

FAST TRACK PLAT AGREEMENT

1. The undersigned Masood Hajali is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 2 triplex buildings containing 4,400 sq. ft. each.
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 24534 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. R2023000079 and plan(s) prepared by, and dated Cristina A. Ruiz/ 10-09-23. (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

Masood Hajali

Print Name

Sworn to and subscribed before me this 2 day of 4, 2024

Aylin Cachon

Notary Public

My Commission Expires: 12/11/26

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PM2 Houses

2. Owner's Name: PM2 Group, LLC Phone: 305-898-9995

Address: 6505 SW 131 ST City: PINECREST State: FL Zip Code: 33156

Owner's Email Address: masood.hajali@gmail.com

3. Surveyor's Name: Landmark Surveying & Associates, Inc. Phone: 305-556-4002

Address: 1435 SW 87th Avenue, Suite 201 City: Miami State: FL Zip Code: 33174

Surveyor's Email Address: jfee@lmsurveying.com

4. Folio No(s): 30-3110-057-0660 / _____ / _____ / _____

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

6. Street boundaries: NW 18th Avenue between NW 81st Terrace and NW 81st Street

7. Present Zoning: RU-1 Zoning Hearing No.: R2023000079

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.

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)

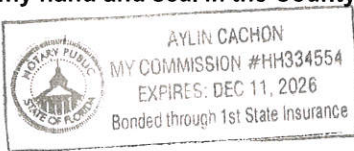
SS:

Signature of Owner: _____

(Print name & Title here): Masood Hajali, Owner

BEFORE ME, personally appeared Masood Hajali this 2 day of 4, 24 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 ____ day of _____, _____ A.D.



Signature of Notary Public: _____

(Print, Type name here: Aylin Cachon)

12/11/26
(Commission Expires)

HH334554
(Commission Number)

(NOTARY SEAL)

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

EXHIBIT "A"

EAST 132.5 FEET OF TRACT 8, REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

F/K/A

LOTS 1, 2, 3, 28, 29 AND 30 OF BLOCK 8, OF WEST LITTLE RIVER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TENTATIVE PLAT OF PM2 HOMES

A REPLAT OF THE EAST 132.50 FEET OF TRACT 8, REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTACT PERSON INFORMATION
Name: ARTURO MENDIGUTIA, P.S.M.
Telephone Number: (305) 556-4002
Fax Number: (305) 556-4003
e-mail address: request@lmsurveying.com

OWNER:

Masood Hajali
5300 NW 85th Avenue, Suite 1014
Miami, FL. 33166

FOLIO NUMBER:

30-3110-057-0660

EXISTING SITE INFORMATION:

Existing Site containing 23,118 Sq. Ft. +/-
1,200 Sq. Ft. single family home - To Be Demolished

PROPOSED DEVELOPMENT INFORMATION:

Proposed Lot 1, Block 1 containing 11,559 Sq. Ft. +/- or
0.265 Acres +/-
Proposed 4,400 Sq. Ft. Triplex

Proposed Lot 2, Block 1 containing 11,559 Sq. Ft. +/- or
0.265 Acres +/-
Proposed 4,400 Sq. Ft. Triplex

FLOOD CRITERIA:

MIAMI-DADE COUNTY FLOOD CRITERIA: 9.50' (NGVD.29) AS PER:
County Flood Criteria 2022
https://gis-mdc.opendata.arcgis.com/datasets/500625d5715f4279895b85ef570f7de2_0/explore

ZONING NOTE:

RU-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

WORKFORCE HOUSING:

R2023000079



LOCATION MAP

N.E. 1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA
(SCALE: 1" = 300')

LEGAL DESCRIPTION:

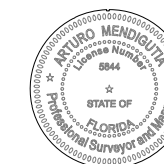
THE EAST 132.5 FEET OF TRACT 8, REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1.) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT WAS REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (S-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF TENTATIVE PLAT SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS 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.
- 6.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 7.) 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.
- 8.) NUMBER OF TRACTS AND/OR LOTS: 2 LOTS
- 9.) PUBLIC WATER TO BE UTILIZED.
- 10.) PUBLIC SEWER TO BE UTILIZED.
- 11.) ZONING: RU-1 (LAND USE: SINGLE FAMILY RESIDENTIAL DISTRICT)
- 12.) MIAMI-DADE COUNTY FLOOD CRITERIA: 9.50' (NGVD.29), AS PER: County Flood Criteria 2022
https://gis-mdc.opendata.arcgis.com/datasets/500625d5715f4279895b85ef570f7de2_0/explore
- 13.) AREA OF PROPERTY: 23,118 SQUARE FEET AND/OR 0.530 ACRES MORE OR LESS.
- 14.) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 15.) TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF TENTATIVE PLAT.
- 15.A) THIS TENTATIVE PLAT SURVEY IS NOT COMPLETE WITHOUT ALL TWO SHEETS.
- 16.) NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF S 02°14'19" E ALONG THE EAST LINE OF N.W.1/4, S.E.1/4, N.E.1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AS SHOWN HEREIN.
- 17.) UNLESS OTHERWISE NOTED, THIS PROFESSIONAL SURVEYOR AND MAPPERS HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- 18.) THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE: AH; BASE FLOOD ELEVATION= 9.0; PANEL NO.12086C0301 L; COMMUNITY. 120635; MAP REVISED: SEPTEMBER 11, 2009.
- 19.) X,XX INDICATES EXISTING ELEVATION.
- 20.) ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.29).
- 20.A) MIAMI-DADE COUNTY BENCH MARK USED: M-3000 ELEVATION= 13.73' (N.G.V.D.29)
- 20.B) BENCH MARK LOCATION:
- Location1: NW 79 ST ----- 26.5' NORTH OF PROJECTED NORTH EDGE OF PAVEMENT
- Location2: NW 14 AVE ----- 24' EAST OF C/L
- Location3: 41' ESE. OF A FIRE HYDRANT
- Description: PK NAIL AND BRASS WASHER IN CONC SIDEWALK.
- 21.) ORIGINAL FIELD WORK SURVEY DATE: SEPTEMBER 06th, 2023.
- 22.) PROPERTY ADDRESS: 1801 NW 81 STREET, MIAMI, FL 33147. FOLIO # 30-3110-057-0660
- 21) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34 - PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
- 22.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAP IS TRUE AND CORRECT, THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPER CHAPTER 53-17.050 THROUGH 53-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.02, FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



Digitally signed by Arturo Mendigutia
Date: 2024.04.03 08:59:01 -04'00'

ARTURO MENDIGUTIA P.S.M.
PROFESSIONAL SURVEYOR & MAPPER.
STATE OF FLORIDA REG. No. 5844

THIS DOCUMENT CONSIST OF 2 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

L:\LANDMARK\2014\1402-031.DWG

PROJECT NAME:	PM2 HOMES
TYPE OF PROJECT:	TENTATIVE PLAT
SHEET NAME:	LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, DEVELOPMENT CRITERIA & MONUMENT TABLES
CLIENT:	PM2 GROUP LLC
CLIENT ADDRESS:	5300 NW 85th AVE., SUITE 1014 MIAMI, FL 33166
PROJECT LOCATION:	1801 NW 81 STREET MIAMI, FL 33147



PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
REQUEST@LMSURVEYING.COM
LB No. 7633

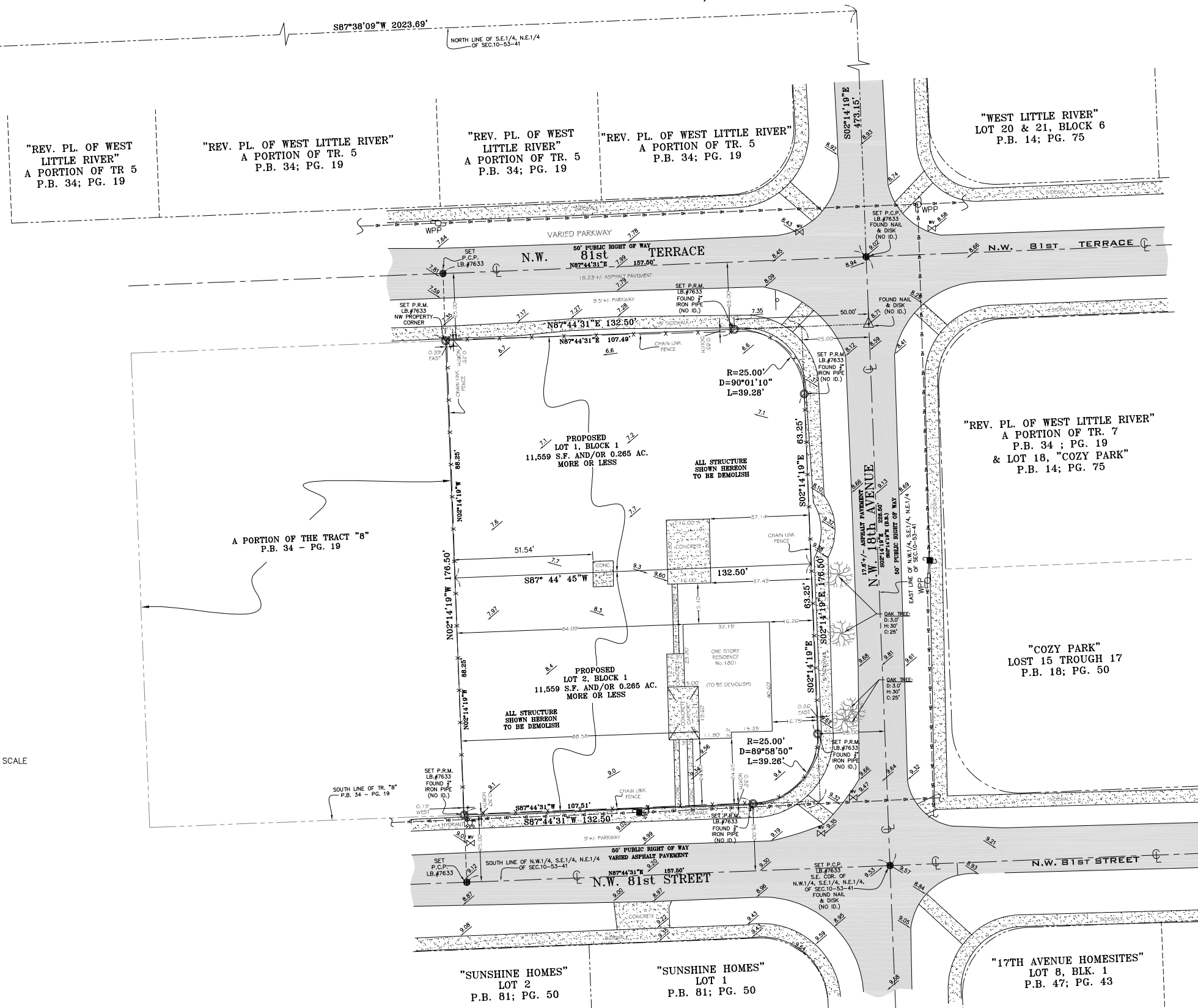
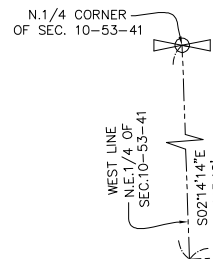
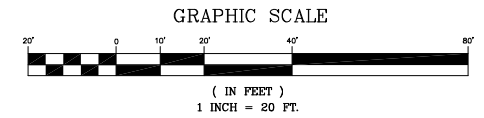
DRAWINGS AND SPECIFICATIONS AND FIELD NOTES ARE THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AND WITH APPROPRIATE ACKNOWLEDGMENT TO LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION		
No.	DATE	DESCRIPTION
1	01-26-2021	REVISED BY COMMENTS
2	04-11-2022	REVISED BY COMMENTS
3	02-23-2023	REVISED BY COMMENTS
4	09-06-2023	UPDATED SURVEY & PROP. DEVELOPMENT INFORMATION

Drawn by:	M.G.
Check by:	A. MENDIGUTIA
Date:	09-06-2023
Scale:	AS SHOWN
Project No.:	2009-0193
SHEET	1 OF 2 SHEETS

TENTATIVE PLAT OF PM2 HOMES

A REPLAT OF THE EAST 132.50 FEET OF TRACT 8, REVISED PLAT OF WEST LITTLE RIVER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
P.G.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
WPP	WOOD POWER POLE
P.C.P.	PERMANENT CONTROL POINT
C.B.	CATCH BASIN
	FIRE HYDRANT
	FOUND NAIL & DISK
	DENOTES ELEVATIONS
	WATER VALVE
	CENTER LINE
	CONCRETE POWER POLE
	FOUND IRON PIPE
P.R.M.	PERMANENT REFERENT MONUMENT
	SIGN
PL	PLAT
REV.	REVISED
	OVERHEAD WIRE LINE

NOTES:

- ALL TREES SHOWN HEREON ARE NOT TO SCALE
- D: DIAMETER
- C: CANOPY
- H: HEIGHT

THIS DOCUMENT CONSIST OF 2 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

PROJECT NAME: **PM2 HOMES**

TYPE OF PROJECT: **TENTATIVE PLAT**

SHEET NAME: **SKETCH OF SURVEY, PROPOSED SUBDIVISION AND LEGEND**

CLIENT: **PM2 GROUP LLC**

CLIENT ADDRESS: 5300 NW 85th AVE., SUITE 1014 MIAMI, FL 33166

PROJECT LOCATION: 1801 NW 81 STREET MIAMI, FL 33147



PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 127601
 HIALEAH, FLORIDA 33012
 PHONE: (305) 556-4002
 FAX: (305) 556-4003
 WWW.LMSURVEYING.COM
 REQUEST@LMSURVEYING.COM
LB No. 7633

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RECORD OF REVISION		
No.	DATE	DESCRIPTION
1	01-26-2021	REVISED BY COMMENTS
2	04-11-2022	REVISED BY COMMENTS
3	02-23-2023	REVISED BY COMMENTS
4	08-06-2023	UPDATED SURVEY & PROP. DEVELOPMENT INFORMATION

Drawn by: M.G.
 Check by: A.MENDIGUTIA
 Date: 09-06-2023
 Scale: 1"=20'
 Project No.: 2009-0193
 SHEET 2 OF 2 SHEETS