FAST TRACK PLAT AGREEMENT

1. The undersigned FLORIDAVEST VENTURES - Eureka Holdings, LLC is the owner of certain real property more particularly described as: Portion of SE 1/4 of SE 1/4 of Section 31, Township 55 South, Range 40 East
2. The undersigned proposes to develop the above referenced real property by constructing 104 townhome units.

3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.

4. The undersigned acknowledges that the tentative plat no. T-23825 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2016000066 and plan(s) prepared by, and dated 7/29/16. (when plan is required)

5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.

6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.

7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.

8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.

9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Pay to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.	$1,872.00
Plus $10.90 per site in excess of 6 sites	$0.00
D.R.E.R enviromental	$210.00
PRINT	$2,082.00

FOR OFFICIAL USE ONLY:
Agenda Date: 8/5/2016
Tentative No.: T- 23825
Received Date: 7/26/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- $124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $2,206.92 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 55 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: CENTERRA TOWNHOMES
2. Owner's Name: ~~Alina Garcia~~; Floridavest Ventures - Eureka Holdings, LLC Phone: 786.552.0537
   Address: 150 Alhambra Circle City: Coral Gables State: FL Zip Code: 33134
   Owner's Email Address: AGarcia-Duany@banescousa.com
3. Surveyor's Name: Donna C. West; HSQ Group, Inc. Phone: 561.392.0221 x 106
   Address: 1489 W. Palmetto Park Rd., Suite 340 City: Boca Raton State: FL Zip Code: 33486
   Surveyor's Email Address: donna@hsqgroup.net
4. Folio No(s).: 30-5031-000-0181 / 30-5031-000-0420 / _____ / _____
5. Legal Description of Parent Tract: Portion of the SE 1/4 of the SE 1/4 of Section 31, Township 55 South, Range 40 East
6. Street boundaries: south side of SW 180th St. from SW 107th Ave. to SW 109th Ave.
7. Present Zoning: RU-TH Zoning Hearing No.: 07-5-CZ14-2
8. Proposed use of Property: Townhomes (104 Units)
   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 ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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 Couty.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 itle 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 or her 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)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: By Floridevest Ventures, LLC Manager Member

(Print name & Title here): FRANK SANTANA, SVP/ Credit Manager

BEFORE ME, personally appeared FRANK SANTANA this 22 day of JULY, 2016 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 22 day of July, 2016 A.D.

Signature of Notary Public: _____

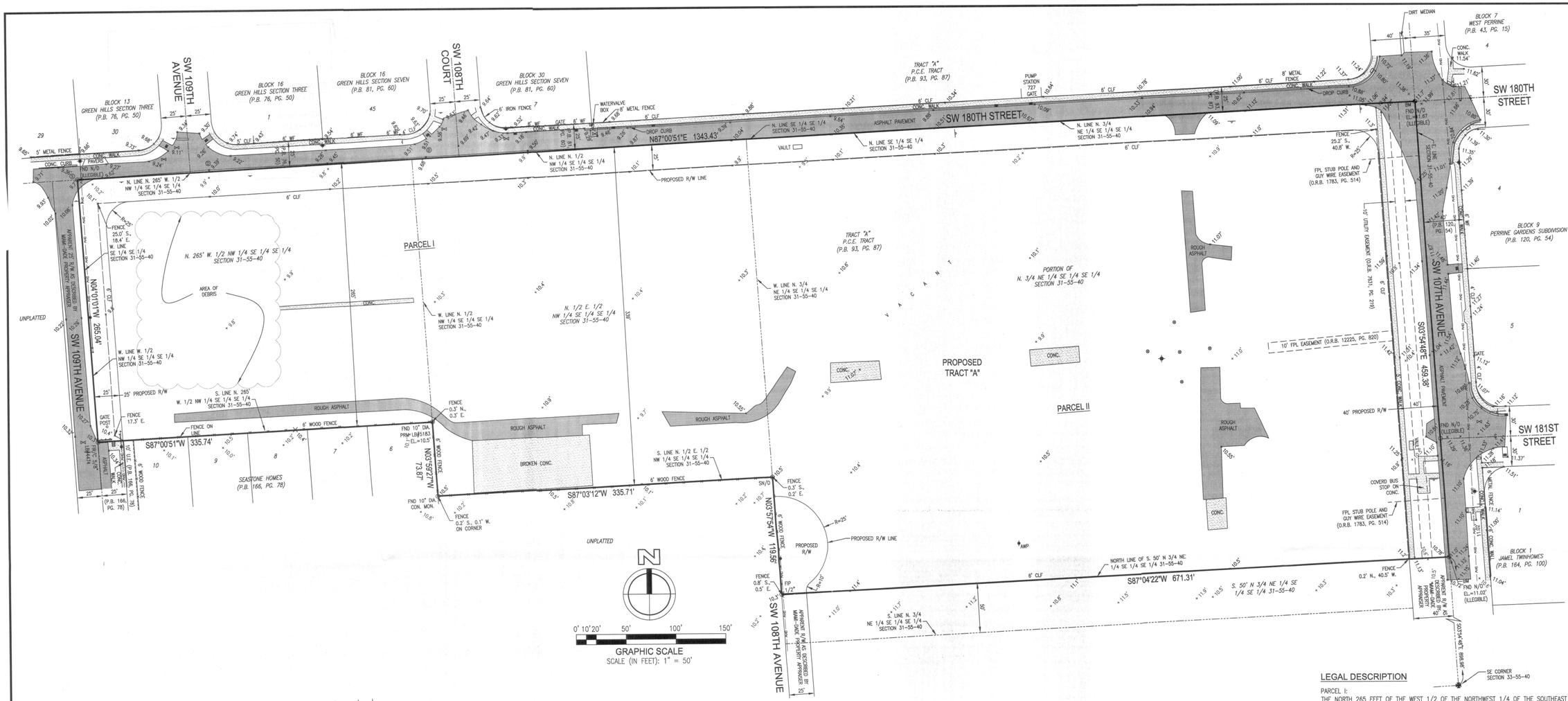
(Print, Type name here: _____)

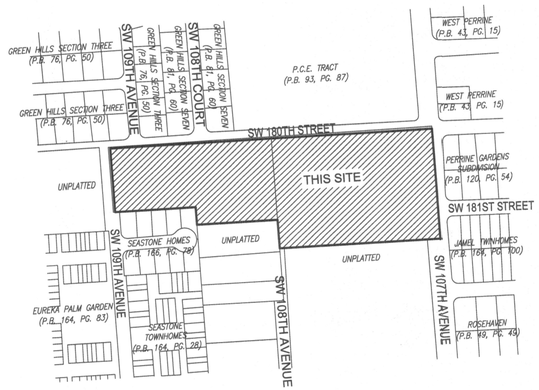
ELVIS GALVI
MY COMMISSION EXPIRES December 8, 2017
#FF 056784
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL) (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 T- 23825 – 2 - CORR
NAME: CENTERRA TOWNHOMES
SEC: 31 TWP: 55 RGE: 40 / DIST. 9
ZONING: / UNINCORPORATED MIAMI-DADE





LOCATION MAP
PORTION OF THE SE 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST
SCALE: 1" = 300'

ABBREVIATIONS:

A = ARC LENGTH
A/C = AIR CONDITIONER
ALUM. = ALUMINUM
AWP = ABANDONED WOOD POLE
BOT = BOTTOM
BRKN = BROKEN
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
CMP. = CORRUGATED METAL PIPE
CONC. = CONCRETE
D = DELTA (CENTRAL ANGLE)
D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
F.A. = FINISHED FLOOR
FIP = FOUND IRON PIPE
FIR/C = FOUND IRON ROD W/CAP
FIR = FOUND IRON ROD
FND. = FOUND
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
L.B. = LANDSCAPE BUFFER
MON. = MONUMENT
N/D = NAIL AND DISC
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
SIR/C = SET 1/2" IRON ROD W/CAP LB7924
SMH = SANITARY SEWER MANHOLE
SN/D = SET NAIL & DISC LB7924
SQ. = SQUARE
STY. = STORY
TCB = TRAFFIC CONTROL BOX
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
WF = WOOD FENCE
WV = WATER VALVE

LEGEND:

BACKFLOW PREVENTER
BOLLARD
CABLE BOX
CATCH BASIN
CENTERLINE
CLEANOUT
ELEVATION
FIRE HYDRANT
MANHOLE, DRAINAGE
MANHOLE, SANITARY
MONITORING WELL
POLE, LIGHT
POLE, WOOD
POLE, WOOD LIGHT
SIGN
VALVE, WATER
WATER METER
WIRES, OVERHEAD

DEVELOPMENT CRITERIA TABLE

ZONING: RU-TH

PROPOSED USES:

TOWNHOMES: 104 UNITS

TOTAL ACREAGE: 11.731± AC.

CONTACT PERSON INFORMATION

NAME: DONNA C. WEST; HSQ GROUP, INC.

TELEPHONE NUMBER: 561.392.0221

FAX NUMBER: 561.392.6458

E-MAIL ADDRESS: DONNA@HSQGROUP.NET

OWNER INFORMATION

FLORIDAVEST VENTURES - EUREKA HOLDINGS, LLC
C/O ALINA GARCIA
150 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA, 33134

DEVELOPMENT INFORMATION:

1. OWNER:
FLORIDAVEST VENTURES–EUREKA HOLDINGS, LLC
150 ALHAMBRA CIRCLE,
CORAL GABLES, FL. 33134
ATTN: ALINA GARCIA
PHONE: 786.552.0537
DEVELOPER:
THE CORNERSTONE GROUP
2100 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
ATTN: PABLO LOPEZ
PHONE: 786.709.2229
EMAIL: PABLO.LOPEZ@CORNERSTONEGRP.COM
2. ZONING CLASSIFICATION: RU–TH
3. THE MIAMI–DADE COUNTY FLOOD CRITERIA IS ELEVATION 9.0', AS SHOWN ON THE AMENDED PLAT OF FLOOD CRITERIA MAP, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, AT PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
4. FEMA INFORMATION:
A. COMMUNITY: MIAMI–DADE COUNTY
B. FIRM NO.: 12086C0601L
C. EFFECTIVE DATE: 9/11/2009
D. ZONE: X
E. BASE ELEVATION: N/A
5. THE EXISTING USE OF THIS PROPERTY IS: OPEN SPACE.
THE PROPOSED USE IS 104 TOWNHOMES.
6. MIAMI–DADE TAX FOLIO NUMBER:
30–5031–000–0181 AND 30–5031–000–0420.
7. NUMBER OF PROPOSED TRACTS: 1

LEGAL DESCRIPTION

PARCEL I:
THE NORTH 265 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA.

AND

PARCEL II:
THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 50 FEET THEREOF, IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 11.731 ACRES (511,010 SQUARE FEET), MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF NORTH 04°01'01" WEST AS SHOWN ON THE RECORD PLAT OF SEASTONE HOMES, AS RECORDED IN PLAT BOOK 166, PAGE 78 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.
6. RECORDING INFORMATION REFERS TO MIAMI–DADE COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM MIAMI–DADE COUNTY ENGINEERING BENCHMARK #BC–69: ELEVATION: 10.95'.
8. PROPERTY ADDRESS: 18000 SW 107TH AVENUE, MIAMI, FL. 33157

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYS CONTAINED IN CHAPTER 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 7/12/16

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
1	9/16/16	JDV	DCW	REVISIONS PER COUNTY COMMENTS	N/A

SCALE: 1"=50' DATE: 7/21/16
DRAWN BY: JDV FIELD BOOK: 27/72
CHECKED BY: DCL SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

TENTATIVE PLAT OF CENTERRA TOWNHOMES
IN SE 1/4 SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER 150972
SHEET NUMBER 1 OF 1

Z:\Survey Projects\2015\150972S Centerra Townhomes\dwg\150972plat.dwg, 9/16/2016 2:05:05 PM