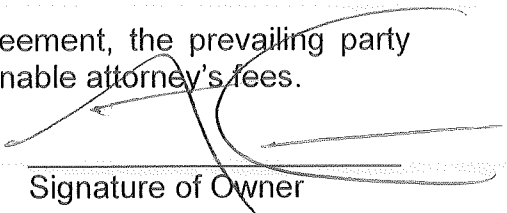


FAST TRACK PLAT AGREEMENT

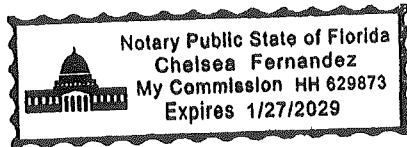
1. The undersigned ALEJANDRO GARCIA is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 4 DUPLEXES.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative 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_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. _____ and plan(s) prepared by, and dated _____. (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.

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.



Signature of Owner

AREJANDRO COARICA
Print Name

Sworn to and subscribed before me this 9 day of APRIL, 2025.



SEAL


Notary Public

My Commission Expires: 1/27/29

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 : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 36 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Snapper Creek Homes 2

2. Owner's Name: ALG HOLDINGS LLC Phone: 786-230-1686

Address: 1430 S DIXIE HWY 306 City: Coral Gables State: FL Zip Code: 33143

Owner's Email Address: alex@garsh.net

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: platting@hadonne.com

4. Folio No(s): 30-4036-005-0161 / 30-4036-005-0171 / _____ / _____

5. Legal Description of Parent Tract: See Attached Exhibit "A"

6. Street boundaries: 6534 & 6600 SW 84 ST

7. Present Zoning: RU-2 Zoning Hearing No.: A2025000022

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: ☒

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)

COUNTY OF MIAMI-DADE)

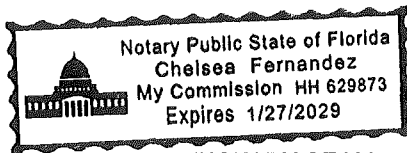
SS:

Signature of Owner: _____

(Print name & Title here): Arturo Garcia, Manager

BEFORE ME, personally appeared Arturo Garcia this 9 day of APRIL, 2025 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 APRIL, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Chelsea Fernandez)

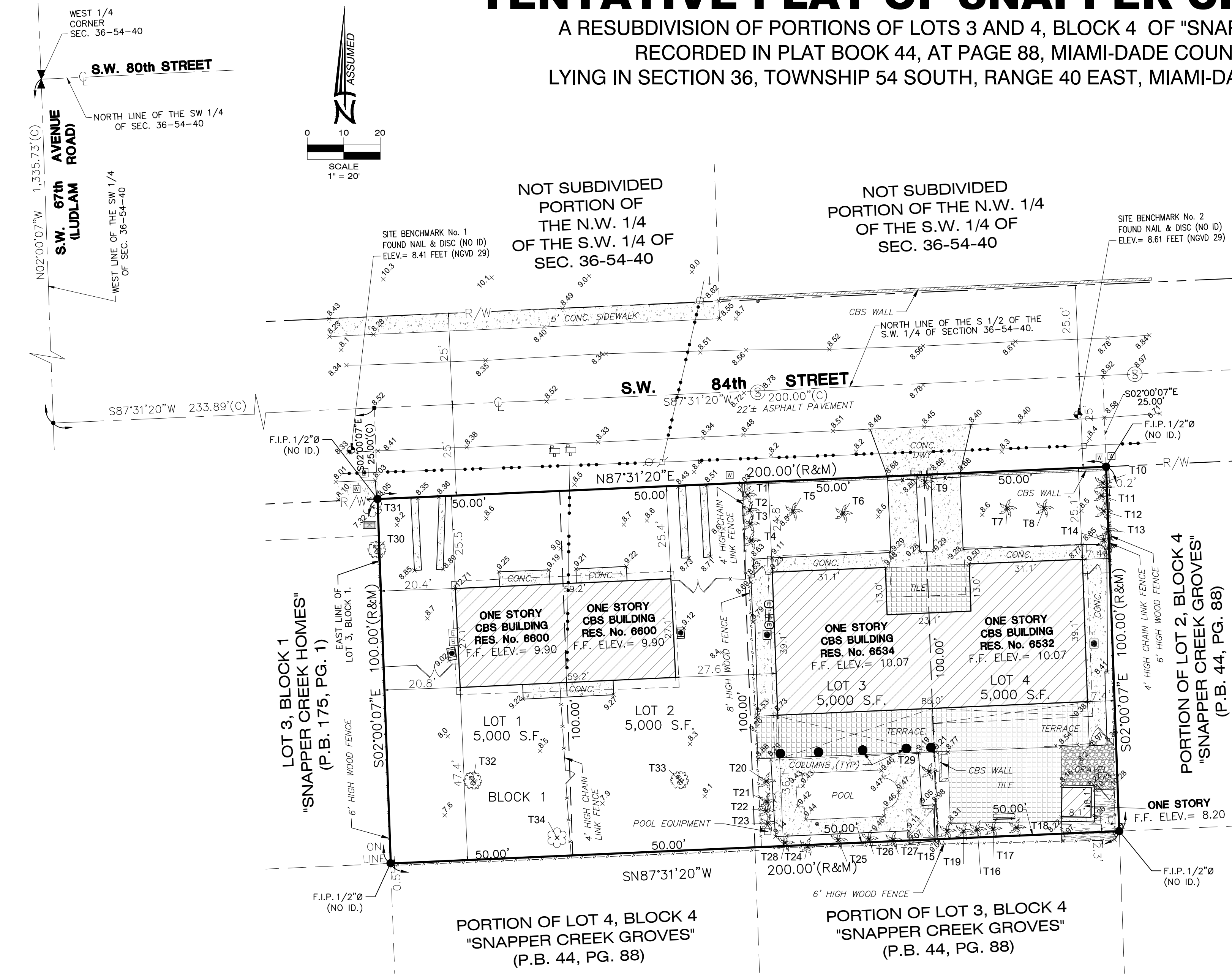
1/27/2029
(Commission Expires)

HH629873
(Commission Number)

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

TENTATIVE PLAT OF SNAPPER CREEK HOMES 2

A RESUBDIVISION OF PORTIONS OF LOTS 3 AND 4, BLOCK 4 OF "SNAPPER CREEK GROVES",
RECORDED IN PLAT BOOK 44, AT PAGE 88, MIAMI-DADE COUNTY RECORDS,
LYING IN SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA



TREE NO	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	PALM	6	15	7
T2	PALM 3T	6	15	7
T3	PALM 3T	6	15	7
T4	PALM 3T	6	15	7
T5	PALM	4	10	5
T6	PALM	4	10	5
T7	PALM	4	10	5
T8	PALM	4	10	5
T9	PALM 2T	8	15	7
T10	PALM 2T	6	25	10
T11	PALM 2T	6	25	10
T12	PALM 2T	6	25	10
T13	PALM	6	25	10
T14	PALM	6	25	10
T15	PALM 2T	6	25	10
T16	PALM 2T	6	25	10
T17	PALM 2T	6	25	10
T18	PALM 2T	6	25	10
T19	PALM	6	25	10
T20	PALM	8	25	10
T21	PALM	8	25	10
T22	PALM	8	25	10
T23	PALM	8	25	10
T24	PALM 3T	8	25	10
T25	PALM 3T	8	25	10
T26	PALM 3T	8	25	10
T27	PALM	10	20	15
T28	PALM	10	20	15
T29	PALM	8	25	10
T30	OAK	4	15	7
T31	TREE	4	15	7
T32	OAK	16	40	35
T33	OAK	16	40	35
T34	TREE	6	15	15

LEGEND

SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
F.I.P.	FOUND IRON PIPE
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
C	CATCH BASIN
E	ELECTRICAL WALL PANEL
H	FIRE HYDRANT
D	DRAINAGE CURB INLET
BACKFLOW PREVENTOR	
G	GAS METER
F	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
L	LIGHT POLE
A	GUY ANCHOR
W	WATER METER
V	WATER VALVE
G	GREASE-TRAP MANHOLE
C	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
S	SANITARY SEWER VALVE
U	MANHOLE-UNKNOWN

MHO	DESCRIPTION
W	WOOD FENCE
I	IRON FENCE
R	IRON ROLLING GATE
S	IRON SWING GATE
C	CHAIN-LINK FENCE
R	CHAIN-LINK ROLLING GATE
S	CHAIN-LINK SWING GATE
F	FENCE-OTHER
T	TREE
P	PINE TREE
P	PALM TREE
P	PROPERTY LINE
R	RIGHT-WAY LINE
E	EASEMENT LINE
S	X-UTIL-DRAIN
S	X-UTIL-SANT
U	OVERHEAD UTILITY LINE
E	EXISTING ELEVATION
G	GRAVEL
B	BRICK
H	BUILDING HATCH
C	CONCRETE
T	TILE
A	ASPHALT PAVEMENT
T	TACTILE STRIP
S	SIGNAL MAST ARM
I	INTERCOM
P	POST
S	SIGN
M	MAILBOX
C	CONCRETE UTILITY POLE
G	GUARDRAIL
T	T.F. TRANSFORMER
W	WOOD UTILITY POLE
T	TREE NUMBER
U	UTILITY STRUCTURE NUMBER
C	CBS WALL

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field Boundary Survey was on April 10, 2024.
- The date of completion of an updated field survey was on April 8, 2025.

SECTION 2) LEGAL DESCRIPTION:

The North 100 feet of Lot 4, Block 4, "SNAPPER CREEK GROVES", according to the plat thereof, as recorded in Plat Book 44, at Page 88, of the Public Records of Miami-Dade County Florida.

AND

Lot 3 less the South 183 feet, Block 4, "SNAPPER CREEK GROVES", according to the plat thereof, as recorded in Plat Book 44, at Page 88, of the Public Records of Miami-Dade County Florida.

Containing 20,00 Square Feet, or 0.46 Acres, more or less, by calculations.

Property Addresses and Tax Folio Numbers:

6600 SW 84th Street, Miami, Florida, 33143.
Folio No.: 30-4036-005-0171
6534 SW 84th Street, Miami, Florida, 33143.
Folio No.: 30-4036-005-0161

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of SW 84th Street with an assumed bearing of N87°31'20"E, said line to be considered a well established and monumented line.

This property is located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County, Unincorporated Areas), Map Panel No. 12086C0458, Suffix L, Map Revised Date: September 11, 2009.

Warranty Deed, dated April 24th, 2020, recorded in Official Records Book 31911, Page 566, Miami-Dade County Records.

Warranty Deed, dated May 22nd, 2023, recorded in Official Records Book 33717, Page 1821, Miami-Dade County Records.

Plat of "SNAPPER CREEK GROVES", recorded in Plat Book 44, at Page 88, Miami-Dade County Records.

Plat of "SNAPPER CREEK HOMES", recorded in Plat Book 175, at Page 1, Miami-Dade County Records.

Plat of "AMENDED PLAT OF FLOOD CRITERIA MAP", recorded in Plat Book 120, Page 13, of the Public Records of Miami-Dade County, Florida.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as a Benchmark provided by Miami-Dade County, Transportation and Public Works Department.

Benchmark Number T-601-R, Elevation 10.23 feet.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

ALG Holdings, LLC
1430 S. Dixie Highway # 309
Coral Gables, Florida 33146
Contact: Alex Garcia
Phone: 786-594-0113
Email: alex@garsh.net

