

### FAST TRACK PLAT AGREEMENT

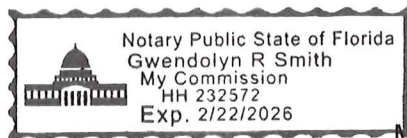
1. The undersigned Silvia G George is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 4 Stories Self Storage.
3. The undersigned acknowledges that zoning approval of public hearing application, 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. Z2024000239 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.

Sylvia G. George  
Signature of Owner

Sylvia G. George  
Print Name

Sworn to and subscribed before me this 26 day of March, 2025.



Gwendolyn R. Smith  
Notary Public

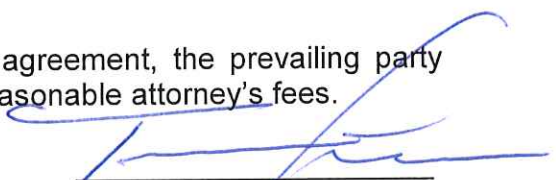
My Commission Expires: 02/22/2026

SEAL

## FAST TRACK PLAT AGREEMENT

1. The undersigned Tommie Lee, president 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 Stories Self Storage.
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.
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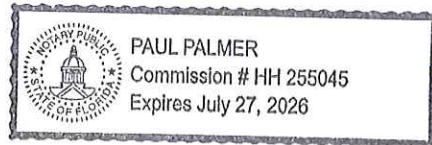
10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

  
Signature of Owner

Tommie Lee, president of New Life Chapel,  
Inc., a Florida not-for-profit corporation

Print Name

Sworn to and subscribed before me this 28 day of March, 2025.



  
Notary Public

My Commission Expires: \_\_\_\_\_

SEAL

## 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.: 18 Twp.: 56 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Southland Storage

2. Owner's Name: Sylvia G. George Phone: 305-632-9346

Address: 21620 SW 112th Avenue City: Miami State: FL Zip Code: 33170

Owner's Email Address: santiago@thefeldmancompanies.com

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: plating@hadonne.com

4. Folio No(s): 30-6018-000-0100 / 30-6018-000-0230 / 30-6018-000-0110 / 30-6018-000-0120

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

6. Street boundaries: SW 216 Street & SW 112 Ave

7. Present Zoning: RU-1 Proposed BU-2 Zoning Hearing No.: Z2024000239

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 136,748 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:

COUNTY OF MIAMI-DADE)

Signature of Owner: Sylvia G. George

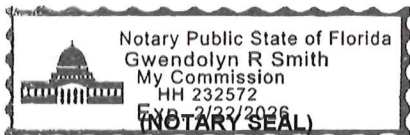
(Print name & Title here): Sylvia G. George

BEFORE ME, personally appeared Sylvia G. George this 26<sup>th</sup> day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ✓ or produce FLDLG620787516850 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 26<sup>th</sup> day of March, 2025 A.D.

Signature of Notary Public: Gwendolyn R Smith

(Print, Type name here: Gwendolyn R Smith)



02/22/2026  
(Commission Expires)

HH232572  
(Commission Number)

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

**RESET FORM**

**PRINT FORM**

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Owner's Email Address: santiago@thefeldmancompanies.com

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Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

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STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

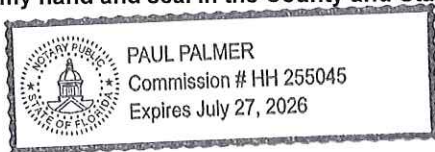
Signature of Owner: \_\_\_\_\_

(Print name & Title here): \_\_\_\_\_

Tommie Lee, President of New Life Chapel, Inc., a Florida not-for-profit corporation

BEFORE ME, personally appeared Tommie Lee, President of New Life Chapel, Inc., a Florida not-for-profit corporation this 28 day of March, 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 28 day of March, 2025 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_

**PAUL PALMER** \_\_\_\_\_)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

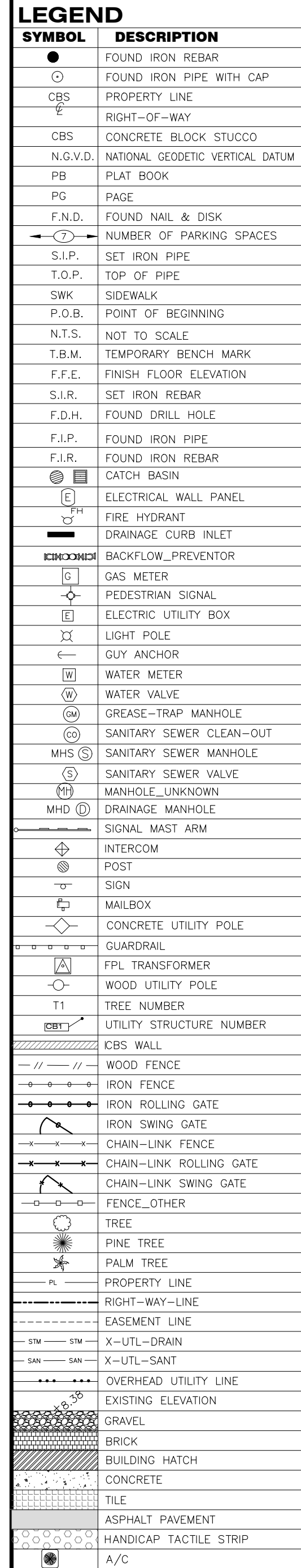
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.







A SUBDIVISION OF PORTION OF THE NE 1/4 OF THE NW 1/4 OF  
SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI, MIAMI-DADE COUNTY, FLORIDA.

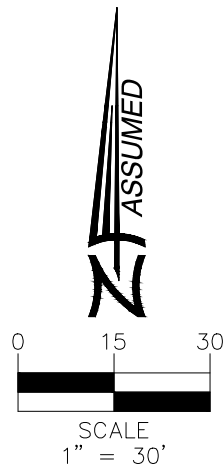


TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T1	FICUS	80	50	60
T2	ROYAL POINCIANA	25	20	20
T3	AVOCADO	40	20	20
T4	FICUS	50	20	20
T5	MANGO	30	20	20
T6	MANGO	20	15	20
T7	MANGO	20	15	20
T8	MANGO	30	25	20
T9	OAK	12	15	10
T10	FICUS	40	30	20
T11	ALMOND	50	45	45
T12	TREE	20	20	20
T13	PALM	15	10	7
T14	PALM	15	10	7
T15	PALM	15	10	7
T16	PALM	12	20	8
T17	PALM	12	20	8
T19	MANGO	40	40	30
T20	FICUS	100	50	60
T21	FICUS	50	40	40
T22	OAK	40	40	40
T23	TREE	25	20	20
T24	TREE	20	20	15
T25	ALMOND	50	45	45
T26	ALMOND	50	45	45

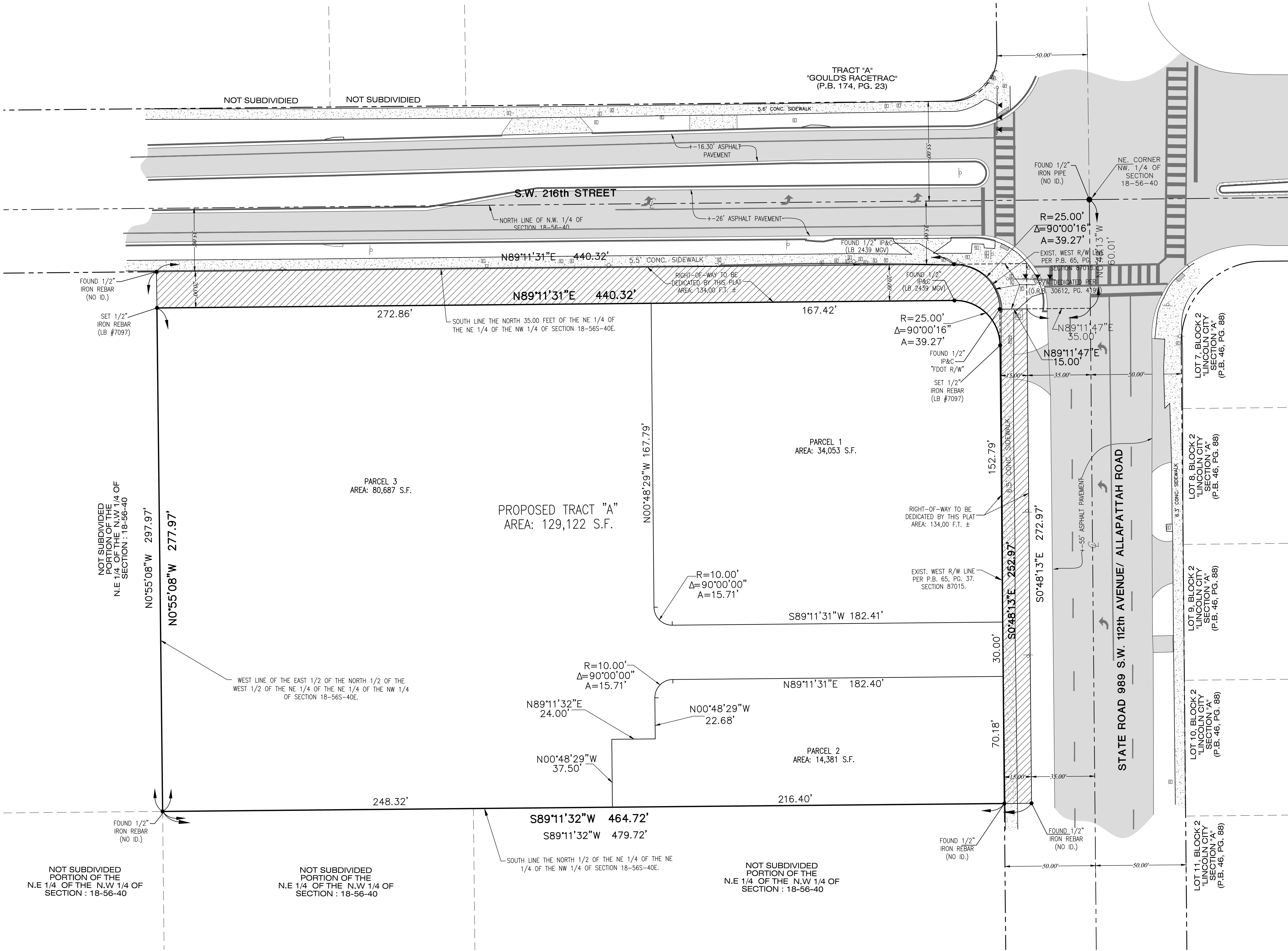


TENTATIVE PLAT OF "SOUTHLAND STORAGE"

A SUBDIVISION OF PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI, MIAMI-DADE COUNTY, FLORIDA.



LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
R	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
→	NUMBER OF PARKING SPACES
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.B.	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
MHD	MANHOLE_UNKNOWN
MHD	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
UTS	UTILITY STRUCTURE NUMBER
CBS	CBS WALL
W	WOOD FENCE
I	IRON FENCE
IR	IRON ROLLING GATE
IS	IRON SWING GATE
CL	CHAIN-LINK FENCE
CLR	CHAIN-LINK ROLLING GATE
CLS	CHAIN-LINK SWING GATE
FO	FENCE_OTHER
T	TREE
PT	PINE TREE
PL	PALM TREE
PL	PROPERTY LINE
R	RIGHT-WAY-LINE
E	EASEMENT LINE
UTD	X-UTL-DRAIN
UTS	X-UTL-SANT
UTL	OVERHEAD UTILITY LINE
E	EXISTING ELEVATION
G	GRAVEL
B	BRICK
H	BUILDING HATCH
C	CONCRETE
T	TILE
A	ASPHALT PAVEMENT
H	HANDICAP TACTILE STRIP
A/C	A/C



LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
1996 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)267-6846 - F: +1(305)267-6846 - W: www.hadonne.com



PROPOSED SUBDIVISION  
for  
TFC Southland Development, LLC.  
of  
11250 SW 216 Street, Miami, FL 33170.

REVISIONS	FILE
1	1
2	2
3	3
4	4
5	5

Field Book:  
FILE

DRAWN BY:  
GG

TECH BY:  
RI

QA/QC BY:  
JS

Job No.:  
24054

3/3