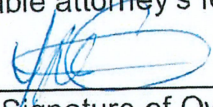


FAST TRACK PLAT AGREEMENT

1. The undersigned Yakov Cohen 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. 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 25197 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. M2024000018 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.

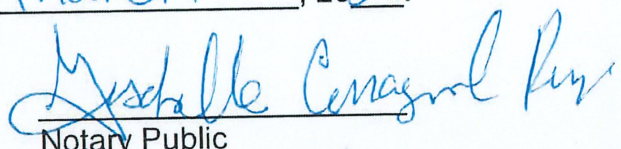


Signature of Owner

Yotam Cohen

Print Name

Sworn to and subscribed before me this 14 day of March, 2025.



Notary Public

My Commission Expires: 02/8/2027

SEAL



GESABELLE CASSAGNOL REYES
Notary Public
State of Florida
Comm# HH359656
Expires 2/8/2027

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.: 4 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Ave Office Center

2. Owner's Name: Aventura Office Center LLC Phone: 786-292-4533

Address: 275 189 Terrace City: Sunny Isle Beach State: FL Zip Code: 33160

Owner's Email Address: kc2618@yahoo.com

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

Address: plating@hadonne.com City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plating@hadonne.com

4. Folio No(s): 30-2204-000-0300 / 30-2204-000-0380 / _____ / _____

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

6. Street boundaries: NE 22 Ave & West Dixie Hwy

7. Present Zoning: OUAD Zoning Hearing No.: M2024000018

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(12 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(4173 Sq. Ft.), Office(106,193 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.

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)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): _____

BEFORE ME, personally appeared ✓ this 8 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 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8 day of November, 2023 A.D.



GESABELLE CASSAGNOL REYES

Notary Public
State of Florida
Comm# HH359656
Expires 12/18/2027 (SEAL)

Signature of Notary Public: _____

(Print, Type name here: _____)

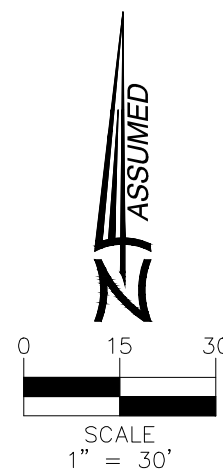
2/8/2027
(Commission Expires)

H#359656
(Commission Number)

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








TENTATIVE PLAT OF AVE OFFICE CENTER

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












LEGEND

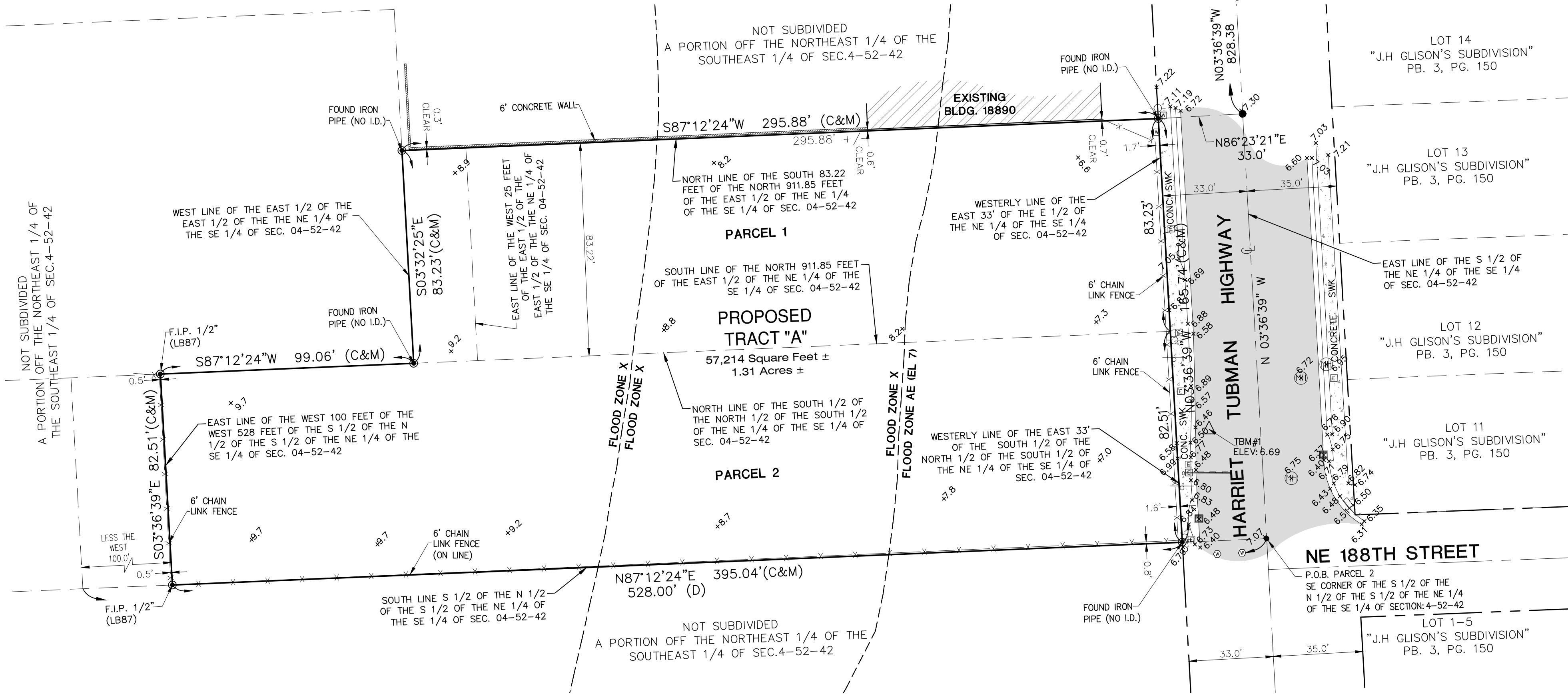
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CRS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING

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
	CATCH BASIN
	ELECTRICAL WALL PANEL
	FIRE HYDRANT
	DRAINAGE CURB INLET
	BACKFLOW_PREVENTOR
	ELECTRIC UTILITY BOX
	LIGHT POLE

	GUY ANCHOR
	WATER METER
	WATER VALVE
	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	MANHOLE_UNKNOWN
MHD	DRAINAGE MANHOLE
	SIGNAL MAST ARM
	POST
	SIGN
	MAILBOX
	CONCRETE UTILITY POLE
	GUARDRAIL

	WOOD UTILITY POLE
T1	TREE NUMBER
	UTILITY STRUCTURE NUMBER
	CBS WALL
//	WOOD FENCE
	IRON FENCE
	IRON ROLLING GATE
	SWING GATE
X	CHAIN-LINK FENCE
X	CHAIN-LINK ROLLING GATE
	FENCE_OTHER
	TREE
	PALM TREE
PL	PROPERTY LINE

---	RIGHT-WAY-LINE
---	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
•••	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
•••••	GRAVEL
///	BRICK
///	BUILDING HATCH
•••••	CONCRETE
•••••	TILE
•••••	ASPHALT PAVEMENT
•••••	HANDICAP TACTILE STRIP



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Tentative Plat Survey was on June 26, 2023.
- The date of completion of an updated field survey was on November 12, 2024.

SECTION 2) LEGAL DESCRIPTION:

PARCEL 1:

The East 1/2 of the South 83.22 feet of the North 911.85 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, less the East 33 feet, Section 4, Township 52 South, Range 42 East, all lying and being in Miami-Dade County Florida.

PARCEL 2:

Beginning at the Southeast Corner of the South 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 52 South, Range 42 East, run West 528 feet; thence North 82.5 feet; thence East 528 feet; thence South 82.5 feet to the Point of Beginning; EXCEPT the East 33 feet and the West 100 feet thereof; said lands lying, being and situate in Miami-Dade County, Florida.

Property Address and Tax Folio Numbers:

18820 & 18802 West Dixie Highway, Miami, Florida 33180
Folio No. 30-2204-000-0300
Folio No. 30-2204-000-0380

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards 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:

Bearings as shown hereon are based upon the Centerline of West Dixie Highway with an assumed bearing of N03°36'39"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X" and "AE" Elevation 7, as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County), Map Panel No. 12086C0134, Suffix L, Map Revised Date: September 11, 2009.

Special Warranty Deed, dated March 23rd, 2022, recorded in Official Records Book 33084, Page 1419, Miami-Dade County Records.

Plat Book	Page	Plat Name
130	8	RACHEL GARDENS
3	95	OJUS SUBDIVISION
3	150	J H GLISSON'S SUBDIVISION

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-226, Elevation 5.80 feet.

SECTION 5) LIMITATIONS:

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.

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:

AVENTURA OFFICE CENTER LLC
275 189TH TERRACE, SUNNY ISLES BEACH, FL 33160
Contact: YAKOV COHEN
Phone: 786.295.4533

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

