

## FAST TRACK PLAT AGREEMENT

1. The undersigned Trinity Episcopal Cathedral, Inc. is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing Existing 16,000 Sq. Ft. Church Cathedral (to remain), Proposed 462 Residential Units and 14,000 Sq. Ft. of Space for Church, including offices and parish hall
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 25036 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2024000048 and plan(s) prepared by, and dated Charles M. Sieger on 1/24/24 . (when plan is required)  
(Sieger Suarez Architects LLC)
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.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

Jason D. Roberson  
Signature of Owner

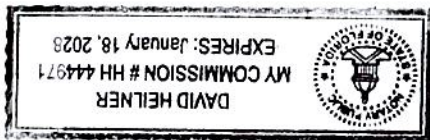
Jason Roberson, VP  
Print Name

Sworn to and subscribed before me this 23<sup>rd</sup> day of April, 20 21.

[Signature]  
Notary Public

My Commission Expires: 1/18/28

SEAL



**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

**FOR OFFICIAL USE ONLY:**

Agenda Date: \_\_\_\_\_

Tentative No.: T-\_\_\_\_\_

Received Date: \_\_\_\_\_

Number of Sites : ( 2)

**Municipality:** Miami **Sec.:** 31 **Twp.:** 53 **S. Rge.:** 42 **E. / Sec.:** Twp. S. Rge. E.

1. Name of Proposed Subdivision: Trinity Plat

2. **Owner's Name:** Trinity Episcopal Cathedral, Inc., a Florida not for profit corporation **Phone:** 305-373-0881

**Address:** 464 NE 16th Street **City:** Miami **State:** FL **Zip Code:** 33132

**Owner's Email Address:** cris@di Josef.org

3. Surveyor's Name: Fortin, Leavy, Skiles, Inc. Phone: 305-653-4493

**Address:** 180 NE 168th St **City:** North Miami Beach **State:** FL **Zip Code:** 305-653-4493

**Surveyor's Email Address:** damian@det-sc.com

4. Follo No(s).: 01-3231-006-0210 / / /

5. Legal Description of Parent Tract: See exhibit "A"

6. **Street boundaries:** SE corner of NE 16th St and N Bayshore Drive

7. Present Zoning: RTZ Zoning Hearing No.: Z2024000048

8. Proposed use of Property: Existing 16,000 Sq. Ft. Church Cathedral (to remain), Proposed 462 Residential Units and 14,000 Sq. Ft. of Space for Church, including offices and parish hall

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: ☒

**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.

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)

SS:

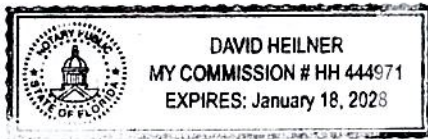
**Signature of Owner:**

Jan D. Robe

(Print name & Title here): Jason Roberson, VP

BEFORE ME, personally appeared Jason Roberson this 23<sup>rd</sup> day of April, 2024 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 \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 23<sup>rd</sup> day of April, 2024 A.D.



**Signature of Notary Public:**

*[Handwritten signature]*

(Print, Type name here:

1/18/28

**(Commission Expires)**

HH 444971

**(Commission Number)**

**(NOTARY SEAL)**

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

## EXHIBIT A – LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS 23 AND 24, AMENDED MAP OF NELSON VILLA SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 33 AND 34, AMENDED PLAT OF BISCAYNE PARK ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

A PORTION OF UNSUBDIVIDED LANDS LYING IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA;

BEING BOUNDED ON THE WEST BY THE EAST LINES OF LOTS 23 AND 24, AMENDED MAP OF NELSON VILLA SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ALSO THE EAST LINES OF LOTS 33 AND 34, AMENDED PLAT OF BISCAYNE PARK ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 22, OF SAID PUBLIC RECORDS;

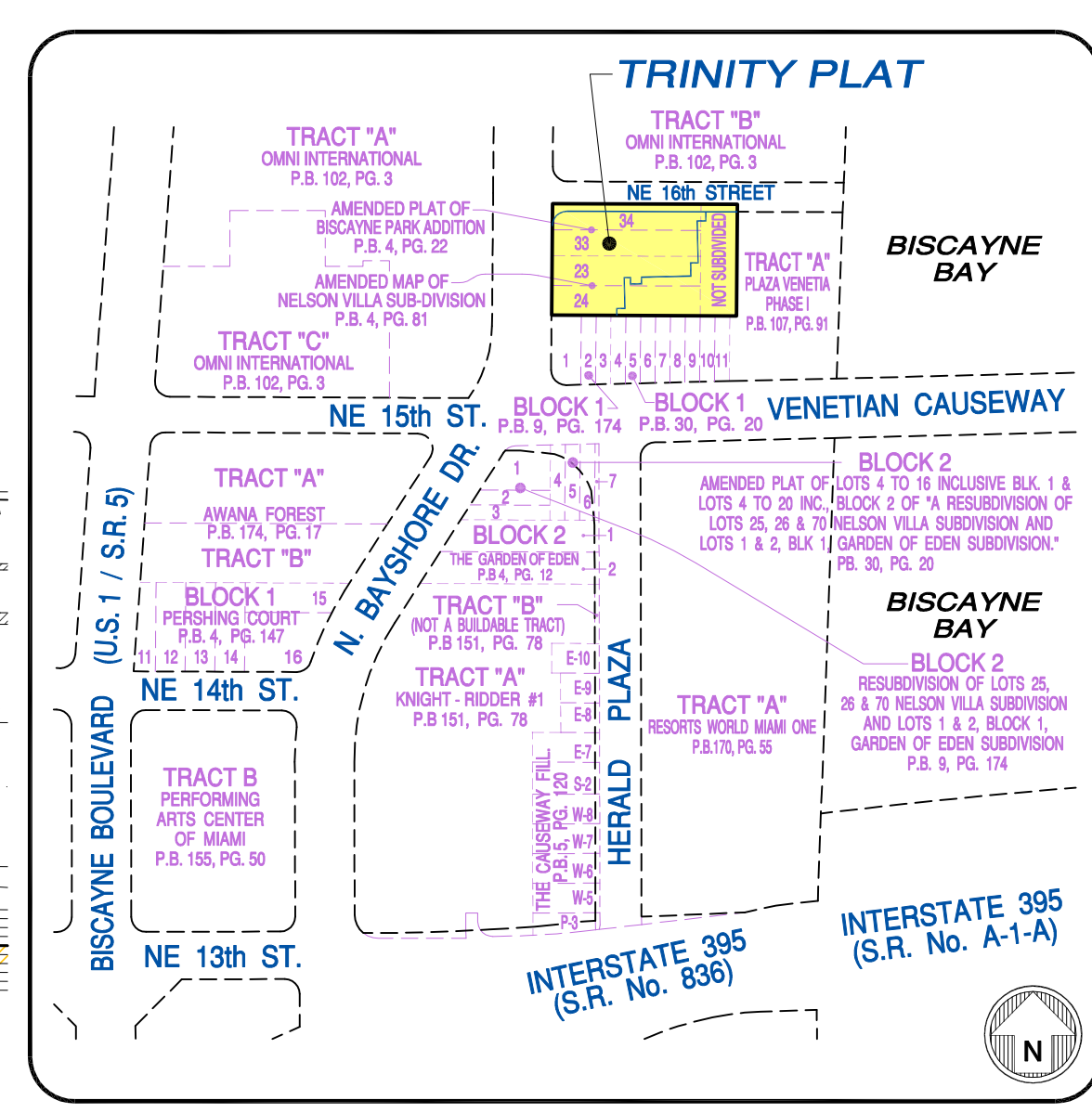
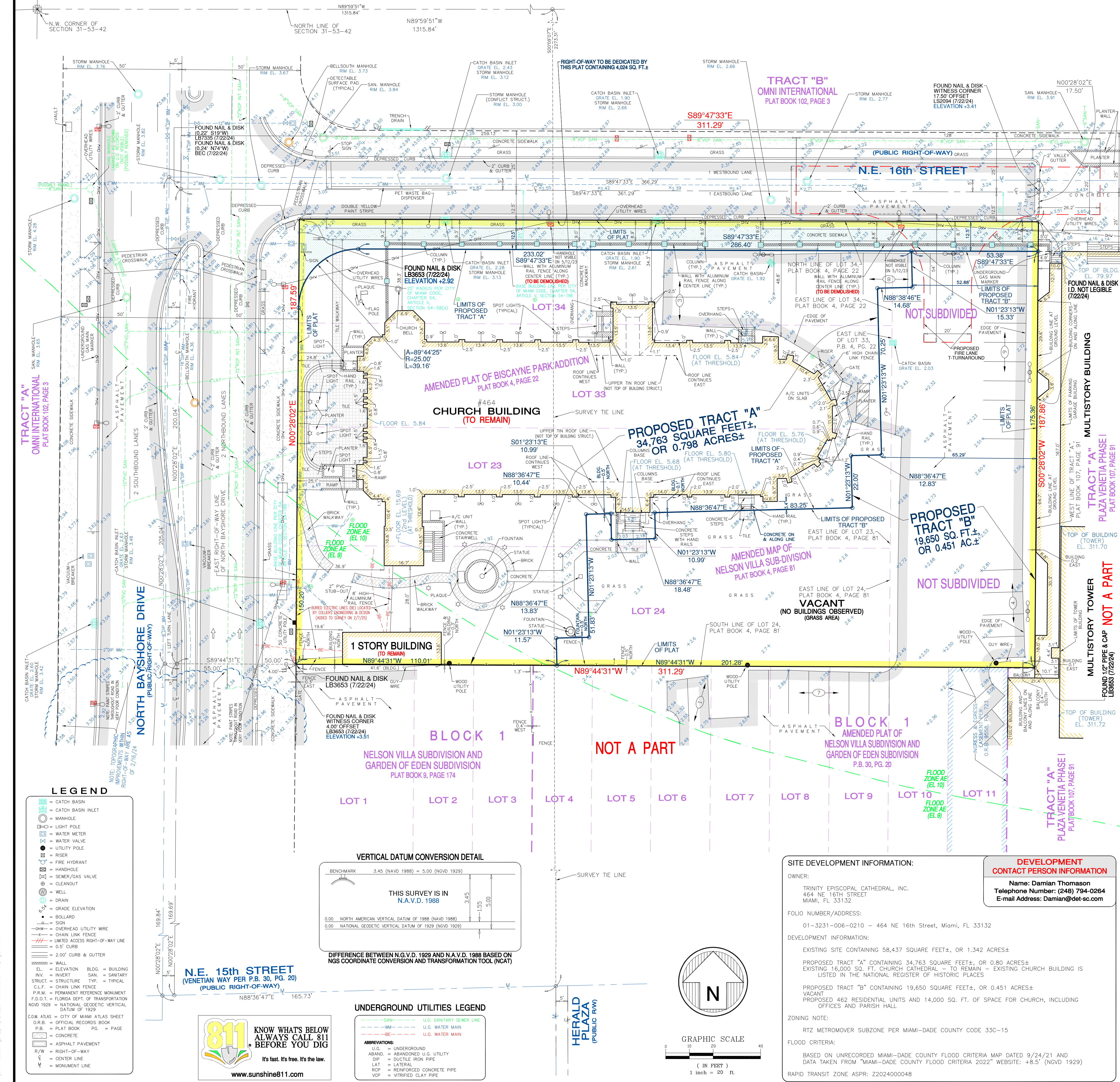
BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 34;

BOUNDED ON THE EAST BY THE WEST LINE OF TRACT "A" AND ITS NORTHERLY EXTENSION, PLAZA VENETIA PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 91, OF SAID PUBLIC RECORDS;

BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 24.



K:\DWG\061705.dwg, 2/7/2025 10:40:16 AM, german



**LEGAL DESCRIPTION:**

Lots 23 and 24, AMENDED MAP OF NELSON VILLA SUB-DIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 81, of the Public Records of Miami-Dade County, Florida.

AND

Lots 33 and 34, AMENDED MAP OF BISCAYNE PARK ADDITION, according to the Plat thereof, as recorded in Plat Book 4, Page 22, of the Public Records of Miami-Dade County, Florida.

AND

A portion of unsubdivided lands lying in the Northwest 1/4 of Section 31, Township 53 South, Range 42 East, Miami-Dade County, Florida,

being bounded on the West by the East lines of Lots 23 and 24, AMENDED MAP OF NELSON VILLA SUB-DIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 81, of the Public Records of Miami-Dade County, Florida, and also the East lines of Lots 33 and 34, AMENDED MAP OF BISCAYNE PARK ADDITION, according to the Plat thereof, as recorded in Plat Book 4, Page 22, of said Public Records;

bounded on the North by the Easterly Extension of the North line of said Lot 34;

bounded on the East by the West line of Tract "A", PLAZA VENETIA PHASE I, according to the Plat thereof, as recorded in Plat Book 107, Page 91, of said Public Records;

bounded on the South by the Easterly Extension of the South line of said Lot 24.

**SURVEYOR'S NOTES:**

- This site lies in Section 31, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N00°28'02"E for the East Right-of-way Line of North Bayshore Drive, and evidenced by two (2) found nails & disks (both stamped LB3653).
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Miami-Dade Co. Benchmarks:
  - 1) No. N-685-R, Published Elevation +4.45 (NGVD 29), located on November 30, 2022 at the intersection of Biscayne Blvd. and N.E. 11th Ter.
  - 2) No. N-686, Published Elevation +6.14 (NGVD 29), located on October 20, 2022, at the intersection of Biscayne Blvd. and N.E. 20th St. Note: Miami-Dade County Benchmark No. D-178, Published Elevation +8.81 (NGVD 29), located on April 12, 2022 & October 20, 2022 (along the North side of N.E. 15th Street/Venetian Causeway about 500 feet East of the intersection of N.E. 15th St. & North Bayshore Dr.), DOES NOT agree with said Miami-Dade County Benchmarks No. N-686-R & N-686, and various City of Miami Benchmarks (within the vicinity), by about 0.24'. Based on all of the above, Benchmark No. D-178 should be at Elevation +8.57 (NGVD 29) (0.24" difference from Published value).
- Lands shown hereon are located within an area having a Flood Zone Designation AE (EL 10) and Flood Zone Designation AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0316L, for Community No. 120650, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands per legal description shown hereon containing 58,437 square feet, or 1.342 acres, more or less.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- Underground Water and Sanitary Sewer Utilities Information: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be verified by electromagnetic Technology, vacuum excavation or field excavation prior to any design or new construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio Number: 01-3231-006-0210, per Miami-Dade County Property Appraiser's Website.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on April 12, 2022 and updated on July 22, 2024, and as a "Tentative Plat" for Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*

**FORTIN, LEAVY, SKILES, INC., LB3653**

By: Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, L56435  
State of Florida.

**TENTATIVE PLAT**

**TRINITY PLAT**

**BISCAYNE BAY**

**LOCATION SKETCH**

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**FORTIN, LEAVY, SKILES, INC., LB3653**

By: Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, L56435  
State of Florida.

**Original Date**  
4/12/22

**Scale**  
1" = 20'

**Drawn By**  
GEM

**CAD No.**  
061795

**Plotted**  
2/27/25 10:40a

**Ref. Dwg.**  
2006-177 & 2021-168-COM

**Field Book**  
591/06 & FLD. SHT. SJD

**Job No.**  
211131 & 222028 & 230314

**Dwg. No.**  
2021-168-NAVD-TPLAT

**Sheet**  
1 of 1

**Fortin, Leavy, Skiles, Inc.,**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 N.E. 16th Street, North Miami Beach, Florida 33162  
Phone: 305-653-4493 / Email: fls@flsurvey.com