

FAST TRACK PLAT AGREEMENT

1. The undersigned Tropical Holdings Associates, LLC is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 110 Affordable Housing Apartments & 1,000 sf of Retail
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. Z2025P00026 and plan(s) prepared by, and dated ATL Architecture 1/11/2025. (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 attorney's fees.

David O. Deutch, President
Signature of Owner

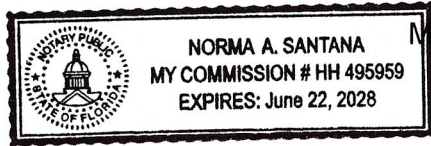
David O. Deutch, President
Print Name

Sworn to and subscribed before me this 3rd day of February, 2025.

[Signature]
Notary Public

My Commission Expires: 6/22/2028

SEAL



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.: 26 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: PINNACLE AT TROPICAL CROSSINGS

2. Owner's Name: TROPICAL HOLDINGS ASSOCIATES, LLC Phone: (305) 854-7100

Address: 9100 S. DADELAND BLVD., SUITE 700 City: MIAMI State: FL Zip Code: 33156

Owner's Email Address: hugo@pinnaclehousing.com

3. Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030

Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: Jravino@avinoandassociates.com

4. Folio No(s): 30-6926-000-0095 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT A

6. Street boundaries: SW 250th STREET & SW 136th AVENUE

7. Present Zoning: PCUC Zoning Hearing No.: Z2025P00026

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(110 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(1,000 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.

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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)

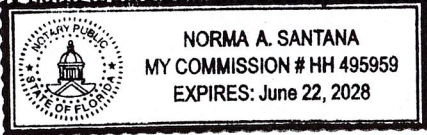
SS:

Signature of Owner: *David O. Deutch*

(Print name & Title here): David O. Deutch, President

BEFORE ME, personally appeared David O. Deutch this 3rd day of February, 2025 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 3rd day of February, 2025 A.D.



Signature of Notary Public: *Norma A. Santana*

(Print, Type name here: Norma A. Santana)

6/22/2028 (Commission Expires) HH495959 (Commission Number)

(NOTARY SEAL)

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

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N89°07'01"E FOR A DISTANCE OF 138.96 FEET TO A POINT; THENCE RUN S00°50'37"E FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET N89°07'01"E FOR A DISTANCE OF 101.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'55", AND AN ARC DISTANCE OF 39.24 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE; THENCE RUN ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE S00°57'04"E FOR A DISTANCE OF 175.30 FEET TO A POINT ON SAID PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE; THENCE RUN S89°07'29"W FOR A DISTANCE OF 211.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 137th AVENUE; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. 137th AVENUE N00°53'44"W FOR A DISTANCE OF 175.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'45", AND AN ARC DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET N89°07'01"E FOR A DISTANCE OF 59.93 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA.

