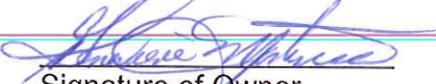


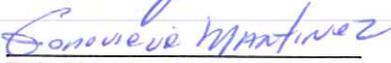
## FAST TRACK PLAT AGREEMENT

1. The undersigned Tap Investment 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 3 triplex 9 units total.
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. R2023000052 and plan(s) prepared by, and dated \_\_\_\_\_ . (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

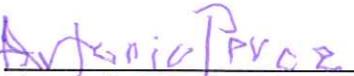


Print Name

Sworn to and subscribed before me this 10<sup>th</sup> day of October, 20 23.



ANTONIO G. PEREZ  
Commission # HH 434139  
Expires August 16, 2027



Notary Public

My Commission Expires: August 16, 2027.

SEAL

**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 : ( 3 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 54 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Heaven on 72nd

2. Owner's Name: Tap Investment Inc. Phone: 305-858-7772

Address: 1865 Brickell Avenue, Suite A-208 City: Miami State: FL Zip Code: 33129

Owner's Email Address: genie@brickellfirst.us

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct, Suite 101 City: Doral State: FL Zip Code: 33174

Surveyor's Email Address: plattling@hadonne.com

4. Folio No(s): 30-4011-020-0010 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: \_\_\_\_\_

6. Street boundaries: \_\_\_\_\_

7. Present Zoning: RU-2 Zoning Hearing No.: A-2023000054 / R2023000052

8. Proposed use of Property: Triplex 9 Units  
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: *[Handwritten Signature]*

(Print name & Title here): Geronimo Martinez

BEFORE ME, personally appeared Geronimo Martinez this 10 day of October, 2023 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 10 day of October, 2023 A.D.



**ANTONIO G. PEREZ**  
Commission # HH 434139  
Expires August 16, 2027

Signature of Notary Public: *[Handwritten Signature]*

(Print, Type name here: Antonio PEREZ)

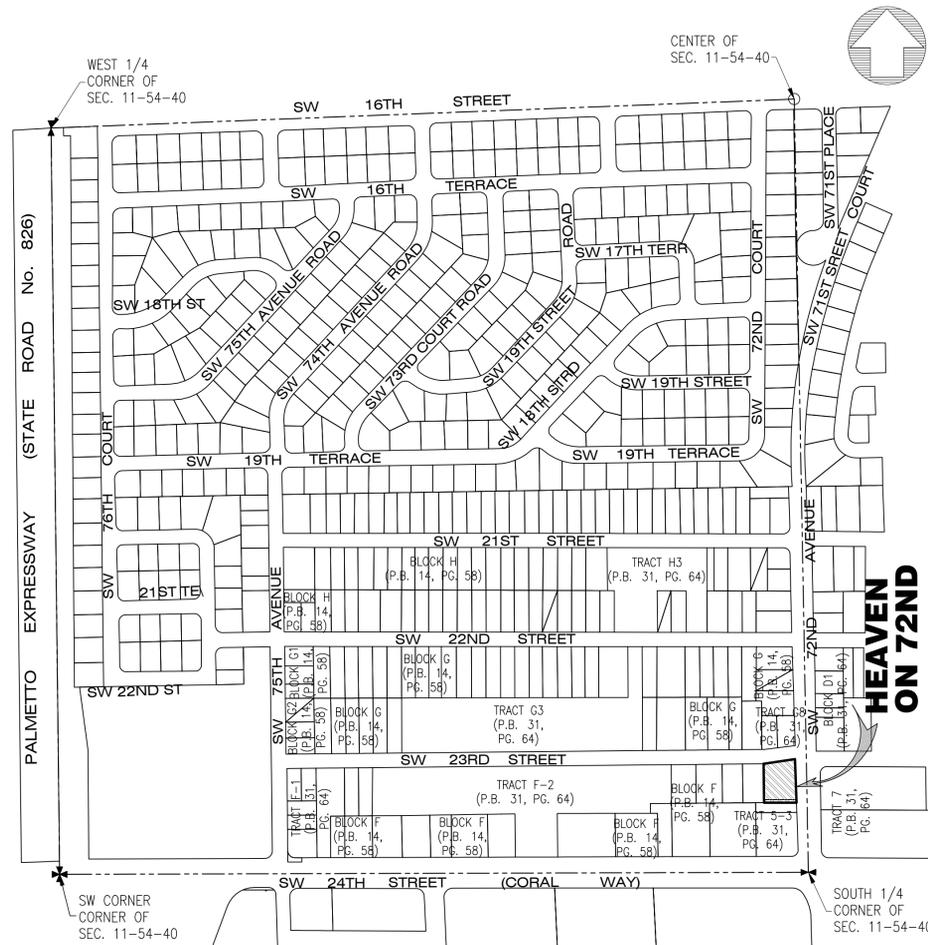
8/16/2027      HH434139  
(Commission Expires)      (Commission Number)

(NOTARY SEAL)

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

# TENTATIVE PLAT OF "HEAVEN ON 72ND"

A REPLAT OF A PORTION TRACT 5-3 OF "CORRECTED PLAT OF THE AMENDED PLATS OF FIRST & SECOND SECTIONS CORAL TERRACE", RECORDED IN PLAT BOOK 31, AT PAGE 64 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE, COUNTY FLORIDA



**NOTICE:**  
This Document is not full and complete without all pages.  
(Total of Two (2) pages)

**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

1. The date of completion of the field work of the Boundary and Topographic Survey was on September 27, 2023.
2. An updated field survey was performed on March 9, 2026.

**SECTION 2) LEGAL DESCRIPTION:**

The East 115 feet of Lots 1, 2, 3, 4, 5, and 6 and the East 115 feet of Lot 7, less the South 23 feet, in Block F, CORAL TERRACE SECTION 2, according to the plat thereof, as recorded in Plat Book 14, at Page 58, of the Public Records of Miami-Dade County, Florida.

**ALSO KNOWN AS:**

The East 115 feet of Tract 5-3, LESS the South 200 feet thereof of CORRECTED PLAT OF THE AMENDED PLATS OF FIRST & SECOND SECTIONS OF CORAL TERRACE, according to the plat thereof, as recorded in Plat Book 31, at Page 64, of the Public Records of Miami-Dade County, Florida.

**Property Address and Tax Folio Number:**

7200 SW 23rd Street, Miami, Florida 33155  
Folio No. 30-4011-020-0010

**SECTION 3) ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1" = 30' or smaller.

**SECTION 4) SOURCES OF DATA:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of SW 72nd Avenue with an assumed bearing of N01°04'07"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County), Map Panel No. 12086C0456, Suffix L, Map Revised Date: September 11, 2009.

Warranty Deed, recorded September 13, 2016, recorded in Official Records Book 30247, Page 4671, Miami-Dade County Records.

Warranty Deed, recorded July 21, 1958, recorded in Official Records Book 1081, Page 515, Miami-Dade County Records.

Plat of "CORAL TERRACE", recorded in Plat Book 14, at Page 58, Miami-Dade County Records.

Plat of "AMENDED PLAT OF SECOND SECTION CORAL TERRACE", recorded in Plat Book 28, at Page 42, Miami-Dade County Records.

Plat of "CORRECT PLAT OF THE AMENDED PLATS OF FIRST & SECOND SECTIONS OF CORAL TERRACE", recorded in Plat Book 31, at Page 64, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark.

Benchmark No. H-447-R, Elevation 9.19 feet.

Description: PK nail and brass washer in top of concrete curb located at the SE corner of intersection of SW 24th Street and SW 72nd Avenue, Miami-Dade County, Florida.

**SECTION 5) LIMITATIONS:**

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

**LOCATION MAP**  
THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 53 SOUTH, RANGE 41 EAST,  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1" = 300'

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION 6) CLIENT INFORMATION:**

**TAP INVESTMENTS, INC.**  
1865 Brickell Avenue, Suite A208  
Miami, Florida 33147  
Contact: Genie Martinez  
Phone: 305.858.7772  
email: genie@brickellfirst.us

**SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:**

ELECTRIC: Florida Power & Light Company  
TELEPHONE: AT&T, Inc., Comcast  
TV-CABLE: ATT-Uverse, Comcast  
POTABLE WATER: Miami Dade Water & Sewer Department  
SANITARY SEWER: Miami Dade Water & Sewer Department

**SECTION 8) DEVELOPMENT INFORMATION:**

- 1a. Zoning District: RU-2 (Two-Family Residential District)
  - 1b. Existing Land Use: Residential Single Family
  - 1c. Proposed Use: Three-story Townhouse-style triplex units (Total: 9 Units)
  2. Total number of Lots: 3
  - 2a. Number of Units per Lot: 3 Units
  3. Applied for Workforce Housing Development Program
  4. Pre-Permit Application No. R2023000052
- Note:  
All existing improvements to be demolished.

**SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:**

Flood Criteria: 8.5 Feet ± (NGVD 29)

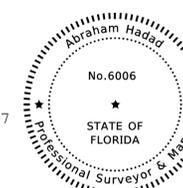
**SECTION 10) CONTACT INFORMATION:**

HADONNE CORP.  
Attention: Mariela Alvarez  
8935 NW 35th Lane, Suite 201  
Doral, Florida 33172  
Phone No. 305.266.1188  
E-mail: platting@hadonne.com

**SECTION 11) SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**Abraham Hadad, PSM**  
For the Firm  
Professional Surveyor and Mapper LS6006  
State of Florida  
**HADONNE CORP.**, a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
8935 NW 35th Lane, Suite 201  
Doral, Florida 33172  
305.266.1188 office  
305.207.6845 fax



Digitally signed by  
**Abraham Hadad**  
Date:  
**2026.03.11**  
**15:32:06**  
**-04'00'**

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS  
 3D LASER SCANNING  
 UTILITY COORDINATION  
 SUBSURFACE UTILITY ENGINEERING  
 8935 NW 35th Lane, Suite 201 - Doral, FL 33172 - P. 305.266.1188 - F. 305.207.6845 - W. www.hadonne.com

**HADONNE**

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
 for  
**TAP INVESTMENTS, INC.**  
 of  
**7200 SW 23rd Street, Miami, Florida 33155**

REVISIONS	DATE	DESCRIPTION
1	11-22-2023	ADDRESSING PLAT COMMITTEE COMMENTS
2	05-09-2026	UPDATE FIELD SURVEY
3		
4		
5		

Field Book: **FILE**

DRAWN BY: **JS**

TECH BY: **JS**

QA/QC BY: **JS**

Job No.: **23097**

**1/2**

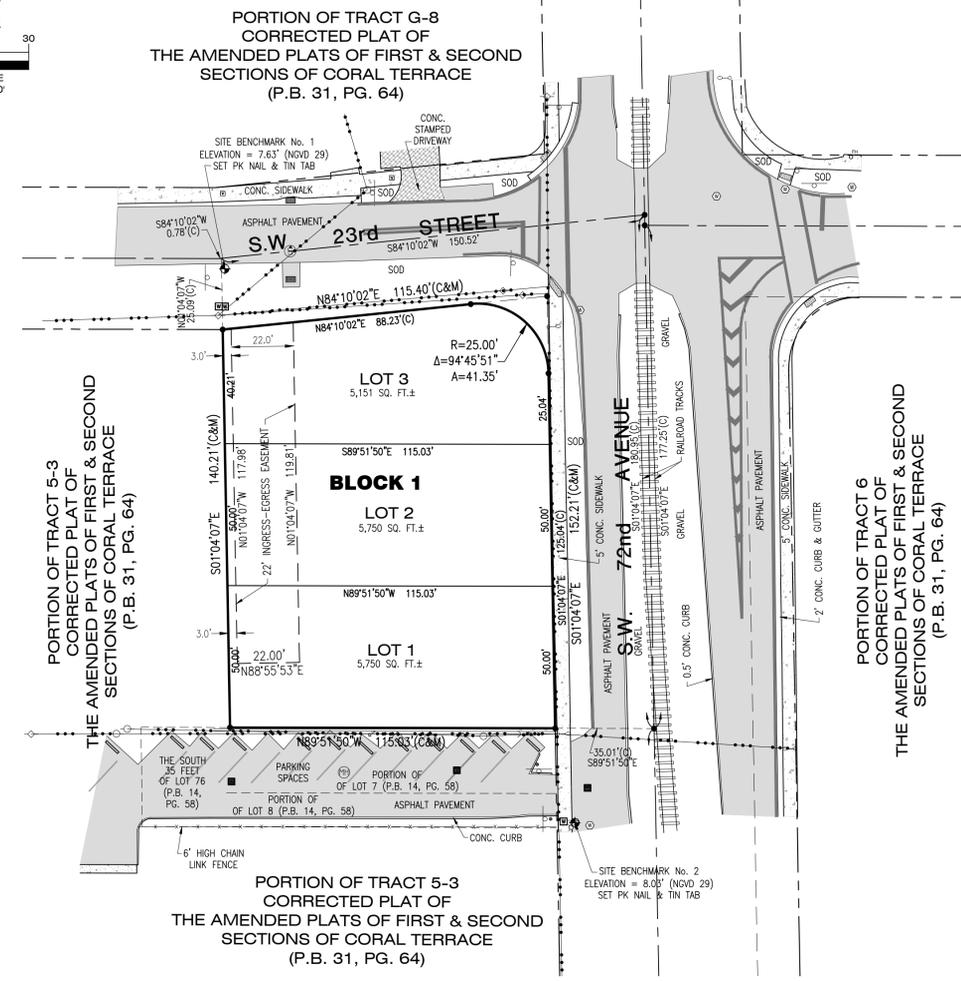
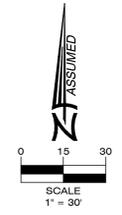
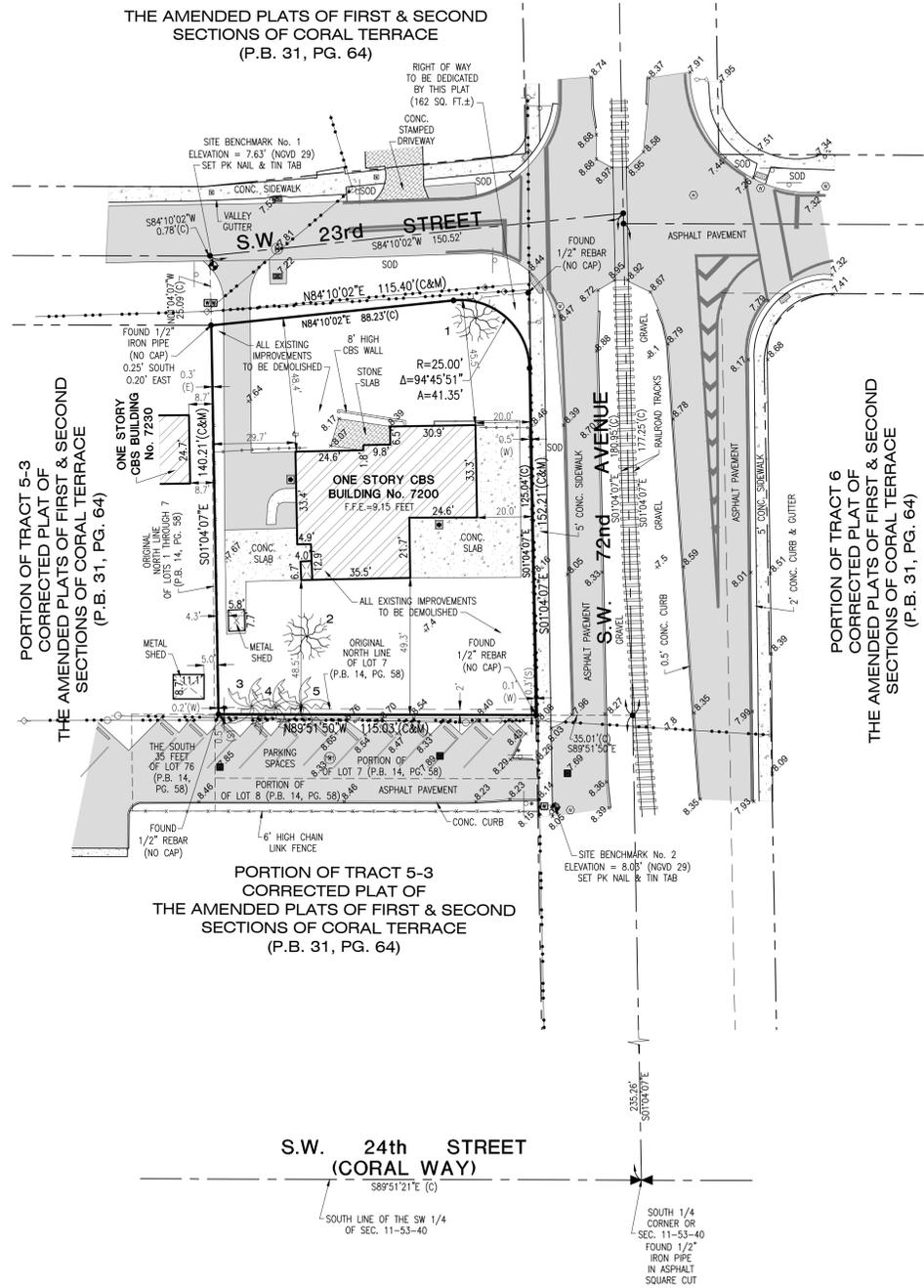
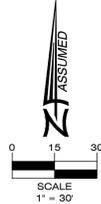
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TREE No	COMMON NAME	DBH (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	TREE	24	20	20
2	TREE	8	15	15
3	PALM	6	20	10
4	PALM	6	23	10
5	PALM	6	20	10

DBH = DIAMETER AT BREAST HEIGHT

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
CB	CATCH BASIN
EW	ELECTRICAL WALL PANEL
FD	FIRE HYDRANT
DI	DRAINAGE CURB INLET
CBK	BACKFLOW PREVENTOR
G	GAS METER
PS	PEDESTRIAN SIGNAL
EU	ELECTRIC UTILITY BOX
LP	LIGHT POLE
GA	GUY ANCHOR
WM	WATER METER
WV	WATER VALVE
GM	GREASE-TRAP MANHOLE
SSC	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VALVE
ML	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
MA	SIGNAL MAST ARM
IC	INTERCOM
PO	POST
SI	SIGN
MB	MAILBOX
CU	CONCRETE UTILITY POLE
GR	GUARDRAIL
FP	FPL TRANSFORMER
WU	WOOD UTILITY POLE
T	TREE NUMBER
US	UTILITY STRUCTURE NUMBER
CBS	CBS WALL
WF	WOOD FENCE
IF	IRON FENCE
IRG	IRON ROLLING GATE
ISG	IRON SWING GATE
CLF	CHAIN-LINK FENCE
CLR	CHAIN-LINK ROLLING GATE
CLS	CHAIN-LINK SWING GATE
FO	FENCE_OTHER
T	TREE
PT	PINE TREE
PT	PALM TREE
PL	PROPERTY LINE
RWL	RIGHT-WAY-LINE
EL	EASEMENT LINE
UD	X-UTL-DRAIN
US	X-UTL-SANT
OU	OVERHEAD UTILITY LINE
EE	EXISTING ELEVATION
GR	GRAVEL
BR	BRICK
BH	BUILDING HATCH
CO	CONCRETE
TI	TILE
AP	ASPHALT PAVEMENT
HT	HANDICAP TACTILE STRIP



## SKETCH OF PROPOSED SUBDIVISION GEOMETRY

**NOTICE:**  
This Document is not full and complete without all pages.  
(Total of Two (2) pages)

REVISIONS	FILE
1. ADDRESSING PLAT COMMITTEE COMMENTS ON 11-22-2023	FILE
2. UPDATE FIELD SURVEY 03-09-2026	FILE
3.	FILE
4.	FILE
5.	FILE

DRAWN BY: JS  
TECH BY: JS  
QA/QC BY: JS  
Job No.: 23097