# 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 an 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. **Z20024000122** and plans prepared by **DTI Architects Associates, Inc.**, and dated **10/4/2024** (when plans 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 County 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 its 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.

### FAST TRACK PLAT AGREEMENT

- 1. The undersigned Lali II, Inc., a Florida corporation is the owner of certain real property more particularly described as:
- 2. The undersigned proposes to develop the above-referenced real property by constructing a **300-unit apartment building**.
- 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-24723** shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review Application No. **Z20024000122** and plan(s) prepared by **DTI Architects Associates, Inc.**, and dated **10/4/2024** (when plan is required).
- 5. The undersigned acknowledges that no concurrency review or approval is granted at the time of Fast Track Plat approval.
- 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 attorneys' fees.

Victor Acosta, President

Sworn to and subscribed before me this \_\_\_\_ day of August, 2025.

SEAL

LILLIAN GONZALEZ
Commission # HH 345126
Expires April 28, 2027

Notary Public
My Commission Expires:

1/28/27

### **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- <u>24723</u>
Received Date:

Number of Sites: ( 1 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami-Dade County	Sec.: <u>23</u> Twp.: <u>56</u> 9	S. Rge.: <u>39</u> E. / Sec.: Twp.:S. Rge.: E.		
1. Name of Proposed Subdivision: <u>L</u>	uxe Grove Apartments			
2. Owner's Name: Lali II, Inc., a Flo	rida corporation	Phone: <u>(786) 512 - 0132</u>		
Address: 21051 SW 177th Ave	nue City: Miami	State: Florida Zip Code: 33187		
Owner's Email Address: tara@lig	hthouseepi.com			
3. Surveyor's Name: Contour Line	Surveyor and Mappers, LLC	Phone: <u>(305)</u> 448-1600		
Address: 19860 NW 65th Cour	t City: Hialeah	State: Florida Zip Code: 33015		
Surveyor's Email Address: ajorge	@clinesurvey.com			
4. Folio No(s).: 30-6923-000-040	1			
5. Legal Description of Parent Tract:	See attached Exhibit "A"			
6. Street boundaries: Between SV	/ 132 Ave and SW 133 Ave / Be	etween SW 234 Street and SW 236 Street		
7. Present Zoning: IU-1 trends to F	ZMB Zoning Hearing No.: <u>Z202</u>	24000122		
8. Proposed use of Property:				
		nits), Industrial/Warehouse( Square .Ft.), Ft. & No. Seats), Other ( Sq. Ft. & No. of Units		
9. Does the property contain contami	nation? 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.

		By: Lali II, Inc., a Florida corporation			
STATE OF FLORIDA) SS:	Signo	ture of Owner:	Vietn	Guta	
COUNTY OF MIAMI-DADE)	_	e & Title here): Victor	Acosta, Presi	dent	
BEFORE ME, personally appeared_ acknowledged to and before me that ( as io	Victor Acosta (he/she) executed the same dentification and who did (r		August , 2 rein. Personally	2025 A.D. and (he/she) when various or produce	
WITNESS my hand and seal in the Co	ounty and State last aforesa	ild this <u>5</u> day of	August	,2025 <sub>A.D.</sub>	
LHLIAN GONZ	345126 (Pri	re of Notary Public:	Cillian (	Sonzaki,	
(NOTARY	SEAL)	•	on Expires)	HH 345126 (Commission Number)	

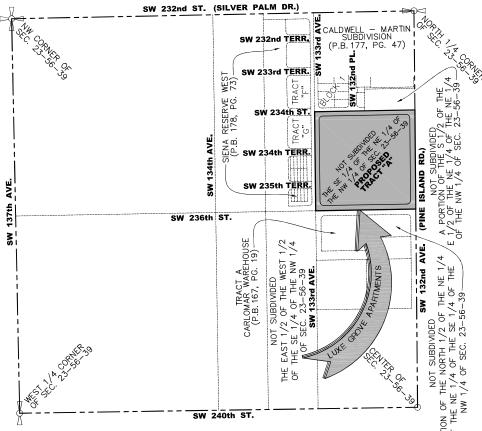
SURVEYOR'S REPORT:

-For informational purposes only: Number of proposed P.R.M.s: Number of proposed P.C.P.s: Number of proposed Tract Corners:

# **TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY** LUXE GROVE APARTMENTS

A SUBDIVISION OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.





THE NW 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. (SCALE: 1"=300')

The North 1/2 of the SE 1/4 of the NE 1/4 of the NW 1/4 in Section 23, Township 56 South, Range 39 East, in Dade County, Florida.

TRACT 2: The South 1/2 of the SE 1/4 of the NE 1/4 of the NW 1/4 in Section 23, Township 56 South, Range 39 East, in Dade County, Florida.

### TOTAL PROPERTY AREA:

### TAX FOLIO NUMBER

OWNER(S):
LALI II. INC., a Florida corporation Miami, Fl 33187 Nicholas.Acosta@acostafarms.com 786-512-0132

### SURVEYOR

Contour Line Surveyors and Mappers, LLC 19860 NW 65th Court Arturo A. Sosa, Alberto Jorge asosa@clinesurvey.com, ajorge@clinesurvey.com 305-570-1726

### WATER AND SEWER SERVICES:

Department

### MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 9 feet ± NAVD88 (North American Vertical Datum of 1998) or 10.52 ± NGVD 1929 (National Geodetic Vertical Datum of 1929), as per Miami-Dade County Flood Criteria Map GIS website, effective October 28, 2022.

### FEMA INFORMATION:

As per Federal Emergency Management Agency FEMA Flood Map Service Center website located at https://msc.fema.gov/portal/home

NGVD 1929 (National Geodetic Vertical Datum of 1929) Flood Zone: Base Flood Elevation:

12086C0591L and 12086C0592L, effective date: September 11

### ZONING INFORMATION:

Zoning District: IU-1 trends to RMD (Residential Modified District) as per Live Local Act -SB-102. Administrative Site Plan Review of DIC-SMART Corridor Process No. Z2024000122

### DEVELOPMENT INFORMATION:

containing a total of 300 apartment units and 478 off-street

### NUMBER OF SITES: Number of Tracts:

Tract "A" 376,674 sq. ft (8.65 acres ±) Right-of-Way to be dedicated: 84.604 sq. ft (1.94 acres ±) 461,278 sq. ft (10.59 acres ±)

Community Name & Number: Miami-Dade County, 120635

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the BOUNDARY AND TOPOGRAPHIC SURVEY of the property as shown I HEREBY CERTIFY: that the BOUNDARY AND TOPOGRAPHIC SURVEY of the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this BOUNDARY AND TOPOGRAPHIC SURVEY meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappensian Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida States, and that the sketch hereon is true and correct to the best of my knowledge and solid states and notations shown hereon. Last field survey date: 07-28-2025.

CONTOUR LINE SPREYORS AND MAPPERS, LLC LB 8537

Digitally signed by Arturo A Sosa Date: 2025.08.27 23:19:00-04'00'

Arturo A. Sos

TOPOGRAPHIC SURVEY and 133rd Avenues and Streets, Miami, FL 33032

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC," MUST BE CONTACTED AT 1-800-432-470 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEVOLUTION, ACTIVITY WITHIN, UPON, ABUTINING OR ADJACENT TO THE SUBJECT PROPERTY, THIS NOTICE IS ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS

GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILI' DAMAGE PREVENTION AND SAFETY ACT". PURSUANT CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

**Sunshine** Call 811 or www.sunshine811.com two full

business days before digging to have utilities

located and marked. Check positive response codes before you dig

AND APAR

E PLAT - BOUNDARY A LUXE GROVE AF LALI II, INC 300 SW 168th



SCALE: AS SHO DATE: 08-27-20 PROJ. #: 2023 AF FIELD BOOK: Sketch

SHEET: OF 2 SHEETS

**TPLAT #24723** 

GOULDS NO. 3 6913 SW 11.42, 9.90 (NAVD88) Elevation: Northing: Eastina: 852,546.00 SW 238th Street - 25' South of Centerline. SW 132nd Avenue - 100' East of centerline. USC&G Brass disk in concrete driveway of fire station.

-This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

of the NW ¼ of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida. -Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee

-No underground installations of utilities or improvements have been located.

(FGCC) standards and specifications for geodetic leveling:

-FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.

 $-\mbox{The boundary line dimensions}$  and directions as shown on the survey hereon form a mathematically closed figure.

-No excavation or determination was made as to how the property or properties is/are

-No footing/foundation of buildings (if any) and concrete walls (if any) or any of underground structures have been determined with respect to the property line(s). This firm has not attempted to locate underground improvements of any nature.

- The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.—The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that

—This survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed.

-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.

—The symbols (if any) reflected in the legend and on the sketch of survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-The surveyor did not inspect the property for environmental hazards nor observed any wetland delineation markers during the course of the survey.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction. -Legal ownership of any located fences and/or walls (if any) during the course of the

survey is not determined by surveyor -Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'.

-Limits of asphalt paving (if any) are approximate and, unless otherwise shown, are

reasonably consistent with existing topographic conditions. -Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)-(2011)-(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).

-Set ½ rebar with plastic cap and/or PK Nail & Disc with stamped Certificate of Authorization No. LB 8537 at all property corners unless otherwise noted.

-The streets' rights-of-way abutting this property are physically open to traffic unless -Legal Description Source: As per WARRANTY DEED recorded in Official Records Book 25191, Page 4755 of the public records of Miami-Dade County, Florida.  $-\mbox{No}$  other instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as those shown. -Bearings shown hereon are based on an assumed value of N00'30'50"W along the East line

**LOCATION SKETCH** 

LEGAL DESCRIPTION:

