

FAST TRACK PLAT AGREEMENT

1. The undersigned Goulds 176 Estates, LLC is the owner of certain real property more particularly described as: SW 119 Avenue & SW 216 Street, Miami-Dade County, Florida (Folio: 30-6912-005-0090, 30-6912-005-0190, 30-6912-005-0070, 30-6912-005-0010, 30-6912-005-0030, 30-6912-005-0020).
2. The undersigned proposes to develop the above referenced real property by constructing A mixed-use project consisting of 90 multifamily residential units and 1,677 square feet of retail space.
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-25279 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. A2025000012 and plan(s) prepared by Lannes & Garcia, Inc., Surveyors, and dated May 22, 2025, (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.

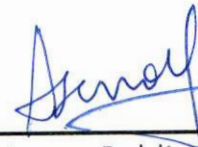


Signature of Owner

Julien Haccoun

Print Name

Sworn to and subscribed before me this 3rd day of September 2025.



Notary Public:

Jonathan Aserraf

Notary Public My Commission Expires: 4/1/2026

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.: 12 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: HAKUNA MATATA

2. Owner's Name: GOULDS 176 ESTATES LLC Phone: _____

Address: 1108 Kane Concourse, Suite 309 City: Bay Harbor Islands State: FL Zip Code: 33154

Owner's Email Address: info@steinmauerfamily.com

3. Surveyor's Name: LANNES AND GARCIA, INC. Phone: 305-666-7909

Address: 4967 S.W. 75TH AVENUE City: MIAMI State: FL Zip Code: 33155

Surveyor's Email Address: lannes2garcia@gmail.com

4. Folio No(s): 30-6912-005-0010 / 30-6912-005-0020 / 30-6912-005-0030 / 30-6912-005-0070
30-6912-005-0090 / 30-6912-005-0190

5. Legal Description of Parent Tract: TRACT 4, "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", PLAT BOOK 33,
PAGE 45

6. Street boundaries: S.W. 215TH STREET, S.W. 216TH STREET, S.W. 119TH AVENUE

7. Present Zoning: GOULDS COMMUNITY Zoning Hearing No.: ASPR #: A2025000012
URBAN CENTER

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(⁹⁰ _____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (1,677 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): Julien Haccoun - Manager

BEFORE ME, personally appeared Julien Haccoun this 16 day of May, 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.

WITNES my hand and seal in the County _____ and State last aforesaid this 16 day of May, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: Jonathan Aserraf)

(NOTARY SEAL)

4/1/2026
(Commission Expires)

HH 248406
(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 "HAKUNA MATATA"

BEING A REPLAT OF A PORTION OF TRACT 4, "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 45, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155
APRIL 2025

FIELD WORK DATE
FIELD DATE: 11-11-2024

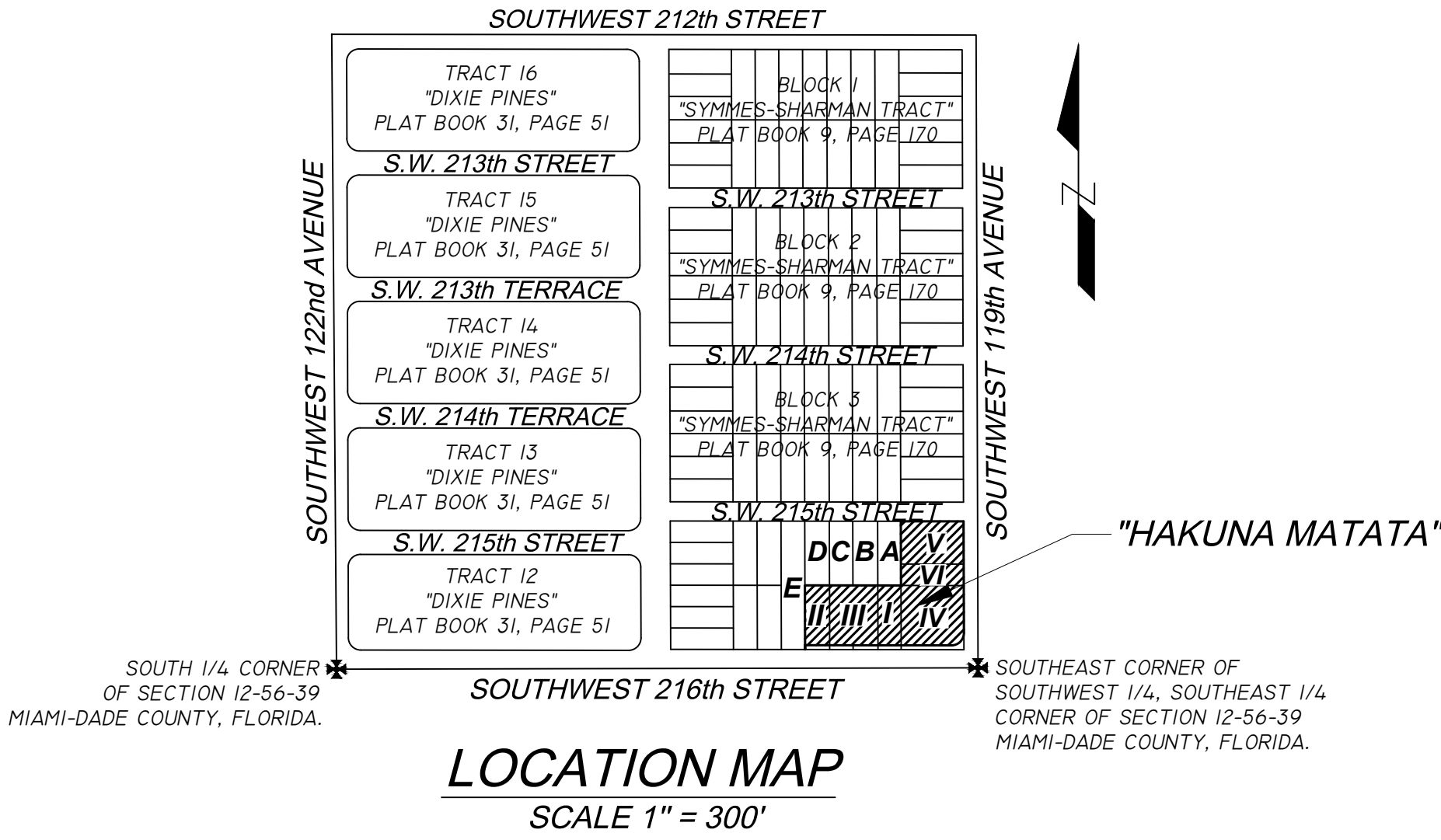
ADJOINING / NEIGHBORING ZONING: EXISTING			
ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	30-6912-005-0120	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	GCUC - GOULDS COMMUNITY URBAN CENTER
B	30-6912-005-0040	0081 VACANT RESIDENTIAL : VACANT LAND	GCUC - GOULDS COMMUNITY URBAN CENTER
C	30-6912-005-0050	0081 VACANT RESIDENTIAL : VACANT LAND	GCUC - GOULDS COMMUNITY URBAN CENTER
D	30-6912-005-0110	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	GCUC - GOULDS COMMUNITY URBAN CENTER
E	30-6912-005-0080	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	GCUC - GOULDS COMMUNITY URBAN CENTER

ADJOINING / NEIGHBORING LAND OWNERS		
ID	FOLIO NO.:	OWNER(S)
A	30-6912-005-0120	SAUL D. AMIGO DELGADO
B	30-6912-005-0040	GOULDS 176 ESTATES LLC
C	30-6912-005-0050	GOULDS BH LLC
D	30-6912-005-0110	NELSON DIAZ AVELAR & EVELYN YANETH ARGUETA GALDAMEZ
E	30-6912-005-0080	SANDY MAIR (JTRS)

EXISTING PARCELS FOR REPLAT	
ID	FOLIO NO.:
I	30-6912-005-0010
II	30-6912-005-0020
III	30-6912-005-0030
IV	30-6912-005-0070
V	30-6912-005-0090
VI	30-6912-005-0190

SURVEYOR'S REFERENCE
1) "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT" PLAT BOOK 33 PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE FLOOD CRITERIA
ELEVATION= 12.50 NGVD 1929 HDC.MAPS.ARGIS.COM MIAMI-DADE COUNTY FLOOD CRITERIA 2022 MIAMI-DADE COUNTY, FLORIDA

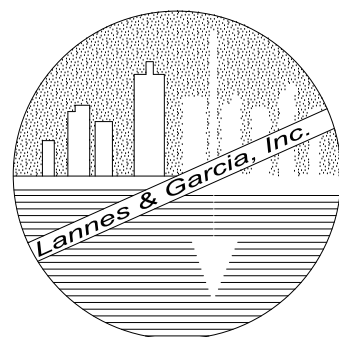


A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 56 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION
FOLIO #30-6912-005-0010: A PORTION OF TRACT 4 OF "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 128.8 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 4; THENCE NORTH 143.7 FEET; THENCE WEST 50 FEET; THENCE SOUTH 143.7 FEET; THENCE EAST 50 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 35 FEET FOR RIGHT-OF-WAY.
FOLIO #30-6912-005-0020: THE WEST 50 FEET OF THE EAST 328.8 FEET OF THE SOUTH 143.7 FEET OF TRACT 4, LESS THE SOUTH 20 FEET FOR RIGHT-OF-WAY, OF "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO #30-6912-005-0030: THE WEST 100 FEET OF THE EAST 278.8 FEET OF THE SOUTH 143.7 FEET OF TRACT 4, LESS THE SOUTH 20 FEET FOR RIGHT-OF-WAY, OF "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO #30-6912-005-0070: THE EAST 128 FEET OF THE SOUTH 143.7 FEET OF TRACT 4, LESS THE SOUTH 20 FEET FOR RIGHT-OF-WAY AND LESS THE EXTERNAL AREA OF CURVE AT THE SOUTHEAST CORNER BY A 25 FOOT RADIUS CURVE, OF "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO #30-6912-005-0090: THE NORTH 97.8 FEET OF THE EAST 128.9 FEET OF TRACT 4, OF "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO #30-6912-005-0190: THE SOUTH 45.9 FEET OF THE EAST 129 FEET OF THE NORTH 143.7 FEET OF TRACT 4, OF "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

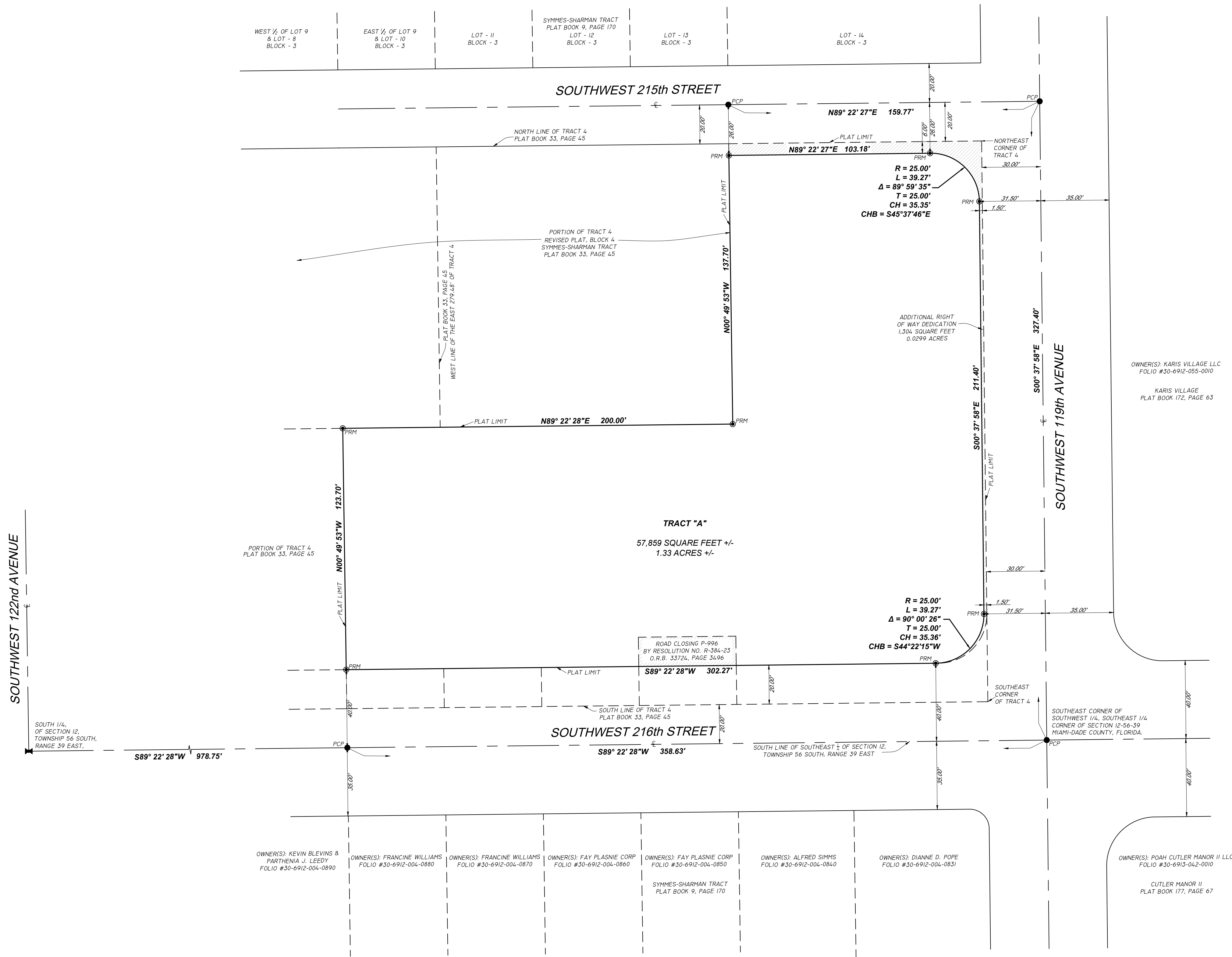
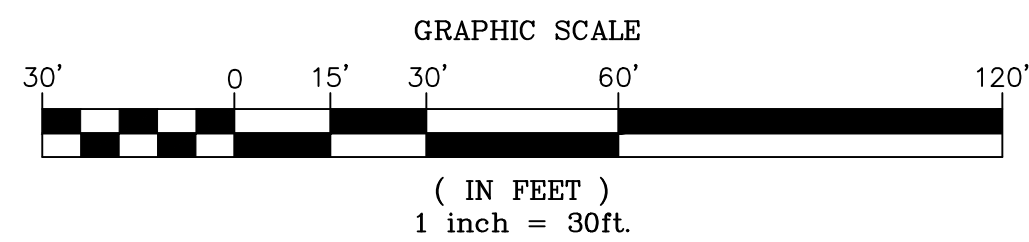
OWNERS CONTACT INFORMATION
OWNERS: GOULDS 176 ESTATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGER : JULIEN HACCOUN / ADRIEN HACCOUN
EMAIL ADDRESS: jh@monceaurealty.com / ah@monceaurealty.com
PHONE NUMBER: 305-450-1742 / 305-450-4795
ADDRESS: 1108 KANE CONCOURSE, SUITE 309, BAY HARBOR ISLANDS, FLORIDA 33154
PROPERTY ADDRESS
21500 SOUTHWEST 119th AVENUE, 11905,11915, 11915 SOUTHWEST 216th STREET, 21501 SOUTHWEST 120th AVENUE, MIAMI, FLORIDA 33177
FLOOD INFORMATION
FLOOD ZONE: X MAP & PANEL= 12086C0584 COMMUNITY No.: 120635 SUFFIX: L DATE OF FIRM: 09-11-2009 BASE ELEV.= N/A

SURVEY NOTES
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
3. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 00° 37' 58" EAST FOR THE WEST RIGHT OF WAY LINE OF SOUTHWEST 119th AVENUE.
4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARKS: A) BM # G-38, ELEVATION= 12.35 (MIAMI-DADE COUNTY) B) BM # G-39-R, ELEVATION= 8.68 (MIAMI-DADE COUNTY)
9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.



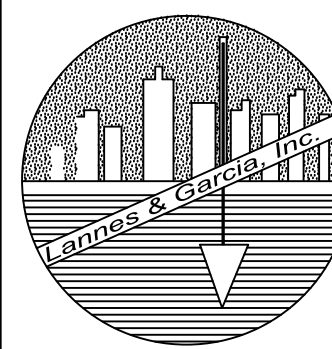
PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530
lannes2garcia@gmail.com

PREPARED BY:
LANNES AND GARCIA, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155
 APRIL 2025



SECTION CORNER	
PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098	
PERMANENT CONTROL POINT (PCP) LB NO. 2098	
CENTERLINE	
LICENSED BUSINESS	
NUMBER	
RADIUS	
ARC LENGTH	
CENTRAL ANGLE	
TANGENT DISTANCE	
CHORD DISTANCE	
CHORD BEARING	
EAST	
WEST	
NORTH	
SOUTH	

THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 00° 37' 58" EAST FOR THE WEST RIGHT OF WAY LINE OF SOUTHWEST 119th AVENUE.



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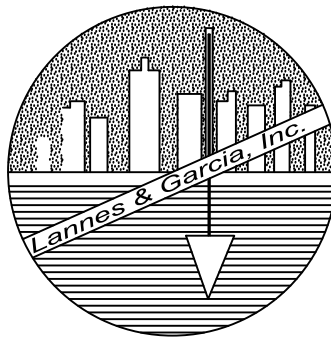
DEVELOPMENT INFORMATION
ASPR: A2025000012

ZONING INFORMATION	
A.- SITE DATA	
1.- ADDRESS:	119XX SW 216th STREET MIAMI-DADE COUNTY, FLORIDA 33170
2.- MUNICIPALITY	MIAMI-DADE COUNTY UNINCORPORATED
3.- ZONING DISTRICT	URBAN CENTER - GOULDS COMMUNITY URBAN CENTER SUB-DISTRICT-CENTER LAND USE - MIXED USE MAIN STREET (MM)
4.- LEGAL DESCRIPTION	<p>FOLIO #30-6912-005-0010 A portion of Tract 4 of "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", according to the plat thereof as recorded in Plat Book 33, Page 45 of the Public Records of Miami-Dade County, Florida, more particularly described as follows; Begin 128.8 feet West of the Southeast corner of sa Tract 4; Thence North 143.7 feet; Thence West 50 feet; Thence South 143.7 feet; Thence East 50 feet to the Point of Beginning, LESS the South 35 feet for right-of-way.</p> <p>FOLIO #30-6912-005-0020 The West 50 feet of the East 328.8 feet of the South 143.7 feet of Tract 4, LESS the South 20 feet for right-of-way, of "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", according to the plat thereof as recorded in Plat Book 33, Page 45 of the Public Records of Miami-Dade County, Florida.</p> <p>FOLIO #30-6912-005-0030 The West 100 feet of the East 278.8 feet of the South 143.7 feet of Tract 4, LESS the South 20 feet for right-of-way, of "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", according to the plat thereof as recorded in Plat Book 33, Page 45 of the Public Records of Miami-Dade County, Florida.</p> <p>FOLIO #30-6912-005-0070 The East 128 feet of the South 143.7 feet of Tract 4, LESS the South 20 feet for right-of-way and LESS the external area of curve at the Southeast corner by a 25 foot radius curve, of "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", according to the plat thereof as recorded in Plat Book 33, Page 45 of the Public Records of Miami-Dade County, Florida.</p> <p>FOLIO #30-6912-005-0090 The North 97.8 feet of the East 128.9 feet of Tract 4, of "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", according to the plat thereof as recorded in Plat Book 33, Page 45 of the Public Records of Miami-Dade County, Florida.</p> <p>FOLIO #30-6912-005-0190 The South 45.9 feet of the East 129 feet of the North 143.7 feet of Tract 4, of "REVISED PLAT, BLOCK 4 SYMMES-SHARMAN TRACT", according to the plat thereof as recorded in Plat Book 33, Page 45 of the Public Records of Miami-Dade County, Florida.</p>
5.- GROSS AREA	84,894 SQ. FT. = 1.94 ACRES
6.- NET LOT AREA	57,768 SQ. FT. = 1.32 ACRES
7.- FLOOD ZONE	X

B.- DENSITY		
	REQUIRED	PROVIDED:
DENSITY: 125 UNITS / ACRES = 1.94 W/ROW	242.5 UNITS	90 RESIDENTIAL UNITS (48 UNITS = 2 BED / 2 BATH - 53.5%) (36 UNITS = 1 BED / 1 BATH - 40%) (6 UNITS = 1B / 1B / 1 DEN - 6.5%)
C.- BUILDING HEIGHT		
	REQUIRED	PROVIDED:
BUILDING HEIGHT	3 STORIES MIN / 12 STORIES MAX	4 STORIES (42'-0")
D.- SITE COMPUTATION		
	REQUIRED	PROVIDED:
LOT COVERAGE	-	25,022 SQ.FT
COMMON OPEN SPACE: 10% MIN.	5,776 S.F. (10%)	6,768 SQ.FT (11.72%)
LOT FRONTAGE: 70% MIN.	228'-8" (70%)	305'-2" (93.3%)
IMPERVIOUS	-	50,195 SQ.FT (87%)
PERVIOUS (GREEN SPACE)	-	7,483 SQ.FT (12.95%)
TOTAL	-	57,768 SQ.FT
E.- AREA BREAKDOWN SCHEDULE		
	AREA	PERCENTAGE
OFFICE / AMENITIES	5,832 SQ.FT	10.1%
RETAIL	1,677 SQ.FT	2.9%
COLONNADE	2,851 SQ.FT	4.94%
POOL / POOL DECK	2,264 SQ.FT	3.92%
PLAZA	1,653 SQ.FT	2.86%
GREEN / GRASS	7,483 SQ.FT	12.95%
COVERED PARKING	14,377 SQ.FT	24.89%
ROAD / ASPHALT / PAVEMENT	21,631 SQ.FT	37.44%
TOTAL	57,768 SQ.FT	100%
F.- SETBACKS		
	REQUIRED	PROVIDED:
FRONT (SOUTH - SW 216 STREET)	10'-0"	11'-0"
SIDE STREET (EAST-SW 119 AVE)	10'-0"	10'-0"
INTERIOR SIDE (WEST)	10'-0"	10'-0"
REAR (NORTH - SW 215 STREET)	10'-0"	10'-0"
G.- PARKING SPACES CALCULATION		
	REQUIRED	PROVIDED:
# OF PARKING SPACES	<p>* RESIDENTIAL REQ.: 1.5 P.S. FOR EVERY 2 BED UNITS= 48 UNITS X 1.5 = 72 STANDARD P.S.</p> <p>1 P.S. FOR EVERY 1 BED UNITS= 42 UNITS X 1 = 42 STANDARD P.S.</p> <p>RETAIL REQ.: 1 P.S. X 250 S.F. 1,677 S.F. / 250 = 7 STANDARD P.S.</p> <p>TOTAL: 121 PARKING SPACES REQ.</p> <p>* PARKING REDUCTION - 50%</p>	<p>RESIDENTIAL</p> <ul style="list-style-type: none">95 STANDARD PARKING SPACES5 HANDICAP PARKING SPACE7 PARALLEL PARKING SPACES <p>TOTAL-----107 SPACES</p>

BASIS OF BEARING:

THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 00° 37' 58" EAST FOR THE WEST RIGHT OF WAY LINE OF SOUTHWEST 119th AVENUE.



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