

FAST TRACK PLAT AGREEMENT

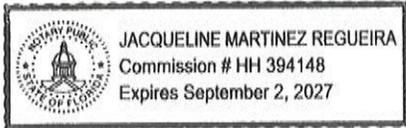
1. The undersigned Larry W Dunagan is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 185 Single-Family Homes.
3. The undersigned acknowledges that zoning approval of public hearing application, 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. Z2025000256 and plan(s) prepared by, and dated 12.12.2025. (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.

Larry W Dunagan
Signature of Owner

Larry W Dunagan, Manager
Print Name

Sworn to and subscribed before me* this 26 day of February, 2026.
* by means of [] physical presence -OR- [] online notarization



J
Notary Public

My Commission Expires: HH 394148

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 : (192)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 32 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: WILDWOOD GROVES EAST

2. Owner's Name: DUNAGANS FRUIT GROVES, LLC Phone: (727) 455-3680
c/o LENNAR HOMES
Address: 5505 WATERFORD DISTRICT DRIVE City: MIAMI State: FL Zip Code: 33126
Owner's Email Address: MARC.SZASZ@LENNAR.COM

3. Surveyor's Name: SCHWEBKE-SHISKIN & ASSOCIATES, INC Phone: (954) 435-7010
Address: 2844 CORPORATE WAY City: MIRAMAR State: FL Zip Code: 33025
Surveyor's Email Address: MJOHNSON@SHISKIN.COM

4. Folio No(s): 30-6932-000-0365 / 30-6932-000-0374 / 30-6932-000-0376 / 30-6932-000-0361

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: SW 272 St to SW 278 St and SW 157 Ave to SW 159 Ave

7. Present Zoning: AU Zoning Hearing No.: Z2025000256 (Proposed EU-M and RU-1Ma)

8. Proposed use of Property:
Single Family Res.(185 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. Futhermore, 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.

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

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: *Larry Dunagan*

(Print name & Title here): Larry W. Dunagan, Manager

BEFORE ME, personally appeared Larry W. Dunagan this 26 day of February, 2026 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 26 day of February, 2026 A.D.

Signature of Notary Public: *Jacqueline Martinez Regueira*

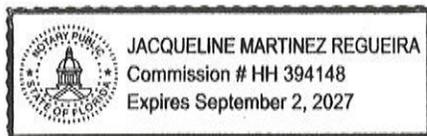
(Print, Type name here: Jacqueline Martinez Regueira

9/2/2027
(Commission Expires)

HH 394148
(Commission Number)

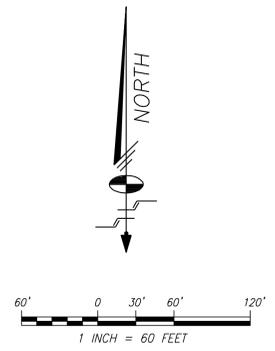
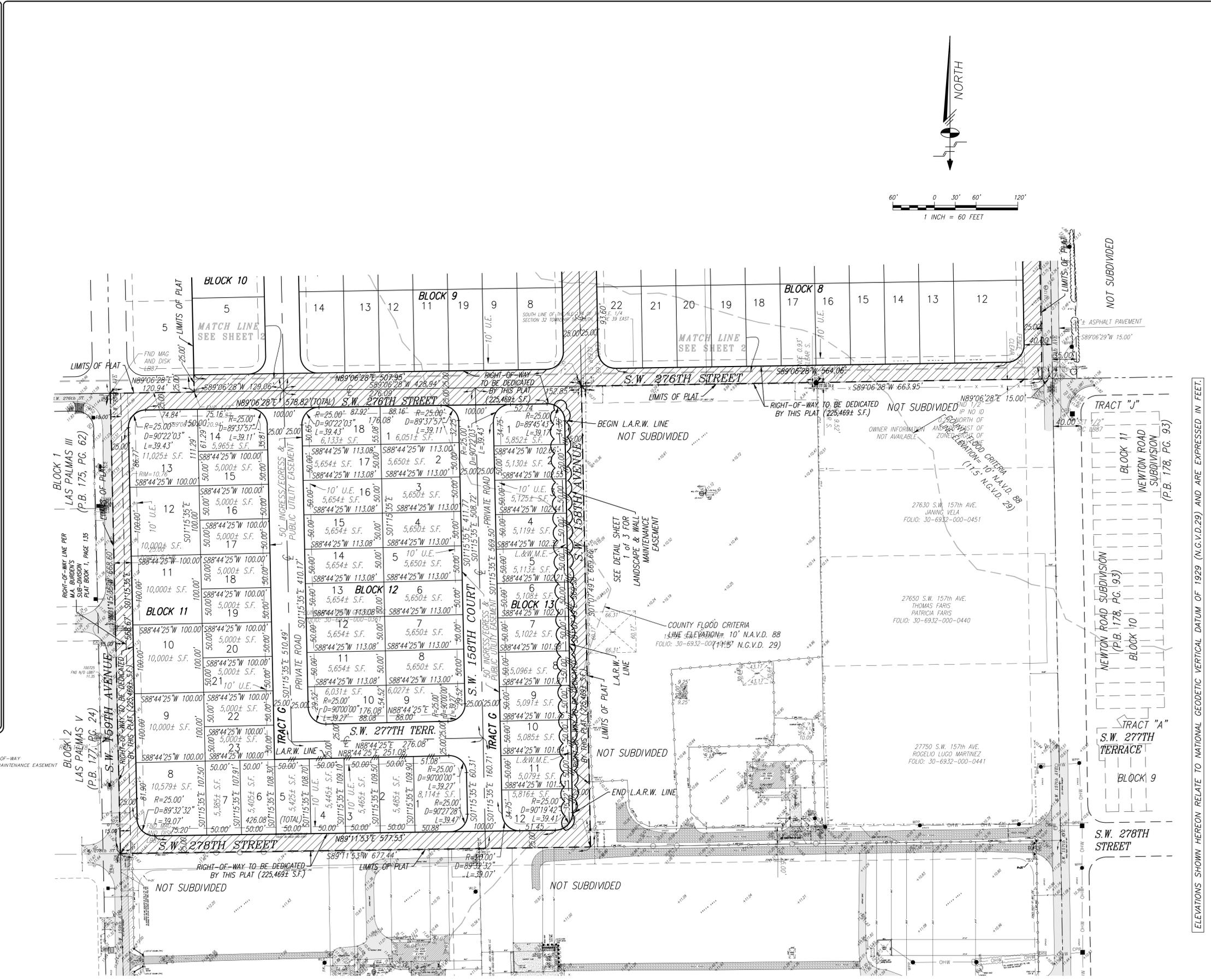
(NOTARY SEAL)

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



GENERAL LEGEND:

	AERIAL TARGET
	ALUMINUM LIGHT POST (SINGLE)
	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
	ANCHOR/CLAY WIRE
	BACKFLOW PREVENTER ASSEMBLY
	CABLE TELEVISION BOX
	CATCH BASIN
	CATCH BASIN F-3
	CENTERLINE
	CHECK VALVE ASSEMBLY
	COLUMN (CIRCULAR)
	COLUMN (SQUARE)
	CONCRETE LIGHT POLE (DOUBLE)
	CONCRETE LIGHT POLE (SINGLE)
	CONCRETE POWER POLE
	CONTROL POINT
	COMMUNICATION PULL BOX
	CURB INLET
	DOUBLE DETECTOR CHECK VALVE
	DRAIN (CIRCULAR OR SQUARE)
	ELECTRIC BOX (ABOVE GROUND)
	ELECTRIC PULL BOX (BELOW GROUND)
	ELECTRIC HAND HOLE
	ELECTRIC OUTLET
	ELEVATIONS (SEE NOTES FOR DATUM)
	FIRE HYDRANT
	FIRE LINE SAMESE CONNECTION
	FIRE LINE CONNECTION
	FLAGPOLE
	FLOW LINE
	FORCE MAIN MANHOLE
	FORCE MAIN VALVE
	F.P.L. ELECTRIC MANHOLE
	F.P.L. METER MANHOLE
	F.P.L. TRANSMISSION POLE
	GAS MANHOLE
	GAS METER
	GAS PUMP
	GAS VALVE
	GREASE TRAP MANHOLE
	GROUND LIGHTING
	GUARD POST (BALL AND CHAIN)
	IRRIGATION HAND HOLE
	IRRIGATION VALVE
	MAILBOX
	MONITOR WELL
	MONUMENT LINE
	P-5 INLET
	PARKING METER
	PEDESTRIAN CROSSING SIGNAL
	PERMANENT REFERENCE MONUMENT
	POST INDICATOR VALVE
	VACUUM BREAKER ASSEMBLY
	PROPERTY LINE
	ROUND CATCH BASIN
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIGN POST
	SPRINKLER PUMP
	STANDPIPE
	STORM SEWER MANHOLE
	STREET LIGHT BOX
	SINGLE INLET
	TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE
	TELEPHONE MANHOLE (SO BELL)
	TELEPHONE MANHOLE (OTHER)
	TRAFFIC HAND HOLE
	TRAFFIC UTILITY BOX
	TRAFFIC CONTROL POST
	TRAFFIC SIGNAL POST
	TRAFFIC SIGNAL POLE
	TREE & PALM
	UNDERGROUND UTILITY MARKER
	UNKNOWN UTILITY MANHOLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WOOD LIGHT POLE
	WOOD POLE (OTHER)
	WOOD TELEPHONE POLE
	HANDICAP PARKING
	STROLLER PARKING



Schuelke-Shubin & Associates, Inc.
 SURVEYORS
 5204 CORPORATE WAY, MIAMI, FLORIDA 33155
 P. 305.441.1111
 F. 305.441.1111
 E. info@schuelke-shubin.com

CERTIFICATE OF AUTHORIZATION
 No. LB-87
 Date: 08-12-2025
 Checked By: M.S.J.
 Order No. 219654
 F.B. No.: 03 088
 Scale: AS SHOWN
 Sheet 3 of 3
 File No. AJ-6416 TP

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

TENTATIVE PLAT

WILDWOOD GROVES EAST

Section 32, Township 56 South, Range 39 East, Miami-Dade County, Florida

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

REVISIONS

No.	Date	Description
1	04-26-2025	ISSUE FOR PERMIT
2	05-05-2025	REVISED PER PERMIT

DATE: 04-26-2025
 TIME: 10:00 AM
 DRAWN BY: M.S.J.
 CHECKED BY: M.S.J.
 SCALE: AS SHOWN
 SHEET: 3 OF 3
 FILE NO.: AJ-6416 TP