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

Number of Sites : (30)

FEES:

D.R.E.R.----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$261.60
D.R.E.R enviromental----------	$210.00
PRINT	$2,343.60

FOR OFFICIAL USE ONLY:

Agenda Date: 9/23/2016

Tentative No.: T- 23838

Received Date: 9/9/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- $140.62 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $2,484.22 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD **Sec.:** 22 **Twp.:** 57 **S. Rge.:** 39 **E. / Sec.:** ____ **Twp.:** ____ **S. Rge.:** ____ **E.**

1. **Name of Proposed Subdivision:** SPEEDWAY COMMERCE PARK II
2. **Owner's Name:** RICHARD R. RENICK **Phone:** 305-445-8593
   Address: 300 ALMERIA AVENUE **City:** CORAL GABLES **State:** FL **Zip Code:** 33134
   Owner's Email Address: canet@mbcoralgables.com
3. **Surveyor's Name:** LOU CAMPANILE, JR. **Phone:** 305-971-1988
   Address: 6420 MAHI DRIVE **City:** CORAL GABLES **State:** FL **Zip Code:** 33158
   Surveyor's Email Address: lou@campanile.net
4. **Folio No(s).:** 10-7922-002-0010 / 10-7922-002-0050 / 10-7922-002-0055 / 10-7922-002-0060
5. **Legal Description of Parent Tract:** LOTS 1, 5, 6, 7 & 8 AND PORTION OF LOT 2, BLOCK 1, SPEEDWAY COMMERCE PARK, PLAT BOOK 168, PAGE 98
6. **Street boundaries:** SW 336 STREET & SW 142 AVENUE
7. **Present Zoning:** PUD **Zoning Hearing No.:** N/A
8. **Proposed use of Property:**
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.), Business(____ Sq. Ft.), Office(168518 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: Ronit Canet

(Print name & Title here): Ronit Canet (Limited Power of Attorney)

BEFORE ME, personally appeared Ronit Canet **this** 9 **day of** 8, **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 9 **day of** 8, **2016 A.D.**

NOTARY PUBLIC STATE OF FLORIDA
ODALYS GUTIERREZ
MY COMMISSION # GG14571
EXPIRES: September 10, 2020

Signature of Notary Public: ____

(Print, Type name here: ODALYS GUTIERREZ)

(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.

REV. 2- 11/01/065

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

Number of Sites : (30)

FEES:

D.R.E.R.----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$261.60
D.R.E.R enviromental----------	$210.00
PRINT	**$2,343.60**

FOR OFFICIAL USE ONLY:

Agenda Date: 9/23/2016

Tentative No.: T- 23838

Received Date: 9/9/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- $140.62 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> **$2,484.22** <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD **Sec.:** 22 **Twp.:** 57 **S. Rge.:** 39 **E. / Sec.:** ____ **Twp.:** ____ **S. Rge.:** ____ **E.**

1. **Name of Proposed Subdivision:** SPEEDWAY COMMERCE PARK II
2. **Owner's Name:** ROBERT A. ZINZELL, JR. **Phone:** (305) 562-6848

   Address: 13460 S.W. 80th ROAD **City:** PINECREST **State:** FL **Zip Code:** 33156

   Owner's Email Address: MAILBZ@aol.com
3. **Surveyor's Name:** LOU CAMPANILE, JR. **Phone:** 305-971-1988

   Address: 6420 MAHI DRIVE **City:** CORAL GABLES **State:** FL **Zip Code:** 33158

   Surveyor's Email Address: lou@campanile.net
4. **Folio No(s).:** 10-7922-002-0010 / 10-7922-002-0050 / 10-7922-002-0055 / 10-7922-002-0060
5. **Legal Description of Parent Tract:** LOTS 1, 5, 6, 7 & 8 AND PORTION OF LOT 2, BLOCK 1, SPEEDWAY COMMERCE PARK, PLAT BOOK 168, PAGE 98
6. **Street boundaries:** SW 336 STREET & SW 142 AVENUE
7. **Present Zoning:** PUD **Zoning Hearing No.:** N/A
8. **Proposed use of Property:**
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.), Business(____ Sq. Ft.), Office(168518 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: Robert A. Zinzell Jr.

(Print name & Title here): Robert A. Zinzell, Jr.

BEFORE ME, personally appeared Robert A. Zinzell, Jr. **this** 17th **day of** August, **2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known** X **or produce** Drivers License **as identification and who did (not) take an oath.**

WITNESS my hand and seal in the County and State last aforesaid this 17th **day of** August, **2016 A.D.**

Signature of Notary Public: [signature]

(Print, Type name here: RICARDO LOPEZ **)**

RICARDO LOPEZ
MY COMMISSION # FF 247609
EXPIRES: August 29, 2019
Bonded Thru Notary Public Underwriters

(NOTARY SEAL)

August 29, 2019 **(Commission Expires)** FF 247609 **(Commission Number)**

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

REV. 2- 11/01/065

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

FOR OFFICIAL USE ONLY:
Agenda Date: 9/23/2016
Tentative No.: T- 23833
Received Date: 9/9/2016

Number of Sites : (30)

FEES:

D.R.E.R.----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$261.60
D.R.E.R environmental----------	$210.00
PRINT	$2,343.60
Concurrency Review Fee (*6.00% of Sub-Total) --	$140.62 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	$2,484.22 <====AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD Sec.: 22 Twp.: 57 S. Rge.: 39 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: SPEEDWAY COMMERCE PARK II
2. Owner's Name: SILVER ARROW LAND COMPANY LLC Phone: 305-445-8593
   Address: 300 ALMERIA AVENUE City: CORAL GABLES State: FL Zip Code: 33134
   Owner's Email Address: canet@mbcoralgables.com
3. Surveyor's Name: LOU CAMPANILE, JR. Phone: 305-971-1988
   Address: 6420 MAHI DRIVE City: CORAL GABLES State: FL Zip Code: 33158
   Surveyor's Email Address: lou@campanile.net
4. Folio No(s).: 10-7922-002-0010 / 10-7922-002-0050 / 10-7922-002-0055 / 10-7922-002-0060
5. Legal Description of Parent Tract: LOTS 1, 5, 6, 7 & 8 AND PORTION OF LOT 2, BLOCK 1, SPEEDWAY COMMERCE PARK, PLAT BOOK 168, PAGE 98
6. Street boundaries: SW 336 STREET & SW 142 AVENUE
7. Present Zoning: PUD Zoning Hearing No.: N/A
8. Proposed use of Property:
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(168518 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 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 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: Ronit Canet Manager

(Print name & Title here): Ronit Canet, Manager

BEFORE ME, personally appeared Ronit Canet this 9 day of 8, 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 9 day of 8, 2016 A.D.

ODALYS GUTIERREZ
MY COMMISSION # GG14571
EXPIRES: September 10, 2020

Signature of Notary Public: _____

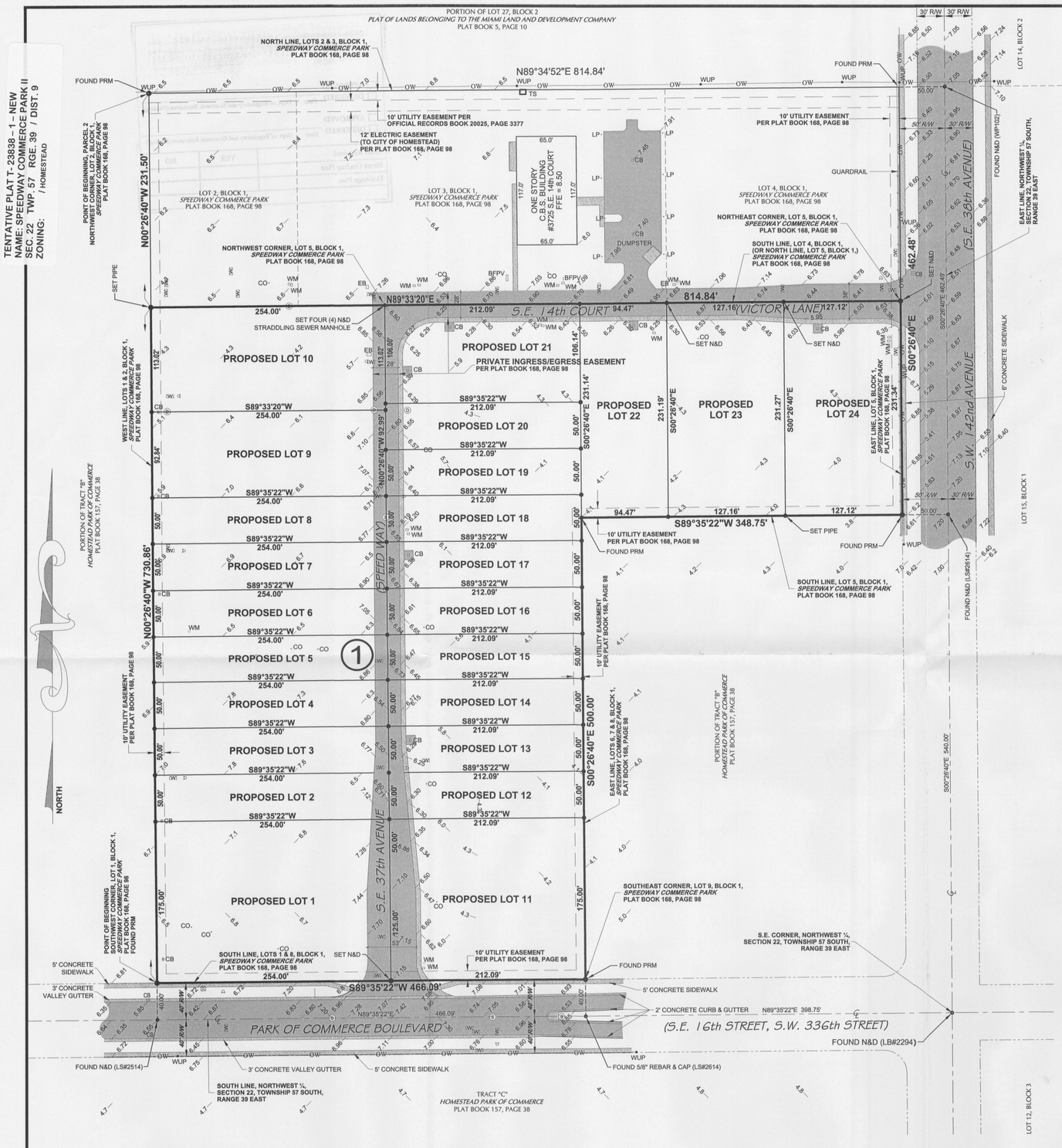
(Print, Type name here: ODALYS GUTIERREZ)

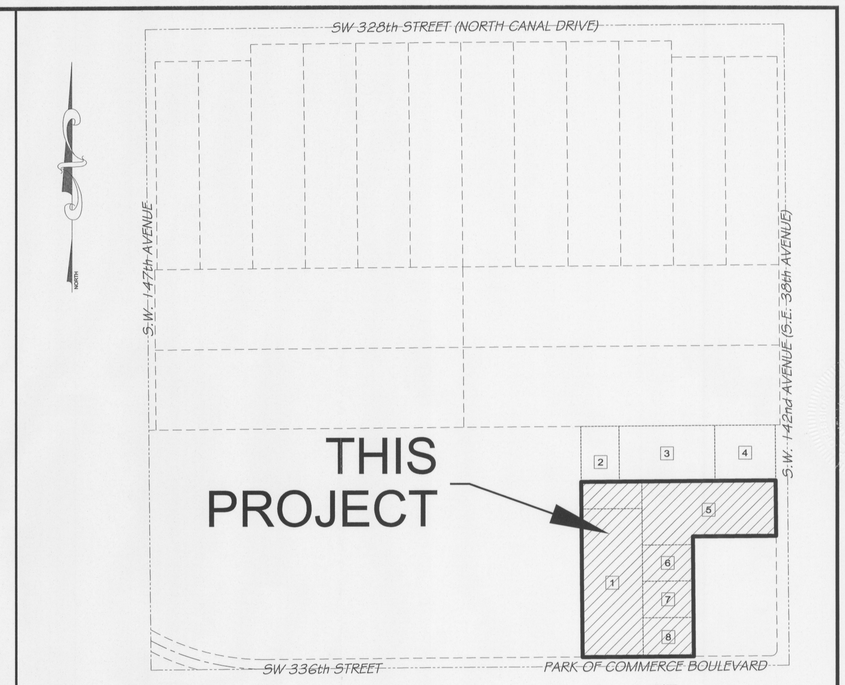
(NOTARY SEAL) (Commission Expires) (Commission Number)

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

REV. 2- 11/01/002

TENTATIVE PLAT T-23838 – 1 – NEW
NAME: SPEEDWAY COMMERCE PARK II
SEC: 22 TWP. 57 RGE. 39 / DIST. 9
ZONING: / HOMESTEAD





NOTE:

THIS LOCATION MAP SHOWS THE CONFIGURATION OF THE PLATTED LOTS PER THE PLAT *SPEEDWAY COMMERCE PARK*, PLAT BOOK 168, PAGE 98.

LOCATION MAP

SCALE: 1"=300'

NORTHWEST ¼, SECTION 22,
TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. This site lies in Section 22, Township 57 South, Range 39 East, City of Homestead, Miami-Dade County, Florida.
2. Bearings shown hereon are relative to assigning the East line of the N.W. ¼ of Section 22-57-39 a bearing of S0°26'40"E.
3. Underground improvements and/or encroachments are not shown unless otherwise noted.
4. Recording references are to the Public Records of Miami-Dade County, Florida.
5. Unless otherwise noted, boundary (and boundary related) dimensions are both record (or plat) and measured.
6. The approximate locations of any utilities shown hereon were determined from as-built plans and/or field locations and should be verified before construction.
7. Reproductions of this drawing are not valid for other than Informational purposes unless they bear the original signature and raised seal of the undersigned registered Surveyor and Mapper.
8. Elevations are expressed in feet and are relative to the National Geodetic Vertical Datum of 1929. Origin benchmark being Miami-Dade County Public Works Department Benchmark U-790, Elevation 5.22, being a PK nail in concrete rim of catch basin.
9. The subject property lies in Zone AH (Base Flood Elevation = 4), according to Flood Insurance Rate Map 12086C 0735, Suffix "L", as revised 9-11-2009, Community # 120645.
10. The Miami-Dade County Flood Criteria Elevation for this property is 5.5' NGVD.
11. The subject property is comprised of the following zoning district: PUD.
12. The Folio Numbers for the subject property are as follows:

    No. 10-7922-002-0010
    No. 10-7922-002-0050
    No. 10-7922-002-0055
    No. 10-7922-002-0060

13. When fully developed, this site will contain up to:

    168,518 SF OF OFFICE/RETAIL/WAREHOUSE SPACE

14. Total area of property = 421,356 SF (9.67 acres), more or less.
15. This is a Boundary Survey.
16. PRM denotes Permanent Reference Monument, which is a brass disk set in concrete. The brass disk is stamped "PRM" and "PLS4338".
17. "SET PIPE" denotes set ½"Ø iron pipe with plastic cap stamped "C&A, Inc." and "F-1678".
18. "SET N&D" denotes set ¾"Ø metal disk stamped "LB-1678". The disk is secured with a nail into either concrete or asphalt pavement.
19. The subject property is vacant (no buildings).

DEVELOPMENT INFORMATION

LOT	LOT AREA (SF)	MAXIMUM SQUARE FOOTAGE	DEVELOPMENT TYPE
1	44450	17778	OFFICE
2	12700	5079	OFFICE
3	12700	5079	OFFICE
4	12700	5079	OFFICE
5	12700	5079	OFFICE
6	12700	5079	OFFICE
7	12700	5079	OFFICE
8	12700	5079	OFFICE
9	23600	9439	OFFICE
10	28706	11482	OFFICE
11	37115	14845	OFFICE
12	10605	4241	OFFICE
13	10605	4241	OFFICE
14	10605	4241	OFFICE
15	10605	4241	OFFICE
16	10605	4241	OFFICE
17	10605	4241	OFFICE
18	10605	4241	OFFICE
19	10605	4241	OFFICE
20	10605	4241	OFFICE
21	22496	8998	OFFICE
22	21838	8736	OFFICE
23	29403	11759	OFFICE
24	29403	11759	OFFICE

LEGEND

PRM	PERMANENT REFERENCE MONUMENT	℄	CENTERLINE
LS	LAND SURVEYOR	R/W	RIGHT-OF-WAY
LB	LICENSED SURVEYING BUSINESS	WV	WATER VALVE
N&D	NAIL & DISK	Ⓢ	SEWER MANHOLE
LB	LICENSED SURVEYING & MAPPING BUSINESS	WUP	WOOD UTILITY POLE
CO	CLEAN OUT	LP	LIGHT POLE
CB	CATCH BASIN	⊠	TELEPHONE MANHOLE OR BOX
MH	MANHOLE	—OW—	OVERHEAD POWER LINES
NGVD	NATIONAL GEODETIC VERTICAL DATUM	4.3	EXISTING SPOT ELEVATION
	CONCRETE		FIRE HYDRANT
	ASPHALT PAVEMENT	SF	SQUARE FEET
TS	TRANSFORMER SLAB	WM	WATER METER
FFE	FINISH FLOOR ELEVATION	C.B.S.	CONCRETE, BLOCK & STUCCO
A/C	AIR CONDITIONING	BFPV	BACKFLOW PREVENTOR
EB	ELECTRIC BOX	Ⓓ	DRAINAGE MANHOLE
SF	SQUARE FEET		

GRAPHIC SCALE

0 60 75 120 180 300

(IN FEET)
1 inch = 60 feet

LEGAL DESCRIPTION

Lots 1, 2, 5, 6, 7 and 8 and a portion of Lot 2, Block 1, SPEEDWAY COMMERCE PARK, according to the Plat thereof, as recorded in Plat Book 168, at Page 98, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 1; thence run N0°26'40"W, along the West line of said Lots 1 and 2, for 730.86 feet; thence run N89°33'20"E, along the North line of said Lot 5 and its Westerly extension, for 814.84 feet; thence run S0°26'40"E, along the East line of said Lot 5, for 231.34 feet; thence run S89°35'22"W, along the South line of said Lot 5, for 348.75 feet; thence run S0°26'40"E, along the East line of said Lots 6, 7 and 8, for 500.00 feet; thence run S89°35'22"W, along the South line of said Lots 1 and 8, for 466.09 feet to the Point of Beginning; containing 421,356 square feet (9.67 acres), more or less.

CONTACT PERSON:

Lou Campanile, Jr.
Campanile & Associates, Inc.
6420 Mahi Drive
Coral Gables, Florida 33158-1841
Telephone: (305) 971-1988
Facsimile: (305) 971-1989
lou@campanile.net

CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158-1841
TEL: (305) 971-1988
LB 1678

8/31/16
LOU CAMPANILE, JR.
PROFESSIONAL ENGINEER NO. 36762
PROFESSIONAL SURVEYOR & MAPPER NO. 4338
STATE OF FLORIDA

I certify that the attached Tentative Plat, and legal description, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

for
SILVER ARROW LAND COMPANY, LLC

SPEEDWAY COMMERCE PARK II
CITY OF HOMESTEAD,
MIAMI-DADE COUNTY, FLORIDA
TENTATIVE PLAT

PROJECT NO. 4532
DATE 7/24/16
REVISION

DRAWING
TP2

SHEET
1 OF 1