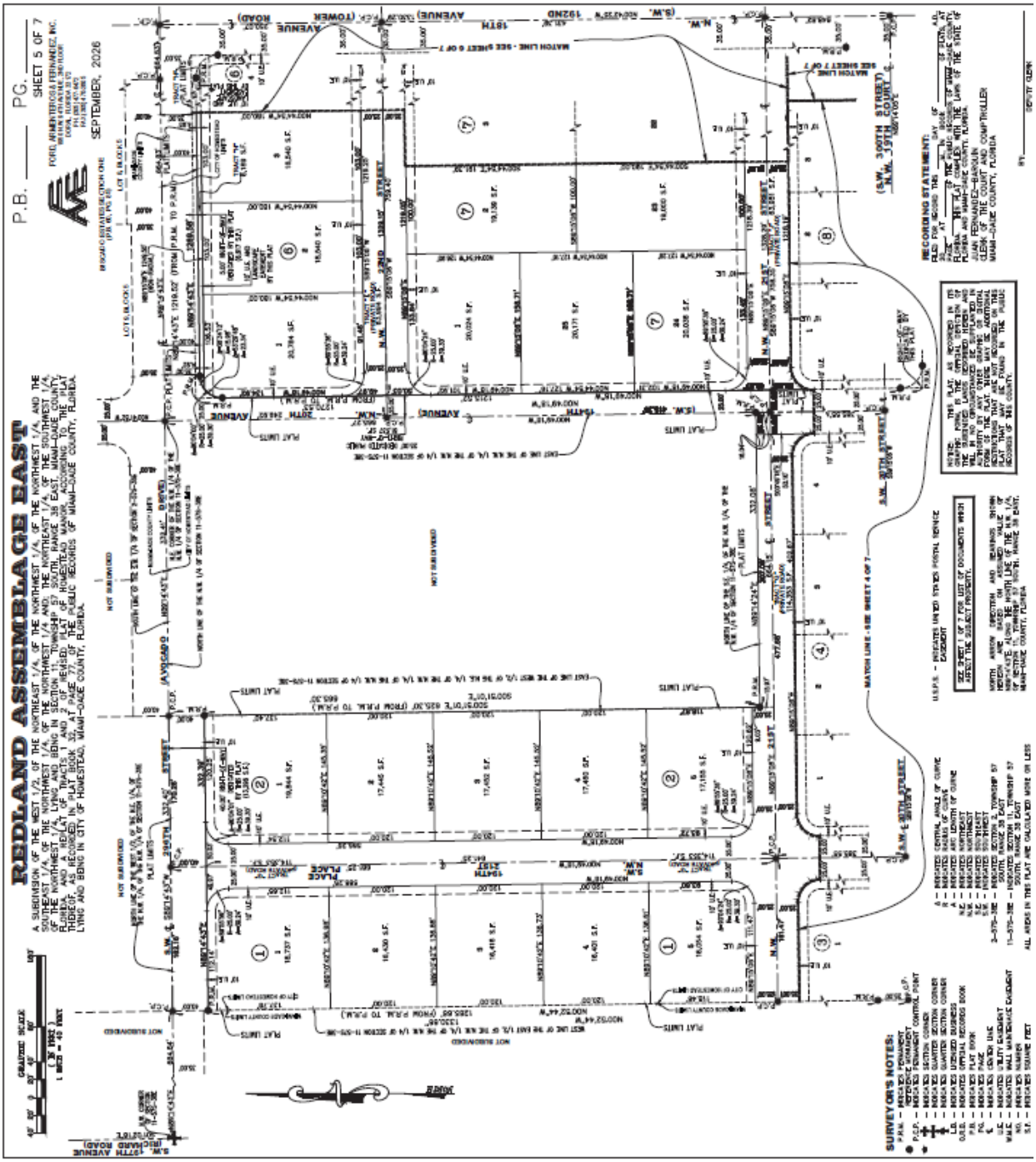
FILED FOR RECORD THIS ____ DAY OF _____ A.D., 20____ AT _____ M. IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

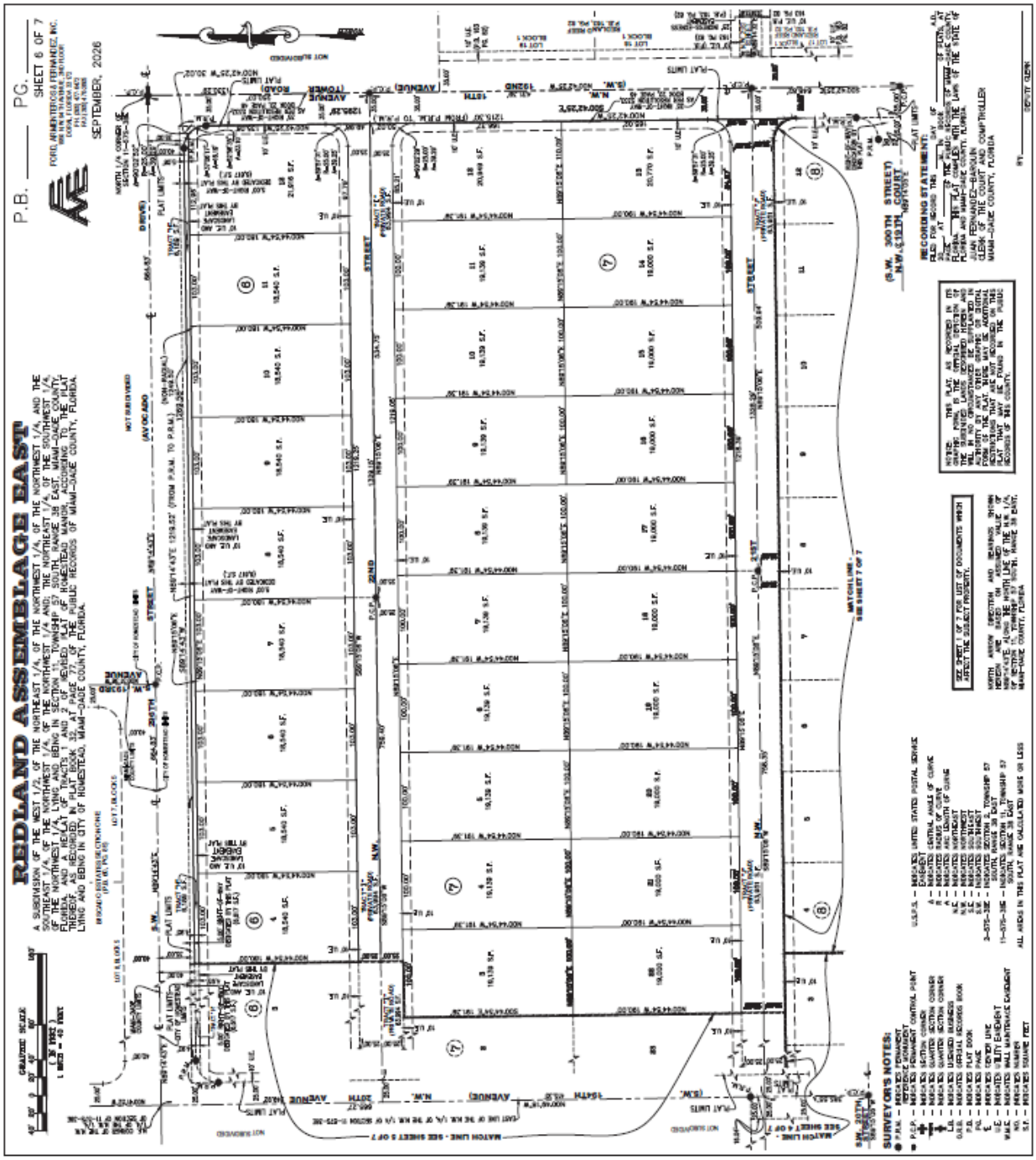
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

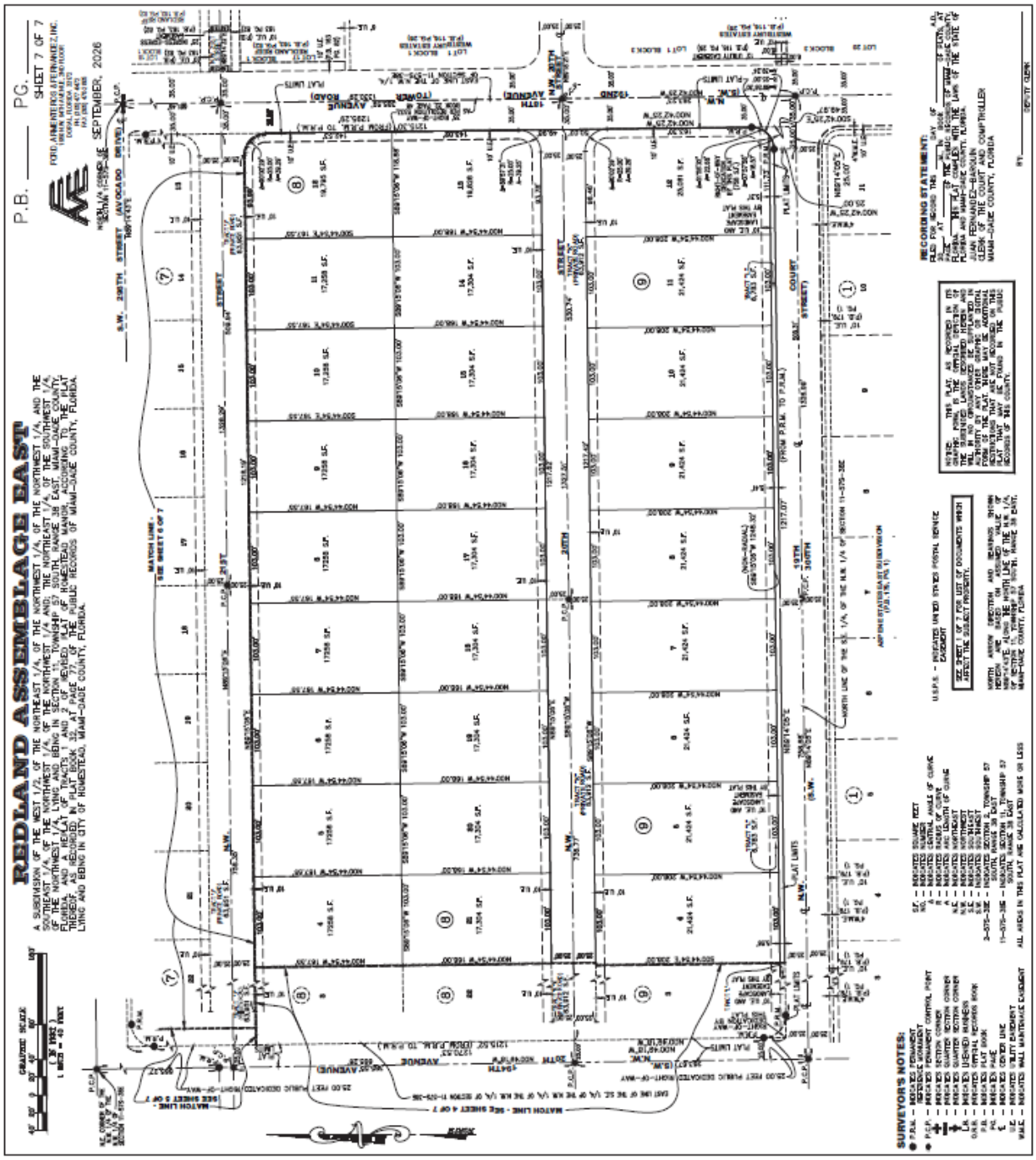
BY: _____
DEPUTY CLERK

REDLAND ASSEMBLAGE EAST
A SUBDIVISION OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LYING AND BEING IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF TRACTS 1 AND 2 OF REVISED PLAT OF HOMESTEAD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
P.B. _____ PG. _____
SHEET 3 OF 7
FORD, ARMENTEROS & FERNANDEZ, INC.
SEPTEMBER, 2026
MATCH LINE - SEE SHEET 4 OF 7
SURVEYOR'S NOTES:
RECORDING STATEMENT:
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA
BY: _____ DEPUTY CLERK


REDLAND ASSEMBLAGE EAST
P.B. _____ PG. _____
SHEET 4 OF 7
SEPTEMBER, 2025
RECORDING STATEMENT:
SURVEYOR'S NOTES:


REDLAND ASSEMBLAGE EAST
SHEET 5 OF 7
SEPTEMBER, 2026
P.B. ____ PG. ____
SURVEYOR'S NOTES:
RECORDING STATEMENT:


REDLAND ASSEMBLAGE EAST
A SUBDIVISION OF THE WEST 1/2, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, AND THE WEST 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE NORTHWEST 1/4, OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF TRACTS 1 AND 2 OF REVISED PLAT OF HOMESTEAD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
P.B. ____ PG. ____
SHEET 6 OF 7
SEPTEMBER, 2026
FORD, ARMENTEROS & FERNANDEZ, INC.
SURVEYOR'S NOTES:
RECORDING STATEMENT:
SEE SHEET 1 OF 7 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.
(S.W. 300TH STREET)
N.W. 6 13TH COURT


REDLAND ASSEMBLAGE EAST
A SUBDIVISION OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF TRACTS 1 AND 2 OF REVISED PLAT OF HOMESTEAD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
SEPTEMBER, 2026
SHEET 7 OF 7
P.B. ____ PG. ____
SURVEYOR'S NOTES:
RECORDING STATEMENT:
SURVEYOR'S CERTIFICATE:
SURVEYOR'S SEAL:
CLERK OF THE CIRCUIT AND COUNTY COURTS
MIAMI-DADE COUNTY, FLORIDA
SW 328TH STREET (AVOCADO DRIVE)
SW 10TH AVENUE
SW 9TH AVENUE
SW 8TH AVENUE
SW 7TH AVENUE
SW 6TH AVENUE
SW 5TH AVENUE
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