

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: DORAL Sec.: 17 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: galileax at doral

2. Owner's Name: galileax two ,llc Phone: 305 331 3118

Address: 3105 nw 107 ave ,suite 606 City: doral State: fl Zip Code: 33172

Owner's Email Address: jmfayen@collection-suites.com

3. Surveyor's Name: jorge l cabrera Phone: 305 3022522

Address: 2852 sw 149 place City: miami State: fl Zip Code: 33185

Surveyor's Email Address: jorgelcabrerapls@gmail.com

4. Folio No(s).: 35 3017 001 0394 / 35 3017 oo1 0393 / _____ / _____

5. Legal Description of Parent Tract: west 1/2 ,east 1/2 of tract 39 , florid fruit land company subdivision (section 17-53-40)
ppb 2 pg 17 , miami-dade county ,florida

6. Street boundaries: nw 60 street , west of 102 avenue

7. Present Zoning: _____ Zoning Hearing No.: _____

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.

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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)

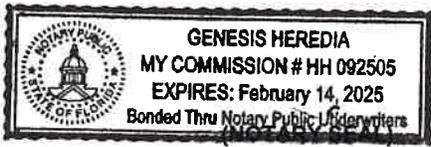
SS:

Signature of Owner: _____

(Print name & Title here): Juan Manuel fayen , manager

BEFORE ME, personally appeared Juan Manuel Fayen this 17 day of November, 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 FL Driver License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17 day of November, 2023 A.D.



Signature of Notary Public: _____

(Print, Type name here: Genesis Heredia,
February 14, 2025 HH092505
(Commission Expires) (Commission Number)

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

GALILEAX AT DORAL

A REPLAT OF A PORTION OF TRACT 39 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH RANGE 40 EAST, ALL LYING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY
JORGE L. CABRERA
 PROFESSIONAL SURVEYOR AND MAPPER
 2852 S.W. 149TH PLACE, MIAMI, FLORIDA, 33185
 PHONE: (305) 302-2522, FAX: (305) 207-9537
 CERTIFICATION No. PLS/PSM 6487

JUNE, 2023

LEGAL DESCRIPTION:

The west one-half of the west one-half of the east one-half of Tract 39, Section 17, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

Together with,

The East 1/2 of the West 1/2 of the East 1/2 of Tract 39, Section 17, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

NOTES:

Number of Acres: 2.49 +/- Acres
 Number of Tract: 1 Tract
 Method of Sewer: Miami-Dade Water and Sewer Department
 Method of Water: Miami-Dade Water and Sewer Department
 Property Zoned: C-2 Special Commercial District
 Dade County Flood Criteria: 8.5 Feet (NGVD 29), 7.0 feet (NAVD 88) (See Note)
 FEMA Base Flood Elevation: Zone AH 5 Feet and Zone X
 Tax Folio Number: 35-3017-001-0393, 35-3017-001-0394

Number of P.R.M.: 13 P.R.M.
 Number of P.C.P.: 0 P.C.P.s

NOTE:

DEVELOPMENT INFORMATION:

- The main building is "U" shaped and it is where the bay units are located for each owner. They are considered Storage 55,372 SQFT.
- Building in the center is for the showroom, 3,831 SQFT.
- Smaller building if for management Office 757 SQFT (Private Storage Units)

Prepared by: V3 ARCHITECTURAL GROUP, INC.

8103 NW 33rd STREET, DORAL, FLORIDA 33122
 305.559.1496 | AA26002069
 Jose A. Vidal, AIA, LEED AP

PREPARED FOR:

GALILEAX TWO, LLC.
 3105 NW 107TH AVENUE (Suite 600)
 DORAL, FLORIDA 33172
 Tel. 561-451-6326
 email Address: afranco@jmca.com

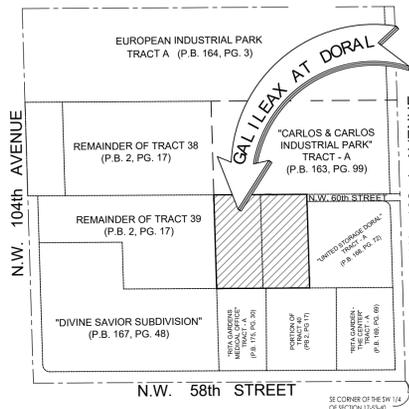
CONTACT PERSON INFORMATION:

Name: Angel Lopez
 Telephone Number: (305) 860-3866
 Fax Number: (305) 860-3870
 e-mail address: alopez@erbrownell.com

Name: Jorge L. Cabrera
 Telephone Number: (305) 302-2522
 e-mail address: jorgelcabrerapl@gmail.com

LEGEND

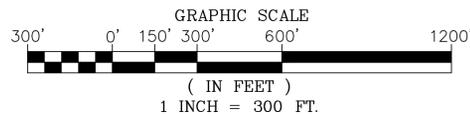
P.R.M. = Permanent Reference Monument
 P.C.P. = Permanent Control Point
 (P) = Plat
 P.B. = Plat Book
 PG. = Page
 NGVD 29 = National Geodetic Vertical Datum of 1929
 NAVD 88 = North America Vertical Datum of 1988
 17-53-40 = Section 17, Township 53 South, Range 40 East
 FT = Feet
 BM = Bench Mark
 NW = Northwest
 SQFT = Square Foot



LOCATION SKETCH

SCALE 1" : 300'

A portion of the SE 1/4, of the SW 1/4 of Section 17,
 Township 53 South, Range 40 East
 Miami-Dade County, Florida



NOTE:

THE SUBJECT PROPERTY IS LOCATED IN THE EAST TURNPIKE BASIN.
 THE SUBJECT PROPERTY OBTAINED A CLASS IV PERMIT, PERMIT NO. CLIV-20220043 AND ALSO A COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY RECORDED IN OFFICIAL RECORD BOOK 33977, PAGE(S) 927-976, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

Bearings are based/referred to an assumed meridian where the centerline of NW 102nd Avenue bears S 01° 42' 43" E, as shown on Plat Book 163, Page 99, Public Records of Miami-Dade County, Florida.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120041 (City of Doral) 12086 C, 0278 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the following Flood Zones. Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject property crosses more than one Flood Zone and as per using the scale factor only, other lands within the subject property lies within Flood Hazard Zone "AH", Base Flood Elevation 5 feet. The Base Flood Elevation "AH" 5' refers to the NGVD (1929) Datum. Delineation between Flood Zone lines were determine by the scale factor only and are noted hereon. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tied points or geometry. In the event of a design, construction or exact location where the dividing flood zone line is, insurance agents, architect or engineer should seek additional information or permission directly from FEMA agents for clarification.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

Benchmark References:
 BM N-3128-R
 BM Name: N-3128-R
 BM Elevation (NGVD 1929): 7.40 feet
 Location 1: NW 58 Street --- 70' NORTH OF Centerline
 Location 2: NW 102 Avenue --- 19' EAST OF Centerline
 Description 1: PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK, 1.5' WEST OF FIRE HYDRANT

BM N-3129
 BM Name: N-3129
 BM Elevation (NGVD 1929): 8.46 feet
 Location 1: NW 58 Street --- SOUTH OF EXTENDED SOUTH EDGE OF PAVEMENT
 Location 2: NW 107 Avenue --- 27' EAST OF WEST EDGE OF PAVEMENT
 Description 1: PK NAIL AND BRASS WASHER IN CONC MEDIAN.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed corners are witnessed by improvements.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of "CARLOS & CARLOS INDUSTRIAL PARK", recorded in Plat Book 163 at Page 99; (iv) the underlying plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, recorded in Plat Book 2 at Page 17; (v) the Miami-Dade County, Florida, Section 17, Township 53 South, Range 40 East.

A comparison between measured (M), plat (P), Recorded (R) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. (P) are based on the Recorded Plat. (R) are based on Legal Description. Calculated dimensions (C) are a protraction based on the Legal Description, the underlying plats and recovered monumentation.

Dade County Flood Criteria is 7.00 feet NAVD 88 as shown on the MIAMI-DADE COUNTY FOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

The Subject Property as described contains 108,554.71 square feet more or less (2.49 acres more or less).

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this surveying drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 50' feet or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

REVISED 02/24/2026 (AS NOTED)
 JORGE L. CABRERA.

Jorge L Cabrera
 Cabrera
 Date: 2026.02.24 09:59:15 -05'00'

The survey map and notes and/or report has been electronically signed and sealed by JORGE L. CABRERA, Professional Surveyor and Mapper # 6487, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the Digital Signature and Seal must be verified on any electronic copies.



JORGE L. CABRERA
 Professional Surveyor and Mapper
 State of Florida
 PLS/PSM License No: 6487
 2852 S.W. 149th Place, Miami, Florida 33185
 Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Description
2	7/31/2023	- REVISED PER COMMENTS
3	8/11/2023	- REVISED PER COMMENTS
4	10/17/2023	- REVISED TO SHOW ADDITION TO NW 60th STREET
5	12/19/2023	- REVISED TO SHOW 46' Distance
6	12/22/2023	- REVISED TO SHOW ADDITIONAL NOTE

8 - 02232026 - REVISED TO UPDATE

TENTATIVE PLAT
 DORAL, FLORIDA

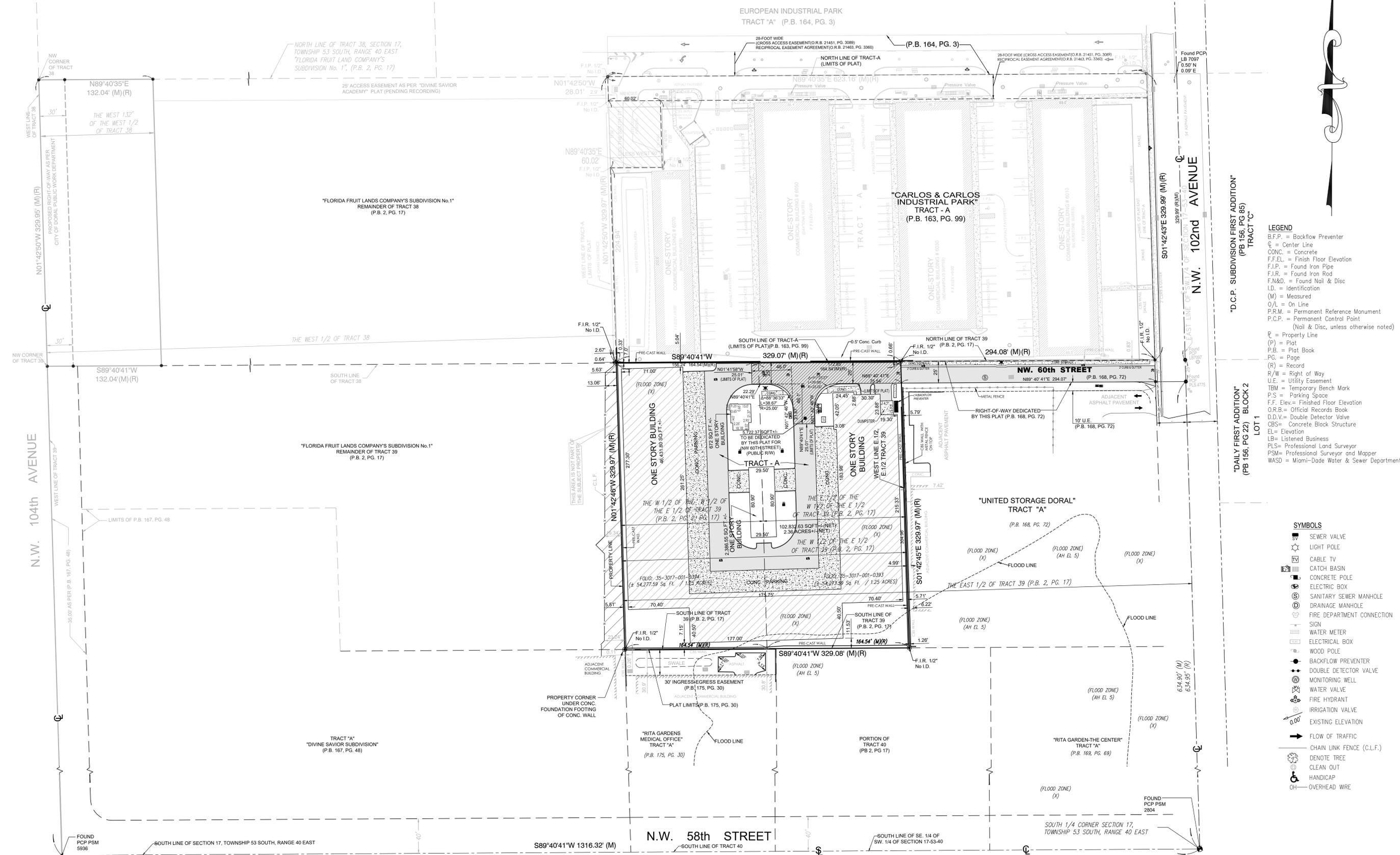
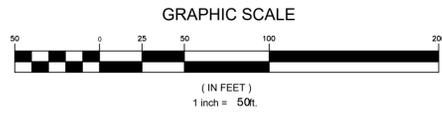
CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 08/27/2021
DATE: 09/07/2021
SCALE: AS SHOWN
JOB No. 21-6169

SHEET:
1 OF 2

GALILEAX AT DORAL

PREPARED BY
JORGE L. CABRERA
 PROFESSIONAL SURVEYOR AND MAPPER
 2852 S.W. 149TH PLACE, MIAMI, FLORIDA, 33185
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- LEGEND**
- B.F.P. = Backflow Preventer
 - CL = Center Line
 - CONC. = Concrete
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N.&D. = Found Nail & Disc
 - I.D. = Identification
 - (M) = Measured
 - O/L = On Line
 - P.R.M. = Permanent Reference Monument
 - P.C.P. = Permanent Control Point (Nail & Disc, unless otherwise noted)
 - PL = Property Line
 - (P) = Plat
 - P.B. = Plat Book
 - P.G. = Page
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement
 - TBM = Temporary Bench Mark
 - P.S. = Parking Space
 - F.F. Elev. = Finished Floor Elevation
 - O.R.B. = Official Records Book
 - D.D.V. = Double Detector Valve
 - CBS = Concrete Block Structure
 - EL = Elevation
 - LB = Listered Business
 - PLS = Professional Land Surveyor
 - PSM = Professional Surveyor and Mapper
 - WASD = Miami-Dade Water & Sewer Department
- SYMBOLS**
- SEWER VALVE
 - LIGHT POLE
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - DRAINAGE MANHOLE
 - FIRE DEPARTMENT CONNECTION
 - SIGN
 - WATER METER
 - ELECTRICAL BOX
 - WOOD POLE
 - BACKFLOW PREVENTER
 - DOUBLE DETECTOR VALVE
 - MONITORING WELL
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - EXISTING ELEVATION
 - FLOW OF TRAFFIC
 - CHAIN LINK FENCE (C.L.F.)
 - DENOTE TREE
 - CLEAN OUT
 - HANDICAP
 - OH - OVERHEAD WIRE

JORGE L. CABRERA
 Professional Surveyor and Mapper
 State of Florida
 PLS/PSM License No: 6487
 2852 S.W. 149th Place, Miami, Florida 33185
 Phone: (305) 302-2522 Fax: (305) 207-9537
 Email: jorgecabrerapl@gmail.com

No.	Date	Description
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6	12/22/2023	- REVISED TO SHOW ADDITIONAL NOTE

T E N T A T I V E P L A T

D O R A L , F L O R I D A

CHECKED BY: J.L.C.
DRAWN BY: ELF.
FIELD DATE: 08/27/2021
DATE: 09/07/2021
SCALE: 1" = 50'
JOB No. 21-6169

SHEET: 2 OF 2

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper. Reproductions of this drawing are not valid unless signed and embossed with the surveyor's seal.