

FAST TRACK PLAT AGREEMENT

1. The undersigned 3645 Investors LLC is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 235 apartment units and 2,771 Sq. Ft. - Retail.
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 25286 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2025000139 and plan(s) prepared by, and dated March 12, 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.

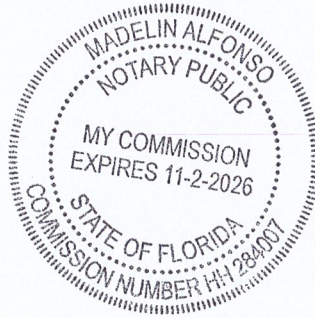


Signature of Owner

Tomas Cabrerizo, Manager

Print Name

Sworn to and subscribed before me this 29th day of April, 20 25



SEAL



Notary Public

My Commission Expires: 11/02/26

PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required. Following is a step by step outline of the Fast Track Plat procedure.

1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time application for tentative plat approval is made with a copy furnished by the applicant attached to each copy of the tentative plat. In addition, six (6) copies of the zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.

6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. Z2025000139, and plans prepared by Behar Font Partners, P.A. dated March 12, 2025," (when plan(s) is/are required)
7. At this point, the developer/applicant can submit paving and drainage plans to the Public Works Department for review. The Miami-Dade Water and Sewer Department will also review water and sewer plans at this time. No permits will be issued until official tentative plat approval is given.
8. The developer/applicant is responsible for scheduling the tentative plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the zoning public hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official tentative plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the tentative plat, that an appeal of the zoning hearing decision has not been filed.

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: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

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

6. Street boundaries: _____

7. Present Zoning: _____, IU-1 and BU-2 Zoning Hearing No.: _____

8. Proposed use of Property: 2,771 St. Ft. - Retail

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: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Tomas Cabrerizo, Manager

BEFORE ME, personally appeared Tomas Cabrerizo this 29th day of April, 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 as identification and who did (not) take an oath.

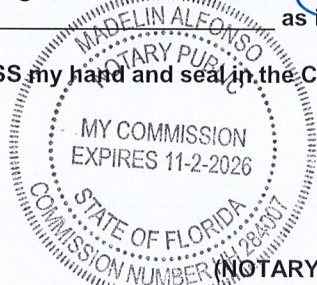
WITNESS my hand and seal in the County and State last aforesaid this 29th day of April, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: Madelin Alfonso)

11/02/26
(Commission Expires)

1-A 284007
(Commission Number)



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

EXHIBIT "A"

Legal Description:

Parcel 1:

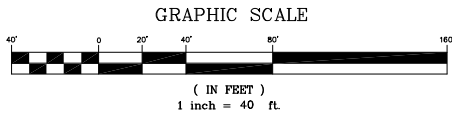
The SW 1/4 of the SW 1/4 of the SW1/4, less the East 435.5 feet, and less the North 349.68 feet, and less the South 35 feet, and less the West 35 feet, and less that portion conveyed in that certain Warranty Deed to the Florida Department of Transportation, recorded in Official Records Book 17335, Page 4014, and less that portion conveyed in that certain Quit Claim Deed to MIAMI-DADE County, recorded in Official Records Book 28276, Page 1013, in Section 21, Township 53 South, Range 41 East, in MIAMI-DADE County, Florida.

Parcel 2:

The South 175 feet of the North 349.68 feet of the West 245 feet of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 53 South, Range 41 East, LESS the West 35 feet thereof, lying and being in MIAMI-DADE County, Florida. LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 53 South, Range 41 East; Thence run N.02°09'06"W., along the West line of said Section 21, for a distance of 498.24 feet to a point; Thence run N.87°46'53"E. for a distance of 35.00 feet to the Point of Beginning of parcel of land hereinafter to be described; Thence continue N.87°46'53"E. for a distance of 210.00 feet to a point of intersection with the East line of the West 245 feet of the S.W. 1/4 of said Section 21; Thence run S.02°09'06"E., parallel with the West line of the S.W. 1/4 of said Section 21, for a distance of 48.73 feet to a point on curve, said point bears S.25°32'19"E. to the center of a circular curve, concave to the Southeast, and having for its elements a Radius of 1326.50 feet and central angle of 08°38'11"; Thence run Southwesterly along the arc of said curve for an arc distance of 199.94 feet to a point on curve, said point bearing N.34°10'30"W. from the center of aforementioned circular curve; Thence run S.42°25'11"W. for a distance of 47.23 feet to a point of intersection with a line that lies 35 feet East of and parallel with the West line of the S.W. 1/4 of said Section 21; Thence run N.02°09'06"W., along said parallel line for a distance of 175.00 feet to the Point of Beginning.

All of the above parcels of land containing 72,063 square feet (1.65 Acres, more or less)



DEVELOPMENT INFORMATION:

- [illegible]



PORTION OF THE SOUTHWEST 1/4 OF
SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
LOCATION SKETCH
SCALE: 1" = 300'

Parcel 1:

The SW 1/4 of the SW 1/4 of the SW1/4, less the East 435.5 feet, and less the North 349.68 feet, and less the South 35 feet, and less the West 35 feet, and less that portion conveyed in that certain Warranty Deed to the Florida Department of Transportation, recorded in Official Records Book 17335, Page 4014, and less that portion conveyed in that certain Quit Claim Deed to Miami-Dade County, recorded in Official Records Book 28276, Page 1013, in Section 21, Township 53 South, Range 41 East, in Miami-Dade County, Florida.

Parcel 2

THE SOUTH 175 FEET OF THE NORTH 349.68 FEET OF THE WEST 245 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LESS THE WEST 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 53 South, Range 41 East; Thence run N.02°09'06"W., along the West line of said Section 21, for a distance of 498.24 feet to a point; Thence run N.87°46'53"E. for a distance of 35.00 feet to the Point of Beginning of parcel of land hereinafter to be described; Thence continue N.87°45'53"E. for a distance of 210.00 feet to a point of intersection with the East line of the West 245 feet of the S.W. 1/4 of said Section 21; Thence run S.02°09'06"E., parallel with the West line of the S.W. 1/4 of said Section 21, for a distance of 48.73 feet to a point on curve, said point bears S.25°32'19"E. to the center of a circular curve, concave to the Southeast, and having for its elements a Radius of 1326.50 feet and central angle of 08°38'11"; Thence run Southwesterly along the arc of said curve for a distance of 199.94 feet to a point on curve, said point bearing N.30°33'30"W. from the center of the aforementioned circular curve; Thence run S.42°25'11"W. for a distance of 47.63 feet to a point of intersection with a line that lies 35 feet East of and parallel with the West line of the S.W. 1/4 of said Section 21; Thence run N.02°09'06"W., along said parallel line for a distance of 175.00 feet to the Point of Beginning.

All of the above parcels of land containing 72,063 square feet (1.65 Acres, more or less)

1. The Legal Description of the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment for Title Insurance.
2. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
3. An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY, File No. 1062-4813576, effective date: AUGUST 27, 2020 @ 8:00 AM, as revised, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
4. Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
5. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Omissions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7. Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
8. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9. The Surveyor does not determine fence and/or wall ownership.
10. Ownership subjects to OPINION OF TITLE.
11. Type of Survey: SKETCH OF SURVEY
12. The North arrow shown hereon is based on record plat of "ALWIN COURT", as recorded in Plat Book 42, at Page 41, of the Public Records of Miami-Dade County, Florida.
13. Elevations are based on the National Geodetic Vertical Datum of 1929.
14. Benchmark Used: Miami-Dade County Benchmark #N-3048-R. Elevation = +5.57'
15. Flood Zone Data: Community/ Panel #120635 & 120650/0292/L. Dated: 9/11/09
Flood Zone: "AE" Base Flood Elevation = +8.0'
16. Subject Property has access to the following Public Right-of-Way: NW 37 Avenue and NW 36 Street - State Road No. 25 - U.S. Highway No. 27
17. ZONING INFORMATION:
Zoning Classification: T6-8-0 (Commercial - Neighborhood)(Parcel 1)(Portions lying in the City of Miami) IU-1 (Light Industrial District)(Parcel 1 & 2)(Portions lying in Miami-Dade County) BU-2 (Special Business Use Zoning District)
18. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
19. There were no evidence of changes in street right of way lines nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
20. All visible above ground utilities noted on survey sketch.
21. There was no observed evidence of a field delineation nor markers were observed of wetlands conducted by a qualified specialist hired by the client.
22. There were no observed evidence of current earth work, building construction or building additions as of the date of the survey.
23. There are no apparent encroachments either way across property line.
24. There are no gaps or gores inherent to the Subject Property based on the field survey performed and the title commitment provided.
25. Flood Criteria: Miami-Dade County Flood elevation = +7.52' (N.G.V.D)(+6.00' N.A.V.D.) in accordance with the Miami-Dade County Flood Criteria ordinance dated October 18, 2022.
26. This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

Digitally signed by Pablo J
Alfonso
Date: 2025.08.22 14:14:26-04'00

BY: _____
JACOB GOMIS, Professional Surveyor & Mapper No. 6231
State of Florida
Date of Survey: 09/05/2024
Date of Last Revision: 04/24/2025 (Developers Data & Name Change)

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd. Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062/ Fax: 305-827-9669

CONTACT INFORMATION

OWNER: 3645 INVESTORS LLC
CONTACT: ERICK VALDERRAMA
TEL: (305) 779-8040
EMAIL: ev@legacyresidential.com

SURVEYOR:
JACOB GOMIS, PSM
ROYAL POINT LAND SURVEYORS
6175 NW 153rd STREET SUITE 321
MIAMI LAKES, FL 33014.
OFFICE: (305) 822-6062
FAX: (305) 827-9669
E-MAIL: info@royalpointils.com

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POINT
TOPOGRAPHIC, INC. L.B.# 7282
IPointLs.com
114 *** TEL: 305-822-6062 *** FAX: 305-827-9669
OF SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
FOR TENTATIVE PLAT

ROYAL
LAND SERVICES, LLC
info@royalland.com
16175 NW 153rd STREET, SUITE 321, MIAMI LAKE, FL 33167
305.441.1111

DRAWN: J.G.

CHECKED: P.J.A.

$$\text{SCALE: } 1'' = 4'$$

FIELD DATE: 09/05/2024

JOB No.: RP24-1166

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This Document is not full and complete without all Sheets, Containing a total of (1) Sheets