

## FAST TRACK PLAT AGREEMENT

1. The undersigned NE 6th Ave Inc is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 5000 SF 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 25099 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2023000350 and plan(s) prepared by, and dated 2/5/23. (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]*  
Signature of Owner

Refat Faris  
Print Name

Sworn to and subscribed before me this 12<sup>th</sup> day of March, 2022.

*[Signature]*  
Notary Public

My Commission Expires: 1-30-27

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.: 19 Twp.: 52 S. Rge.: 42 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: HYCC Tract

2. Owner's Name: NE 6th Ave Inc Phone: 305-595-3095

Address: 7401 Wiles Road, #309 City: Coral Springs State: FL Zip Code: 33067

Owner's Email Address: Gcasanova@oa-arch.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 3022-19-000-0730 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NE 6th Avenue and NW 150th Street

7. Present Zoning: BU-1 and RU-3 Zoning Hearing No.: Z 2023 0003 50

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 5000 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): Refat Faris, President

BEFORE ME, personally appeared Refat Faris this 4th day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known x or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 4th day of March, 2024 A.D.

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

(Print, Type name here: Ansar Quraan)

(NOTARY SEAL)

1-30-27  
(Commission Expires)

HH317981  
(Commission Number)

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



## **LEGAL DESCRIPTION (SURVEYOR):**

**A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 87°40'36" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) TO THE POINT OF BEGINNING; THENCE SOUTH 02°59'11" EAST ALONG A LINE LYING 35 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19 FOR 130.79 FEET; THENCE SOUTH 87°27'18" WEST 239.00 FEET; THENCE NORTH 02°59'11" WEST 131.71 FEET; THENCE NORTH 87°40'36" EAST ALONG THE AFOREMENTIONED NORTH LINE 239.00 FEET TO THE POINT OF BEGINNING.**

**SAID LANDS LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA AND CONTAINING 31,367 SQUARE FEET (0.702 ACRES), MORE OR LESS**

## **LEGAL DESCRIPTION (DEED):**

**BEGINNING AT A MARK AT THE JUNCTION OF THE CENTERLINES OF THE NORTHEAST 6TH AVENUE AND NORTHEAST 149TH STREET IN MIAMI-DADE COUNTY, FLORIDA, AND EXTENDING SOUTH ALONG THE CENTERLINE OF NORTHEAST 6TH AVENUE 130.65 FEET TO A POINT IN LINE WITH A PIPE MARKER SET AT THE WEST EDGE SAID NORTHEAST 6TH AVENUE; THENCE WEST 274 FEET TO A PIPE MARKER; THENCE NORTH 131.71 FEET TO A PIPE MARKER; THENCE EAST 274 FEET TO A POINT OF BEGINNING; SUBJECT TO THE DEDICATION OF THE EAST 35 FEET THEREOF FOR RIGHT-OF-WAY OF NORTHEAST 6TH AVENUE. THE ABOVE DESCRIBED PLOT BEING THE EASTERN MOST SEGMENT OF A LARGE PARCEL OF LAND DESCRIBED AND RECORDS AS FOLLOWS: THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) EXCEPT THE SOUTH 525.33 FEET THEREOF IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SUBJECT TO THE DEDICATION OF THE EAST 35 FEET FOR RIGHT-OF-WAY OF NORTHEAST 6TH AVENUE.**

# TENTATIVE PLAT OF HYCC TRACT

A PORTION OF THE NW 1/4 OF SECTION 19,  
TOWNSHIP 52 SOUTH, RANGE 42 EAST,  
MIAMI-DADE COUNTY, FLORIDA

OWNER: NE 6TH AVE INC  
7401 WILES ROAD #309  
CORAL SPRINGS, FL 33067  
PHONE: 305-595 3095  
EMAIL: GCASANOVA@OA-ARCH.COM

**LEGAL DESCRIPTION (SURVEYOR):**

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 87°40'36" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) TO THE POINT OF BEGINNING; THENCE SOUTH 02°59'11" EAST ALONG A LINE LYING 35 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 19 FOR 130.79 FEET; THENCE SOUTH 87°27'18" WEST 239.00 FEET; THENCE NORTH 02°59'11" WEST 131.71 FEET; THENCE NORTH 87°40'36" EAST ALONG THE FOREMENTIONED NORTH LINE 239.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA AND CONTAINING 31,367 SQUARE FEET (0.702 ACRES), MORE OR LESS

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**NOTES:**

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK N-439-R; ELEVATION: 6.39 FEET.
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 7; PANEL #12086C0137L; COMMUNITY #120635; MAP DATE: 9/11/09.
- THIS SITE LIES IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19-52-42 BEING N87°40'36"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: OA ARCHITECTURE.
- DADE COUNTY FLOOD CRITERIA IS 7.5' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 6.0' FEET NORTH AMERICAN VERTICAL DATUM OF 1985 [NAVD85]).
- FOLIO NO.: 3022190000730
- CURRENT ZONING DISTRICT: BU-1 (BUSINESS DISTRICTS, NEIGHBORHOOD) / RU-3 FOUR UNIT APARTMENT HOUSE DISTRICT.
- NUMBER OF PROPOSED TRACTS: 1.
- ZONING HEARING: Z2023000350
- THE SURVEYOR'S LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS THE DEEDED LEGAL DESCRIPTION.
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.

**CERTIFICATION:**

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
  - MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA

NO.	REVISIONS	BY
1		
2		
3		
4		
5		

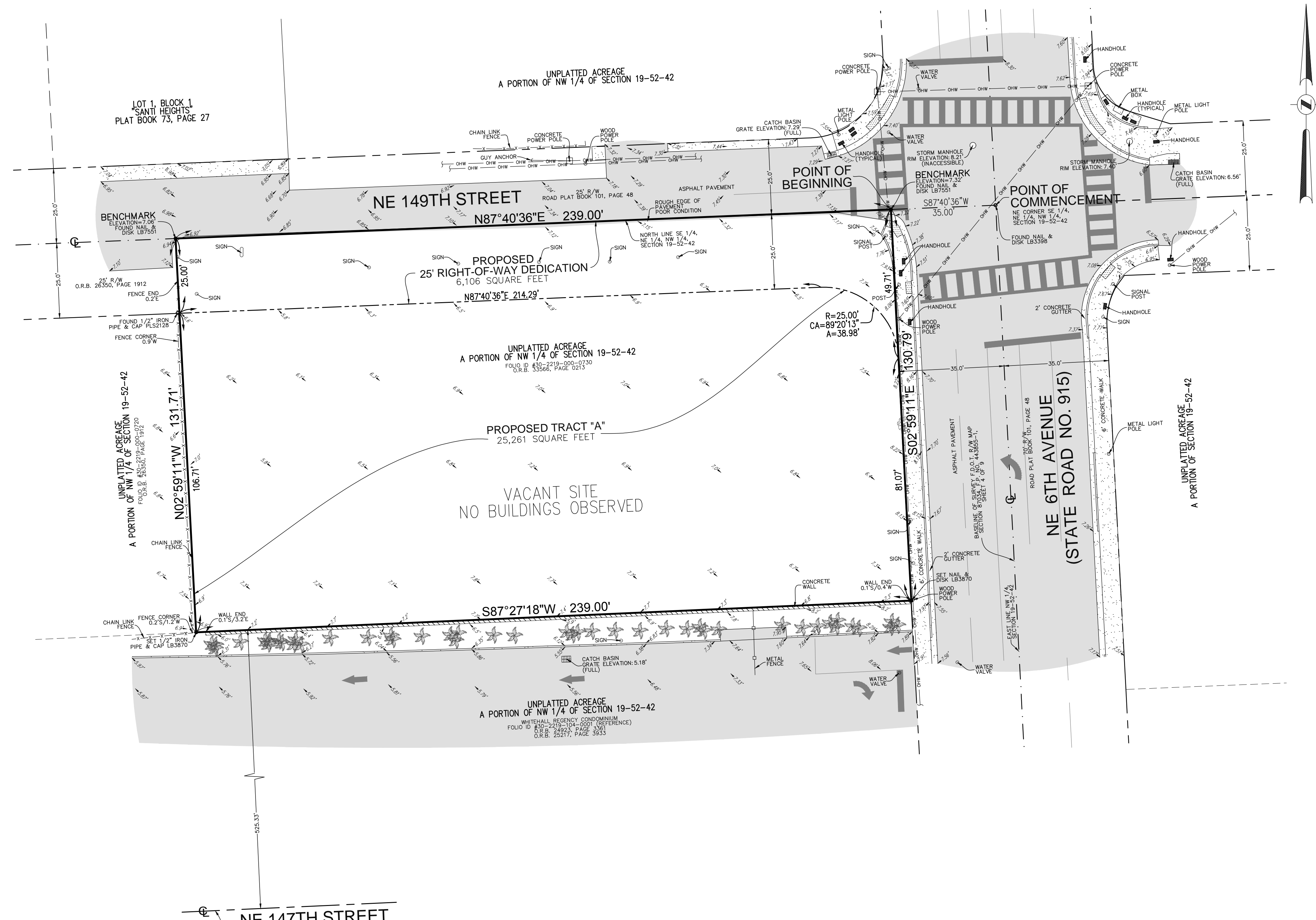
**HYCC TRACT**  
564 NE 149TH STREET  
MIAMI, FLORIDA 33161  
(UNINCORPORATED MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY  
AND TENTATIVE PLAT**

**PLS**

**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@puliceandsurveyors.com  
WEBSITE: www.puliceandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: A.R.	SCALE: 1" = 20'	CLIENT: OA ARCHITECTURE
CHECKED BY: J.F.P.	SURVEY DATE: 1/10/24	ORDER NO.: 72141



**LEGEND & ABBREVIATIONS**

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	CENTERLINE
R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
PLS	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	PALM TREE
	TREE

DEVELOPMENT INFORMATION	
	PROPOSED USES
TRACT "A"	5,000 SQUARE FEET RETAIL USE

CONTACT PERSON INFORMATION	
PULICE LAND SURVEYORS, INC.; JANE STORMS	
TELEPHONE NUMBER: 954.572.1777	
FAX NUMBER: 954.572.1778	
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM	

