

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. **Z2025000202** and plans prepared by **CBA Architects**, and dated **10/30/2025** (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 is 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

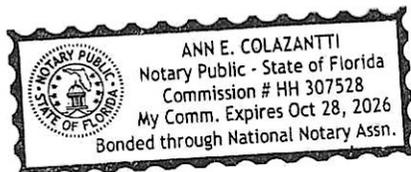
1. The undersigned **RRPVII BBI BISCAYNE, LLLP**, a Florida limited liability limited partnership, is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above-referenced real property by constructing a **417-unit multi-family building**.
3. The 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-25375** shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review Application No. **Z2025000202** and plan(s) prepared by **CBA Architects** and dated **10/30/2025** (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 attorneys' fees.

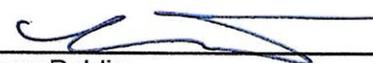
RRPVII BBI BISCAYNE LLLP
By: RRPVII BBI Biscayne GP LLC, as General Partner
By: Rain Realty Associates VII LLC, as Manager


Karen D. Geller, Vice President

Sworn to and subscribed before me this 6th day of March, 2026.

SEAL





Notary Public
My Commission Expires: 10/28/26

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- **25375** _____
Received Date: _____

Number of Sites : (**2**)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami-Dade County Sec.: 32 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Biscayne Apartments Subdivision

2. Owner's Name: RRPVII BBI Biscayne LLLP Phone: (912) 660-4367

Address: 4801 PGA Boulevard City: Palm Beach Gardens State: Florida Zip Code: 33418

Owner's Email Address: tara@lighthousepi.com (Owner Representative)

3. Surveyor's Name: Contour Line Surveyor and Mappers, LLC Phone: (305) 448-1600

Address: 19860 NW 65th Court City: Hialeah State: Florida Zip Code: 33015

Surveyor's Email Address: ajorge@clinesurvey.com

4. Folio No(s): 30-2232-000-0120 / 30-2232-000-0150 / 30-2232-000-0151 / _____

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

6. Street boundaries: Approx. NE 14th Avenue & NE 113th Street

7. Present Zoning: BU-2 Zoning Hearing No.: Z225000202

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(417 Units), Industrial/Warehouse(_____ Square .Ft.), Business(55,000 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.

By: RRPVII BBI Biscayne LLLP

By: RRPVII BBI Biscayne GP LLC, its General Partner

By: Ram Realty Associates VII, its Manager

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

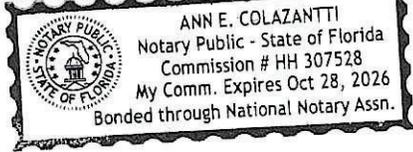
SS:

Signature of Owner: Karen D. Geller

(Print name & Title here): Karen D. Geller, Vice President

BEFORE ME, personally appeared Karen D. Geller this 6th day of March, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known 0 or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State first aforesaid this 6th day of March, 2026 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Ann E. Colazantti)

October 28, 2026 HH 307528
(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.

CONTACT PERSON INFORMATION

Name ARTURO A. SOSA
Telephone number 305-570-1726
e-mail address asosa@cinesurvey.com

SURVEYOR'S REPORT:

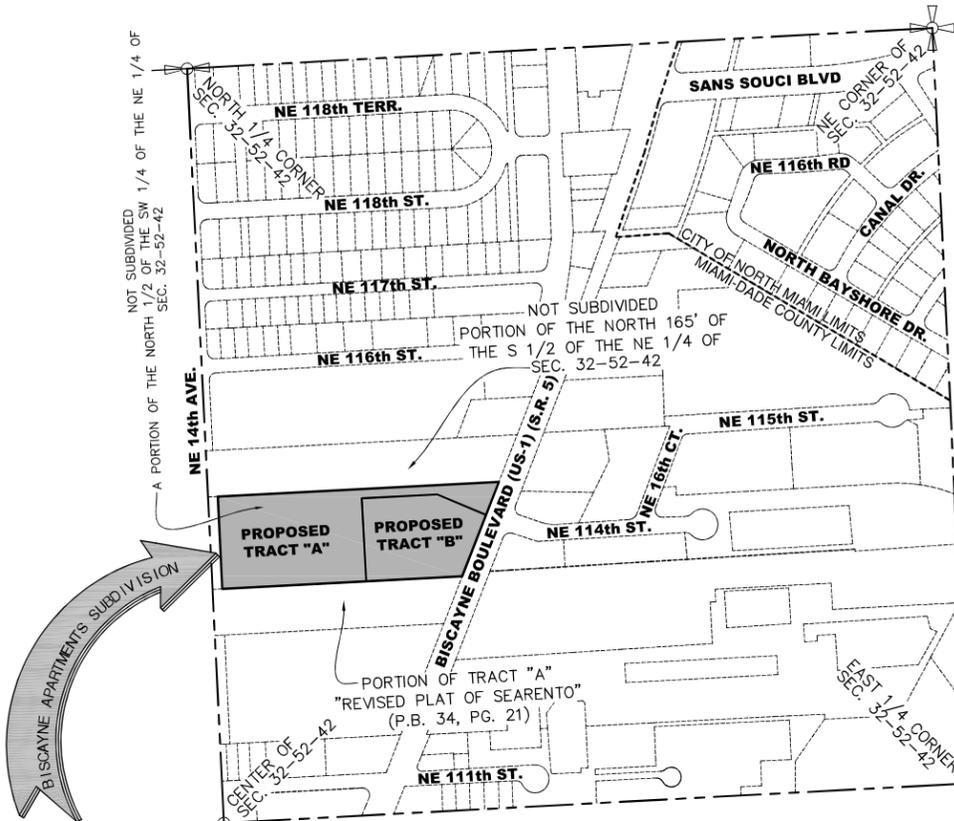
-For informational purposes only:
Number of proposed P.R.M.s: 4
Number of proposed P.C.F.s: 6
Number of proposed Tract Corners: 8
-The streets' rights-of-way abutting this property are physically open to traffic unless otherwise noted.
-Legal Description Source: TRUSTEE'S DEED, recorded in Official Records Book 34417, Page 270 of the public records of Miami-Dade County, Florida.
-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 S02°35'42"E along the West line of the NE 1/4 of Section 32, Township 52 South, Range 42 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 (FGCC) standards and specifications for geodetic leveling:
Benchmarks Used:
Benchmark Name: B-28
Locator: 2255 SE
Elevation: 9.81
Northing: 563,790.00
Easting: 928,499.00
Location: NE 116th Street - 43.5' South of centerline. NE 13th Avenue - 20.0' East of centerline, 10.1' East of East edge of pavement. 9.2' North of North face of power pole.
Description: Brass bar in concrete monument.
-This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.
-No underground installations of utilities or improvements have been located.
-FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.
-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 served by utilities.
-No footing/foundation of buildings (if any) and concrete walls (if any) or any of their 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 time.
-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 2010.00000), by way of the Florida Permanent Reference Network (FPRN).
-Set 1/2 rebar with plastic cap and/or PK Nail & Disc with stamped Certificate of Authorization No. LB 8537 at all property corners unless otherwise noted.

TITLE REVIEW NOTES:

All the following documents listed in "SCHEDULE B, PART II Exceptions" from: ALTA COMMITMENT FOR TITLE INSURANCE
Issued by: Fidelity National Title Insurance Company
Commitment Number: 12456461
Commitment Date: 05/28/2025 at 8:00 AM
Were furnished by the client to the undersigned and were reviewed to show any matters affecting the subject site:
5. Unity of title recorded in official records book 7168, page 191. (AFFECTS THE SUBJECT PROPERTY, BLANKET)
6. Road right of way in favor of Dade County, Florida by quit claim and conveyance to Dade County recorded February 3, 1975 in official records book 8898, page 1386, official records book 8898, page 1388 and official records book 8898, page 1390. (DOES NOT AFFECT THE SUBJECT PROPERTY, PLOTTED)
7. Lease agreement by and between Frank A. Martin, as trustee, lessor and Ocean Breeze Enterprises, Inc., lessee, recorded February 10, 1981, in official records book 11011, page 2590, as assigned by assignment of lease recorded in official records book 11011, page 2595. (AFFECTS THE SUBJECT PROPERTY, BLANKET)
8. Easement(s) granted to Storer Cable Communications, recorded in official records book 11586, page 1093. (AFFECTS THE SUBJECT PROPERTY, BLANKET)
9. Easement(s) granted to Storer Cable Communications recorded in official records book 11593, page 1111. (AFFECTS THE SUBJECT PROPERTY, BLANKET)
10. Terms, covenants, conditions, restrictions and other matters contained in declaration of restrictions recorded in official records book 33572, page 1704. (AFFECT THE SUBJECT PROPERTY, BLANKET)
Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY
BISCAYNE APARTMENTS SUBDIVISION

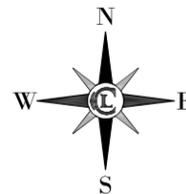
A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH
THE NE 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, 42 RANGE EAST, MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1"=300')

LEGAL DESCRIPTION:

That part of the South 165 feet of the North 495 feet of the South one-half (S 1/2) of the Northeast onequarter (NE1/4) of Section Thirty-two (32), Township Fifty-two (52) South, Range Forty-two (42) East, lying West of Biscayne Boulevard and being in Dade County, Florida. Said property is located on the West side of Biscayne Boulevard or U.S. Highway 41, and is a part of the Bradford Foote tract of land and is known as the SOUTH TRACT.
That part of the South two and one-half chains of the North five chains of the South half (S 1/2) of the Northeast quarter (NE1/4) of Section Thirty-two (32) Township Fifty-two (52) South, Range Forty-two (42) East, lying West of the center line of Biscayne Boulevard as now laid out, less streets, and hereinafter known as the NORTH TRACT.
LESS AND EXCEPT the following described lands conveyed to Miami-Dade County, Florida for right of way purposes:
The West 35 feet of the South 330 feet of the North 495 feet of the South 1/2 of the Northeast 1/4 of Section 32, Township 52 South, Range 42 East.
AND LESS AND EXCEPT the following described lands for right of way pursuant to Order of Taking recorded in Official Records Book 20945, Page 1 152 and Official Records Book 21075, Page 1551:
PARCEL 109: The Southeasterly 5,182 meters (17,00 feet) of the South 100.584 meters (330.00 feet) of the North 150.876 meters (495.00 feet) of the South one-half (S. 1/2) of the Northeast one-quarter (N.E. 1/4) of Section 32, Township 52 South, Range 42 East, Miami-Dade County, Florida, lying Northwesterly and adjoining Biscayne Boulevard/State Road 5, according with a 20.117 meter (66.00 foot) corridor acquired by Dade County through Deed Book 677, at Page 298 and as shown on the plat of FEDERAL AID PROJECT No. 41 as recorded in Plat Book 10, at Page 61, both of the Public Records of Miami-Dade County, Florida.
Being more particularly described as follows:
A parcel of land being a portion of the South 330 feet of the North 495 feet of the South 1/2 of the Northeast 1/4 of Section 32, Township 52 South, Range 42 East, Miami-Dade County, Florida, said parcel being more particularly described as follows:
Commence at the Northwest corner of the said South 1/2 of the Northeast 1/4, thence South 02 degrees 35 minutes 25 seconds East along the West line of the said South 1/2 of the Northeast 1/4, a distance of 165.00 feet to a point on a line 165 feet South of and parallel with the North line of said South 1/2 of the Northeast 1/4; thence North 87 degrees 01 minutes 30 seconds East, along said parallel line a distance of 35.00 feet to the Point of Beginning of the herein described parcel of land; thence continue North 87 degrees 01 minutes 30 seconds East along said parallel line a distance of 1007.72 feet, to a point on the West right of way line of Biscayne Boulevard (State Road 5/U.S. Highway No. 1), as shown on Florida Department of Transportation right of way Map, State Project No. 87303-2597, Miami-Dade County, State Road 5, U.S. Highway No. 1; thence South 21 degrees 14 minutes 35 seconds West, along said West right of way line, a distance of 361.85 feet, to a point on a line 495 feet South of and parallel with the North line of said South 1/2 of the Northeast 1/4; thence South 87 degrees 01 minutes 30 seconds West along said parallel line a distance of 861.50 feet, to a point on a line 35.00 feet East of and parallel with the said West line of said South 1/2 of the Northeast 1/4; thence North 02 degrees 35 minutes 25 seconds West, along said parallel line, a distance of 330.01 feet to the Point of Beginning.
ALSO KNOWN AS:
(SURVEYOR'S LEGAL DESCRIPTION)
A portion of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 32, Township 52 South, Range 42 East, Miami-Dade County, Florida, being more particularly described as follows:
COMMENCE at the North 1/4 corner of said Section 32; thence S02°35'42"E as a basis of bearings along the West line of said NE 1/4 of Section 32 for a distance of 1532.53 feet; thence N87°01'27"E along the South line of the North 165' of the South 1/2 of the NE 1/4 of said Section 32 for a distance of 35.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N87°01'27"E along said line for a distance of 1,007.53 feet to the point of intersection with the West right-of-way line of Biscayne Boulevard (US-1) (S.R. 5), as shown in STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENTATION MAP, SECTION 87030-2597, sheet 6, Map Book 153, Page 9 of the public records of Miami-Dade County, Florida; thence S21°14'35"W along said line for a distance of 361.85 feet to the point of intersection with the NE corner of Tract "A" of "REVISED PLAT OF SEARENTO", according to the Plat thereof, as recorded in Plat Book 34, Page 21 of the public records of Miami-Dade County, Florida; thence S87°01'27"W along the North line of said Tract "A" for a distance of 861.29 feet to the point of intersection with a line 35.00 feet East of and parallel to said West line of the NE 1/4 of Section 32; thence N02°35'42"W along said line for a distance of 330.01 feet to the POINT OF BEGINNING.



NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
Sunshine811
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!

TOTAL PROPERTY AREA:

308,355 sq. ft or 7.08 acres ±

TAX FOLIO NUMBERS:

30-2232-000-0120 - 11320 Biscayne Blvd, Miami, FL 33181
30-2232-000-0150 - 11340 Biscayne Blvd, Miami, FL 33181
30-2232-000-0151 - 11380 Biscayne Blvd, Miami, FL 33181

OWNER:

RRPVII BBI Biscayne LLLP, a Delaware limited liability limited partnership
4801 PGA Blvd
Palm Beach Gardens, FL 33418
Karen D. Geller and Brianna L. Ellis
c/o Ted Lodigensky
tlodigensky@ramrealestate.com
912-660-4367

SURVEYOR:

Contour Line Surveyors and Mappers, LLC
19860 NW 65th Court
Hialeah, FL 33015
Arturo A. Sosa, Alberto Jorge
asosa@cinesurvey.com, ajorge@cinesurvey.com
305-570-1726

WATER AND SEWER SERVICES:

Miami-Dade Water and Sewer Department

MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 6 feet ± NAVD88 (North American Vertical Datum of 1998) or 7.5 ± 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/porta/home
NGVD 1929 (National Geodetic Vertical Datum of 1929)
Flood Zone: X and AE
Base Flood Elevation: 8
Map Number: 12086C0143L, effective date: September 11, 2009
Community Name & Number: Miami-Dade County, 120635

ZONING INFORMATION:

BU-2 Special Business District, along with several non-use variances and a special exception. Process Number: Z2025000202. Resolution No. Z-44-25

DEVELOPMENT INFORMATION:

West portion of the property (Tract "A"): Multifamily residential building with amenities with 417 multi-family residential units, of which 71 units will be set aside as Workforce Housing, within an eight (8) story building and a secondary single story amenity building. Include studio, single bedroom, and two bedroom units, and 626 parking spaces.
East portion of the property (Tract "B"): Commercial building with 55,000 square feet ± anticipated to be a grocer with approximately 228 parking spaces.

*Commercial Project will be submitted under a separate application for Administrative Site Plan Review.

Plans assume approval of Zoning application no. Z2023000233 and CDMF application no. CDMF20220008, including the following non-use variances and a special exception associated with Application No. Z2023000233:

- 1. Non-use variance from the frontage zone requirement for a property with two frontages to permit a combined frontage on NE 14th Avenue and Biscayne Boulevard of 23.6% where a combined 60% frontage is required pursuant to County Code Section 33-493(3)(c);
2. Special Exception to permit the sale of alcoholic beverages pursuant to County Code Section 33-150; and
3. Non-use variance from the requirement to provide wheel stops at all parking spaces pursuant to County Code Section 33-122.

NUMBER OF SITES:

Number of Tracts: 2
Tract "A" (Residential) 194,694 sq. ft (4.47 acres ±)
Tract "B" (Commercial) 113,661 sq. ft (2.61 acres ±)
Total: 308,355 sq. ft (7.08 acres ±)

SURVEYOR'S CERTIFICATE:

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 Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief. I am subject to notes and notations shown hereon. Last field survey date: 12-19-2025.
CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537

Digitally signed by Arturo A Sosa
Date: 2026.01.30 11:22:50-05'00'

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
asosa@cinesurvey.com

Table with columns: NO., DATE, DESCRIPTION, BY (A.P.).

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY
BISCAYNE APARTMENTS SUBDIVISION
Ram Realty Advisors
4801 PGA Blvd
Palm Beach Gardens, FL 33418
1920, 11340 and 11380 Biscayne Blvd
Miami, FL 33181
MIAMI-DADE COUNTY, FLORIDA
SEC. 33-35-29

CONTOUR LINE SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19860 NW 65th Court, Hialeah, FL 33015
Phone: 305-570-1726 | info@cinesurvey.com
DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 01-23-2026
PROJ. #: 2025 RAM1
FIELD BOOK: Sketch
SHEET: 1 OF 2 SHEETS

