

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: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: THE SHOPPES OF HIGHLAND

2. Owner's Name: ATLAS RESIDENTIAL, LLC Phone: 954-505-5501

Address: 336 E. DANIA BEACH BOULEVARD City: DANIA State: FL Zip Code: 33004

Owner's Email Address: nclavero@dacar.us

3. Surveyor's Name: J.BONFILL AND ASSOCIATES, INC. Phone: 305-598-8383

Address: 7100 S.W. 99TH AVENUE, SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: ejcbonfill@jbonfill.com

4. Folio No(s): 04-2020-001-0150 / _____ / _____ / _____

5. Legal Description of Parent Tract: (see attached legal description)

6. Street boundaries: NW 102ND AVENUE, NW 138TH STREET, NW 97TH AVENUE AND NW 142ND STREET

7. Present Zoning: CDH/RH-CD Zoning Hearing No.: BY CITY

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(250 Units), Industrial/Warehouse(_____ Square .Ft.),

Business(525,000 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.

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 Broward ~~MIAMI-DADE~~

SS:

Signature of Owner: _____

(Print name & Title here): Alberto Micha Buzali, President

BEFORE ME, personally appeared Alberto Micha Buzali this 17th day of August, 2022 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 17 day of August, 2022 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Mayra Santana)

11/12/25
(Commission Expires)

HH 185981
(Commission Number)

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

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: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: THE SHOPPES OF HIGHLAND

2. Owner's Name: ATLAS RETAIL LLC Phone: 954-505-5501

Address: 336 E. DANIA BEACH BOULEVARD City: DANIA State: FL Zip Code: 33004

Owner's Email Address: nclavero@dacar.us

3. Surveyor's Name: J.BONFILL AND ASSOCIATES, INC. Phone: 305-598-8383

Address: 7100 S.W. 99TH AVENUE, SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: ejcbonfill@jbonfill.com

4. Folio No(s): 04-2020-001-0150 / _____ / _____ / _____

5. Legal Description of Parent Tract: (see attached legal description)

6. Street boundaries: NW 102ND AVENUE, NW 138TH STREET, NW 97TH AVENUE AND NW 142ND STREET

7. Present Zoning: CDH/RH-CD Zoning Hearing No.: BY CITY

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(250 Units), Industrial/Warehouse(_____ Square .Ft.),

Business(525,000 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.

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)
Broward
COUNTY OF ~~MIAMI-DADE~~

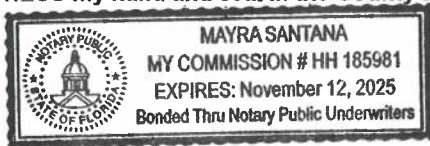
SS:

Signature of Owner: _____

(Print name & Title here): Alberto Micha Buzali, President

BEFORE ME, personally appeared Alberto Micha Buzali this 17 day of August, 2022 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 17th day of August, 2022 A.D.



Signature of Notary Public: _____

(Print, Type name here: Mayra Santana)

11/12/25
(Commission Expires)

HH 185981
(Commission Number)

(NOTARY SEAL)

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

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: HIALEAH Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: THE SHOPPES OF HIGHLAND

2. Owner's Name: ATLAS FAM II, LLC Phone: 954-505-5501

Address: 336 E. DANIA BEACH BOULEVARD City: DANIA State: FL Zip Code: 33004

Owner's Email Address: nclavero@dacar.us

3. Surveyor's Name: J.BONFILL AND ASSOCIATES, INC. Phone: 305-598-8383

Address: 7100 S.W. 99TH AVENUE, SUITE 104 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: ejcbonfill@jbonfill.com

4. Folio No(s): 04-2020-001-0150 / _____ / _____ / _____

5. Legal Description of Parent Tract: (see attached legal description)

6. Street boundaries: NW 102ND AVENUE, NW 138TH STREET, NW 97TH AVENUE AND NW 142ND STREET

7. Present Zoning: CDH/RH-CD Zoning Hearing No.: BY CITY

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(250 Units), Industrial/Warehouse(_____ Square .Ft.),

Business(525,000 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.

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.

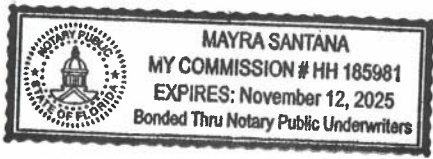
STATE OF FLORIDA)
Broward
COUNTY OF ~~MIAMI-DADE~~

SS:

Signature of Owner: [Signature]
(Print name & Title here): Alberto Micha Buzali, President

BEFORE ME, personally appeared Alberto Micha Buzali this 17 day of August, 2022 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 17 day of August, 2022 A.D.



(NOTARY SEAL)

Signature of Notary Public: Mayra Santana
(Print, Type name here: Mayra Santana)
11/12/25 HH 185981
(Commission Expires) (Commission Number)

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

SURVEYOR'S NOTES:

1. Last day of field work was performed on: May 20th, 2025.

2. LEGAL DESCRIPTION:

Lots 5 to 8 and Lots 17 to 24 in the SE 1/4 of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida.
LESS:
North 35 feet of West 1/2 of Tract 17 and less Ext area of curve in NW corner for right of way, and less West 43 feet of the South 1/2 of SE 1/4 of Section; and less East 40 feet of South 1/2 of SE 1/4 of Section 20, Township 52 South, Range 40 East, Miami-Dade County, Florida.
LESS:
That portion of Tracts 17, 18, 19 and 20 in Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida, that lies within the West 43 feet of the SE 1/4 of said Section 20.
LESS:
The East 30 feet of Lots 5, 6, 7 and 8, in the SE 1/4 of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida.

More particularly described as follows:

Commence at the SW corner of SE 1/4 of Section 20, Township 52 South, Range 40 East, of Miami-Dade County, Florida; thence North 89 degrees 40 minutes 13 seconds East along the South line of said Section 20 a distance of 43.03 feet; thence North 02 degrees 36 minutes 37 seconds West along a line 43.00 feet East and parallel to the West line of SE 1/4 of said Section 20, a distance of 10.01 feet to the Point of Beginning; thence North 89 degrees 40 minutes 13 seconds East along a line 10.00 feet North, and parallel to the South line of said Section 20, a distance of 2,557.97 feet to a point 40.00 feet West of the East line of said Section 20, thence North 02 degrees 37 minutes 55 seconds West along a line 40.00 feet West of the East line of said Section 20, a distance of 1,320.50 feet to a point on the North line of SE 1/4 of said Section 20; thence South 89 degrees 40 minutes 10 seconds West along the North line of SE 1/4 of said Section 20, a distance of 2,270.43 feet; thence South 00 degrees 21 minutes 01 seconds East, a distance of 35.03 feet; thence South 89 degrees 40 minutes 10 seconds West along a line 35.00 feet South and parallel to the North line of the SE 1/4 of said Section 20 a distance of 261.02 feet to the point of curvature of a circular curve concave to the Southeast; thence Southwesterly along the arc of said curve having for its elements a radius of 25.00 feet, a central angle of 92 degrees 16 minutes 47 seconds, and an arc distance of 40.26 feet to the Point of Tangency; thence South 02 degrees 36 minutes 37 seconds East along a line 43.00 feet East and parallel to the West line of SE 1/4 of said Section 20, a distance of 1,259.39 feet to the Point of Beginning.

AND LESS AND EXCEPT the lands conveyed by Right-of-Way Deed to City of Hialeah, Florida for Public Right-of-Way recorded in Official Records Book 26644, Page 4450, described as follows:

The North 35.00 feet of Tracts 5, 21, 22, 23 and 24 and the North 35.00 feet of the East one-half (E. 1/2) of Tract 17, in the Southeast one-quarter (SE. 1/4) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida, less the East 40.00 feet thereof.

AND LESS AND EXCEPT Right-of-Way Deed to Miami-Dade County Conveys the Title for Highway and/or Canal Purposes recorded in Official Records Book 26946, Page 505, and re-recorded in Official Records Book 26998, Page 3946, and as described in Partial Release of Mortgage to Miami-Dade County recorded in Official Records Book 26946, Page 516, all of the Public Records of Miami-Dade County, Florida, described as follows:

Those portions of Tracts 20, 21, 22, 23, 24, and 8, in the Southeast one-quarter (SE. 1/4) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION according to the Plat thereof, as recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida, described as follows:
Commencing at the Southwest corner of said Tract 20, said corner lying 10.00 feet North of the South line of said Southeast one-quarter (SE. 1/4) and 10.00 feet East of the West line of said Southeast one-quarter (SE. 1/4); thence East along the South line of said Tract 20, also being a line lying 10.00 feet North of the South line of said Southeast one-quarter (SE. 1/4), to its intersection with the East line of the West 43.00 feet of said Southeast one-quarter (SE. 1/4), said intersection also being the POINT OF BEGINNING; thence North along said East line to a line 96.00 feet North of and parallel with the South line of said Southeast one-quarter (SE. 1/4); thence East along said parallel line to a point lying 323.97 feet East of the West line of said Southeast one-quarter (SE. 1/4); thence Southeasterly to a point lying 85.00 feet North of the South line of said Southeast one-quarter (SE. 1/4), and 373.49 feet East of the West line of said Southeast one-quarter (SE. 1/4); thence East along a line 85.00 feet North of and parallel with said South line, to a point lying 960.27 feet West of the East line of said Southeast one-quarter (SE. 1/4); thence Easterly to a point lying 386.94 feet West of the East line of said Southeast one-quarter (SE. 1/4), and 96.00 feet North of the South line of said Southeast one-quarter (SE. 1/4); thence East along a line 96.00 feet North of and parallel with said South line to the West line of the East 50.00 feet of said Southeast one-quarter (SE. 1/4); thence South along said West line to the South line of the herein described parcels, also being the North line of the South 10 feet of said Southeast one-quarter (SE. 1/4); thence West along said North line to the POINT OF BEGINNING.

Folio: 04-2020-001-0150
04-2020-001-0170
04-2020-001-0160

Containing 3,045,359.60 Square Feet or 69.91 Acres more or less by calculations.

3. SOURCES OF DATA

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X and AH, AE, Elev.=5 & 6 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120643, Map No. 12086C0113, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.
An accurate Zone determination should be made by the prepare of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks Identification:

Miami-Dade County Benchmark: N-3078
Elevation: 6.66 feet (NGVD29)
Location: NW 130 St --- 57' North of C/L
NW 92 Ave --- 34' West of C/L

Miami-Dade County Benchmark: U-137
Elevation: 8.57 feet (NGVD29)
Location: NW 138 St --- 95' South of C/L
NW 97 Ave --- 15' West of C/L

Miami-Dade County Benchmark: U-136
Elevation: 6.96 feet (NGVD29)
Location: NW 138 St --- 84' South of C/L
NW 102 Ave --- 24' West of C/L

AS TO HORIZONTAL CONTROL:

-North Arrow and Bearings shown are based on an assumed value of N89°40'20"W along the South line of Section 20-52-40, Miami-Dade County, Florida, this line is considered well-established and monumented.
-Section 20, Township 52 South, Range 40 East, Public Records of Miami-Dade County, Florida.
-PLAT of CHAMBERS LAND COMPANY SUBDIVISION, recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida.

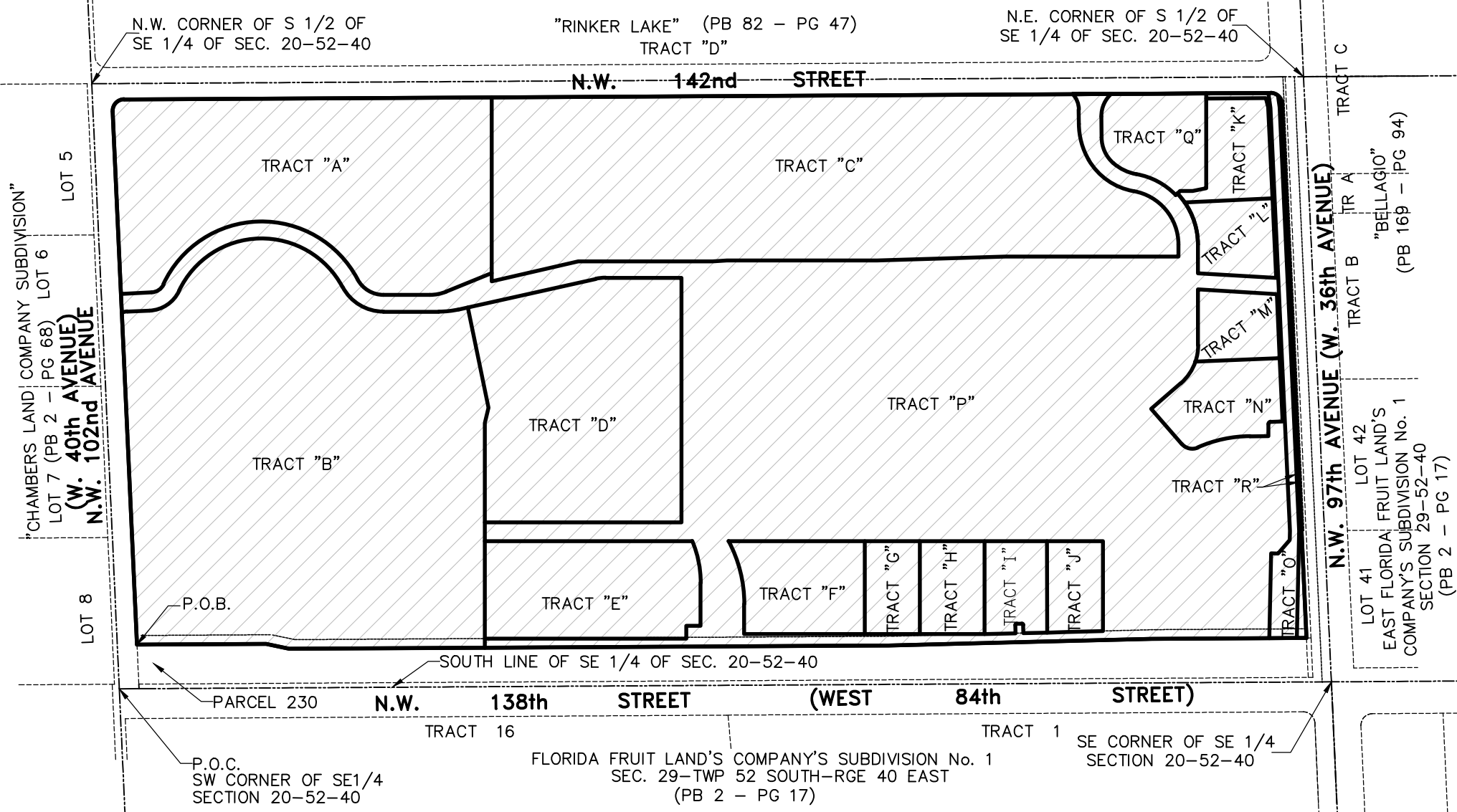
The coordinate values shown hereon are based on the North American Datum 1983 (NAD83), 1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

Monument Identification: MILLAN
Northing: 564350.814 feet
Easting: 889017.343 feet
Brass Disc and is stamped "MILLAN"

Monument Identification: VILLA
Northing: 573028.4799 feet
Easting: 883565.7342 feet
Brass Disc in a concrete bullnose south of intersection

BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT
SHOPPES OF HIGHLAND

A REPLAT OF LOTS 5 THRU 8 AND 17 THRU 24, OF CHAMBERS LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING AND BEING IN THE SOUTH 1/2 OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 40 EAST 9715 NW 138th STREET, HIALEAH MIAMI-DADE COUNTY, FLORIDA 33018



LOCATION MAP

A PORTION OF S. 1/2 OF THE S.E. 1/4 OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 40 EAST CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA (SCALE: 1" = 300')

DEVELOPMENT INFORMATION			
TRACT	TYPE	AREA(S.F.) OR UNITS	DRIVE THRU
A	POND	N/A	
B	RETAIL	161,850	
B	SIT DOWN RESTAURANT	10,000	
B	FAST FOOD RESTAURANT	5,000	1
C	RESIDENTIAL	250 UNITS	
D	RETAIL	85,000	
E	RETAIL	25,000	
E	SIT DOWN RESTAURANT	8,000	
F	SIT DOWN RESTAURANT	6,000	
G	FAST FOOD RESTAURANT	2,000	1
H	FAST FOOD RESTAURANT	2,400	1
I	FAST FOOD RESTAURANT	3,500	1
J	FAST FOOD RESTAURANT	4,250	1
K	SIT DOWN RESTAURANT	12,000	1
L	FAST FOOD RESTAURANT	6,000	1
M	FAST FOOD RESTAURANT	6,000	1
N	FAST FOOD RESTAURANT	6,000	1
O	CANAL RIGHT OF WAY	N/A	
P	RETAIL	170,000	1
P	SIT DOWN RESTAURANT	12,000	
Q	POND	N/A	
R	EXISTING RIGHT OF WAY	N/A	
TOTAL RETAIL (S.F.)		441,850	
TOTAL FAST FOOD (S.F.)		35,150	
TOTAL SIT DOWN RESTAURANT (S.F.)		48,000	
TOTAL RESIDENTIAL (UNITS)		250	

4. DEVELOPMENT INFORMATION:

LAND USE: MIX USE
ZONING: HIALEAH HEIGHTS CDH, COMMERCIAL DEVELOPMENT DISTRICT.

a) NUMBER OF PROPOSED PARCELS:

Eighteen (18) Lots.

Existing Total Area of Plat: 3,045,359.60 Square Feet or 69.91 Acres.
Area of Proposed Tract "A": 294,224.65 Square Feet or 6.75 Acres.
Area of Proposed Tract "B": 610,851.32 Square Feet or 14.02 Acres.
Area of Proposed Tract "C": 493,871.31 Square Feet or 11.34 Acres.
Area of Proposed Tract "D": 224,191.36 Square Feet or 5.15 Acres.
Area of Proposed Tract "E": 98,466.84 Square Feet or 2.26 Acres
Area of Proposed Tract "F": 54,820.87 Square Feet or 1.26 Acres
Area of Proposed Tract "G": 24,383.85 Square Feet or 0.56 Acres
Area of Proposed Tract "H": 28,537.05 Square Feet or 0.66 Acres
Area of Proposed Tract "I": 27,089.11 Square Feet or 0.62 Acres
Area of Proposed Tract "J": 24,069.92 Square Feet or 0.55 Acres
Area of Proposed Tract "K": 32,215.06 Square Feet or 0.74 Acres
Area of Proposed Tract "L": 28,265.69 Square Feet or 0.65 Acres
Area of Proposed Tract "M": 26,051.31 Square Feet or 0.60 Acres
Area of Proposed Tract "N": 40,594.69 Square Feet or 0.93 Acres
Area of Proposed Tract "O": 31,501.68 Square Feet or 0.72 Acres
Area of Proposed Tract "P": 956,246.38 Square Feet or 21.95 Acres
Area of Proposed Tract "Q": 42,085.35 Square Feet or 0.97 Acres
Area of Proposed Tract "R": 7,771.11 Square Feet or 0.18 Acres

b) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria Elevation: +6.6' as per "Amended Plat of Flood Criteria Map", Plat Book 120, at Page 13, Sheet 2, of the Public Records of Miami-Dade County, Florida.

c) UTILITY SERVICES:

Public Water: Hialeah Water and Sewer Department.
Public Sanitary Sewer: Hialeah Water and Sewer Department.

d) MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That the canal right-of-way shown hereon is hereby dedicated to the perpetual use as a public canal and for other public uses and for all purposes incidental thereto.

That the canal maintenance easement shown hereon is hereby dedicated to the perpetual use of the public for the purpose of canal maintenance and all public uses and for all public purposes incidental thereto.

5. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed the applicable requirement.

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 10,000 feet for Commercial Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

6. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. 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.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

All existing trees, except for Lot 2, are being removed as part of the Phase 1 construction. Trees within Lot 2 will remain until the site is developed.

7. PURPOSE OF THIS TENTATIVE PLAT:

An expressed purpose of this Tentative Plat is to replat the land into eighteen (18) new lots.

8. CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of:

KIMLEY-HORN
Address: 445 24th Street, Suite 200, Vero Beach, FL, 32960
Phone: (772) 794-4100

CONTACT PERSON:
GREG D. WILFONG, P.E.
(772) 794-4119
Greg.Wilfong@kimley-horn.com

SURVEYOR'S CERTIFICATE:

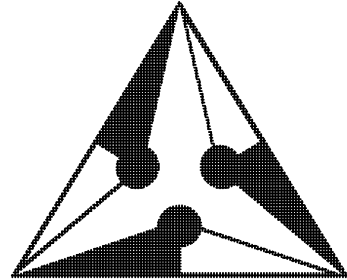
I HEREBY CERTIFY: That this "Boundary and Topographic Survey" and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

J. Bonfill & Associates, Inc.

Florida Certificate of Authorization Number LB 3398

By: EUGENE COLLINGS-BONFILL, P.S.M.
Professional Surveyor and Mapper No. 7037
State of Florida

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

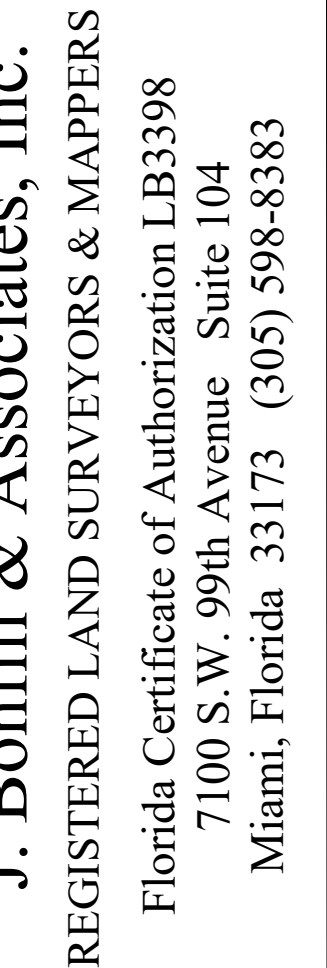


J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY and TOPOGRAPHIC SURVEY
for
TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

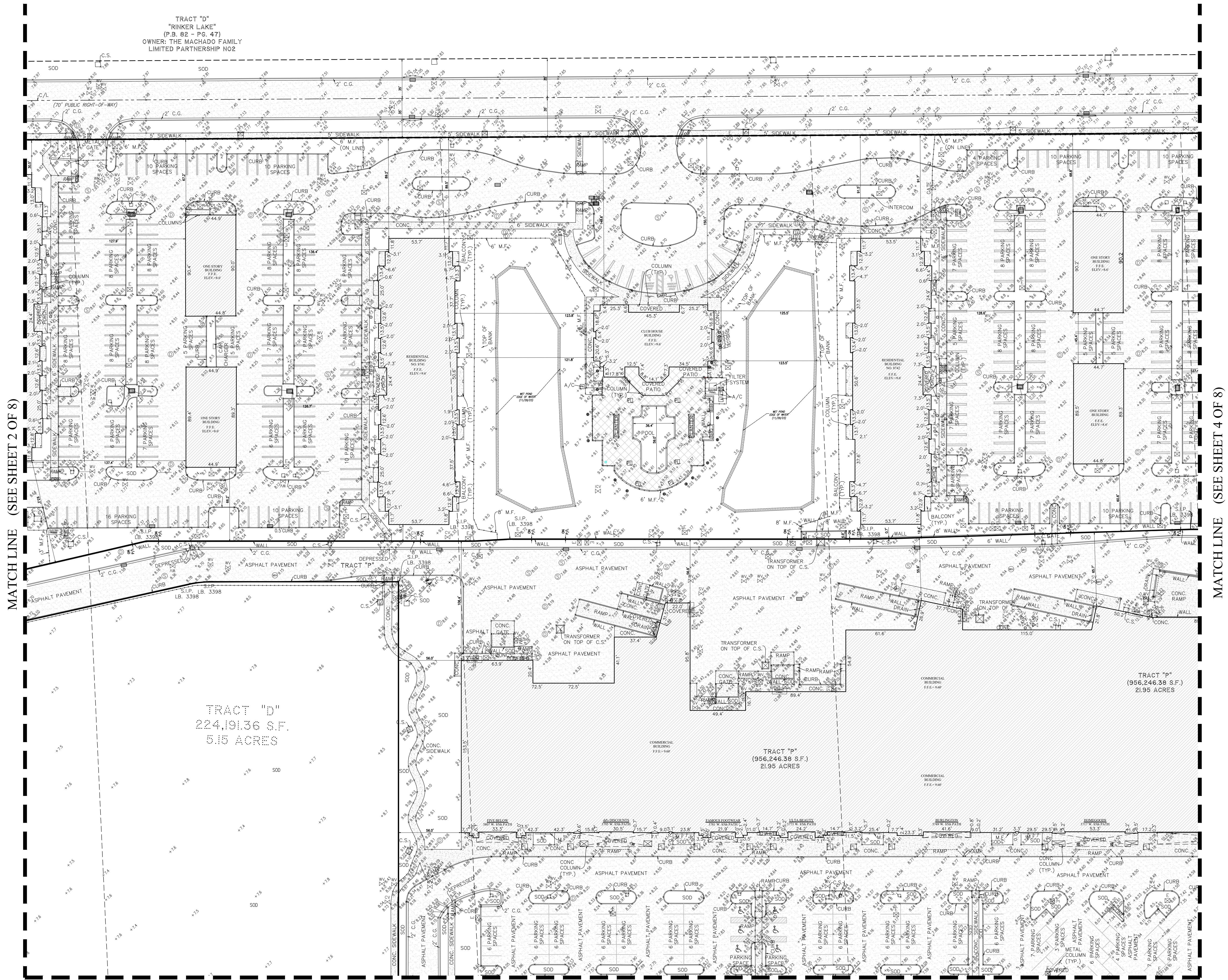
REVISIONS	BY

Proj:	04-0474
Job:	25-0074
Date:	05-20-2025
Drawn:	C.B., O.B.,
Checked:	E.C.B.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 8	



for
TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

REVISIONS	BY
Revised By:	04-0474
Drawing No:	25-0074
Date:	05-20-2025
Drawn by:	C.B., O.B.
Checked by:	E.C.B.
By:	AS SHOWN
Book:	ON FILE
SHEET	3 OF 8



NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED AND MEASURED UNLESS OTHERWISE SHOWN.





















































MATCH LINE (SEE SHEET 4 OF 8)

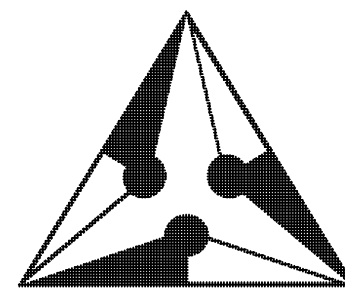
MATCH LINE (SEE SHEET 2 OF 8)

GRAPHIC SCALE

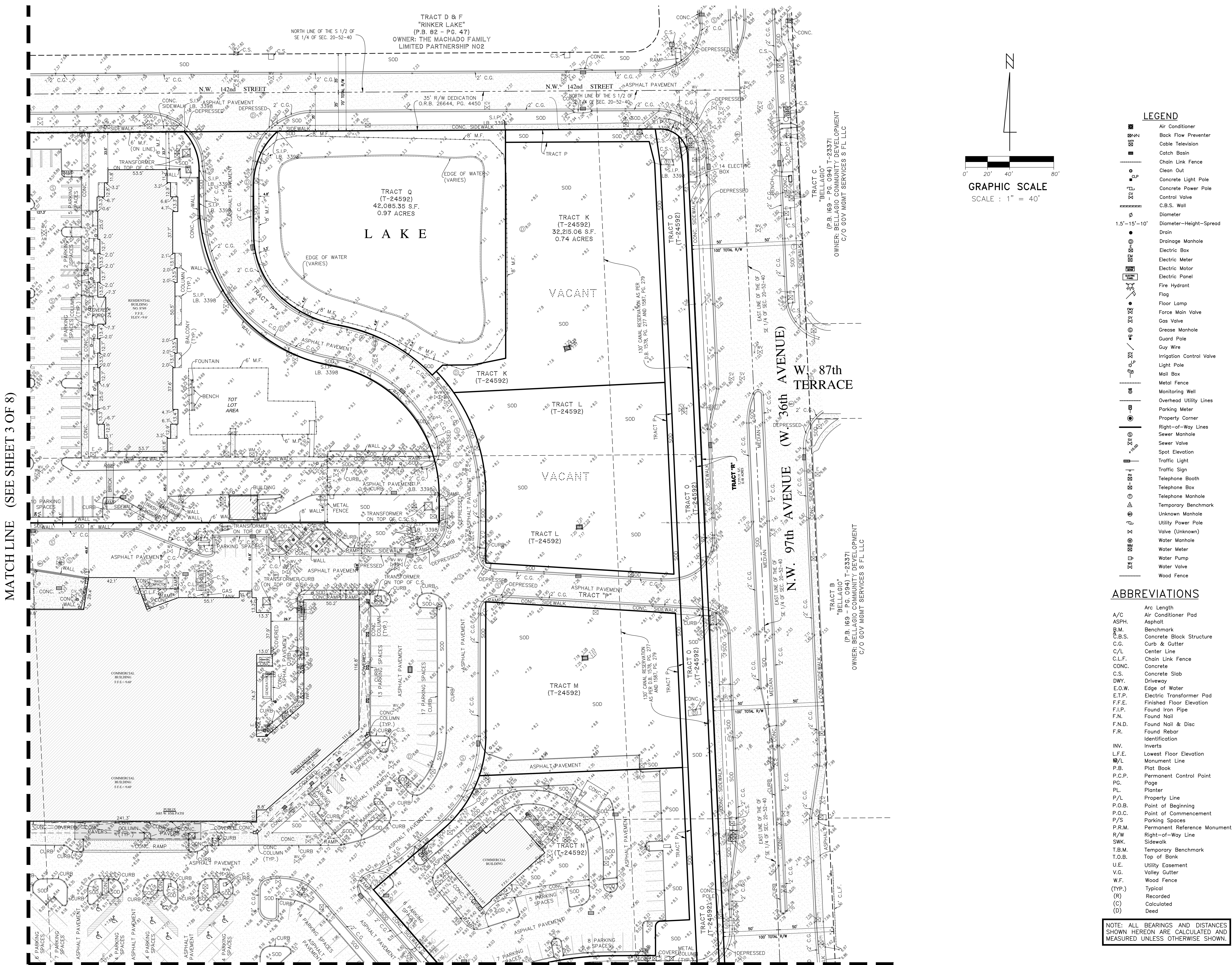
SCALE : 1" = 40'

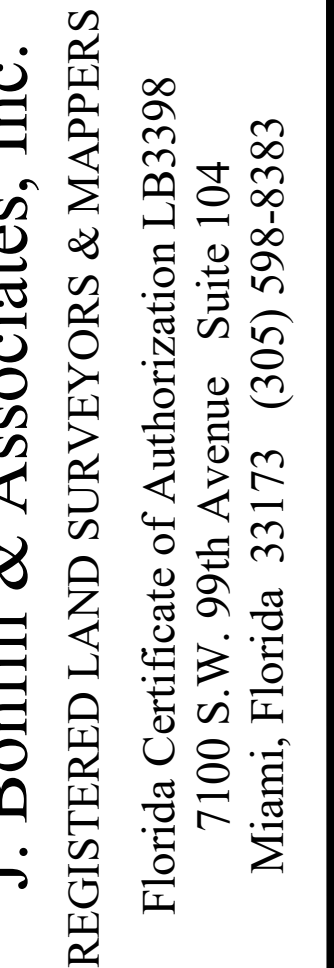
LEGEND

	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Temporary Benchmark
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence



BOUNDARY AND TOPOGRAPHIC SURVEY
for
TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

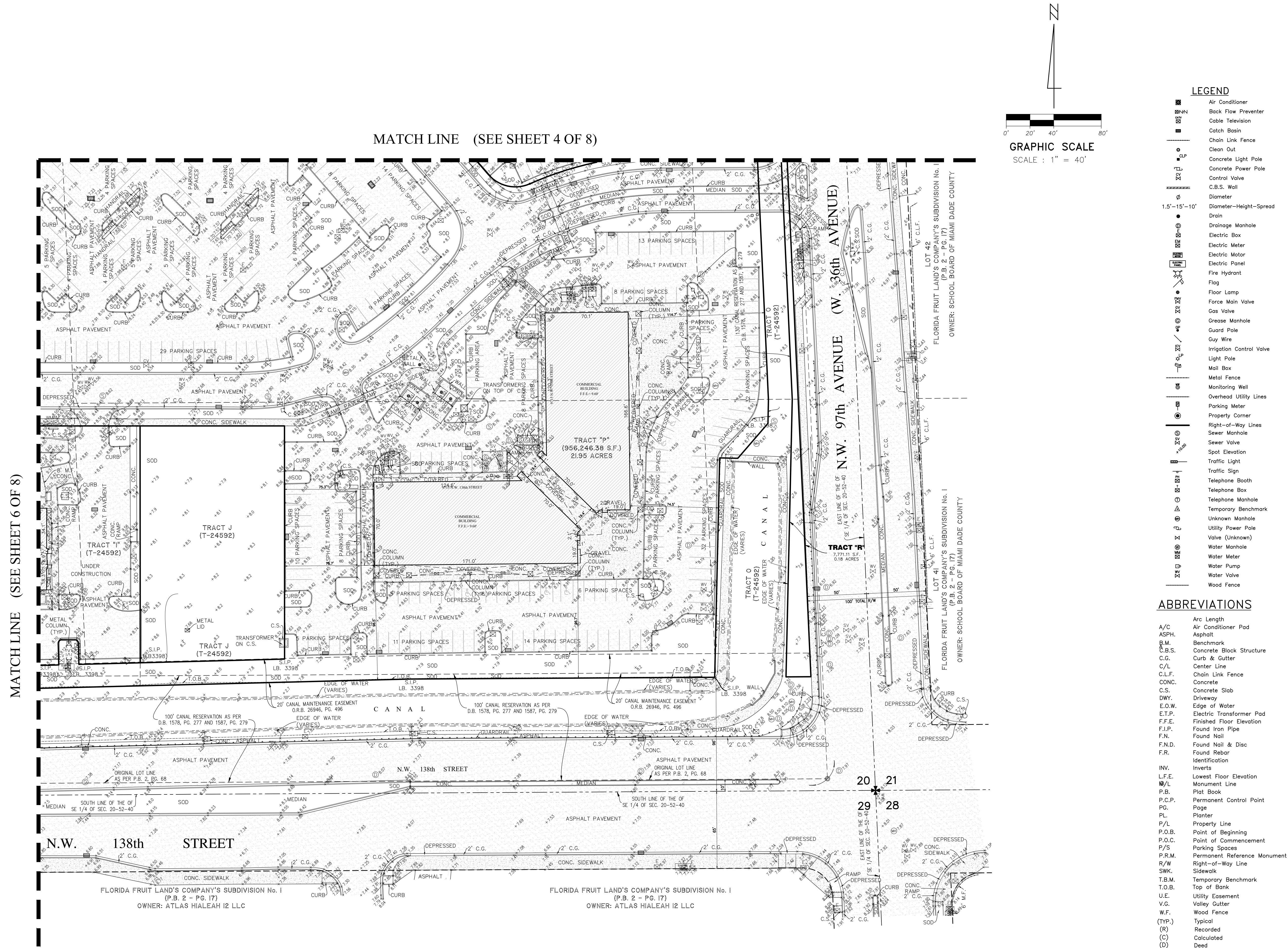
[illegible]



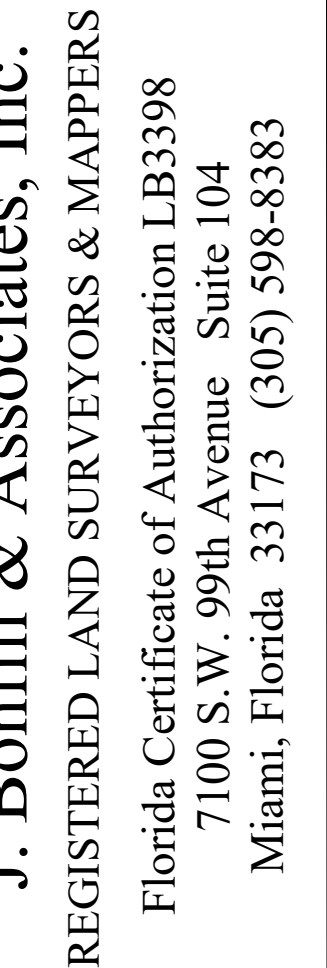
TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
for
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

[illegible]

04-0474
25-0074
05-20-2025
C.B., O.B.,
E.C.B.
AS SHOWN
ON FILE
5 OF 8



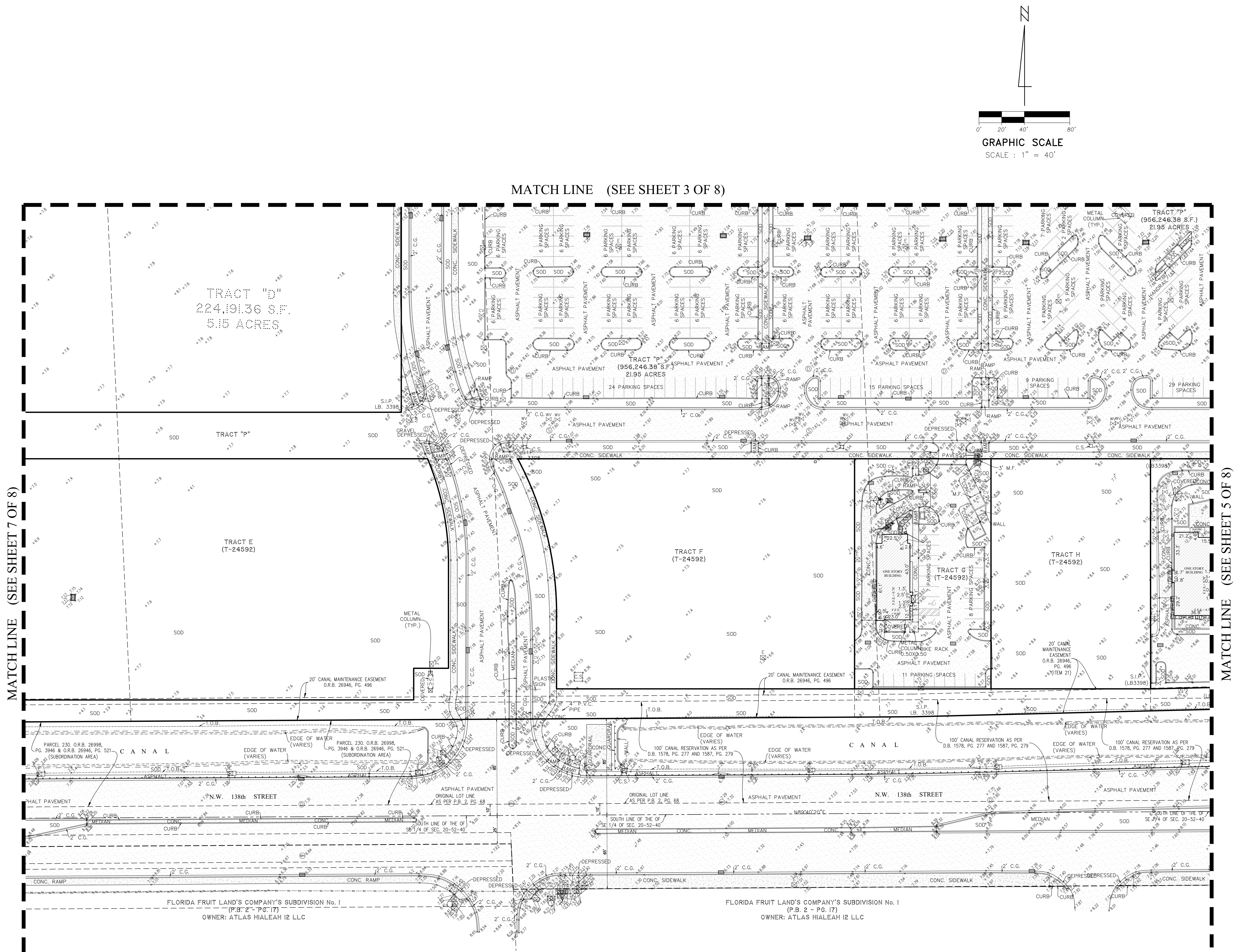
NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED AND MEASURED UNLESS OTHERWISE SHOWN.



TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
for
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

[illegible]

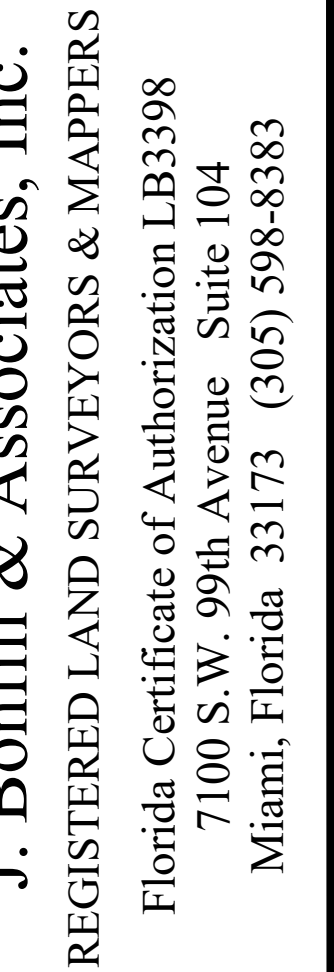
04-0474
25-0074
05-20-2025
C.B., O.B.,
E.C.B.
AS SHOWN
ON FILE
6 OF 8



	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Temporary Benchmark
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence

ABBREVIATIONS

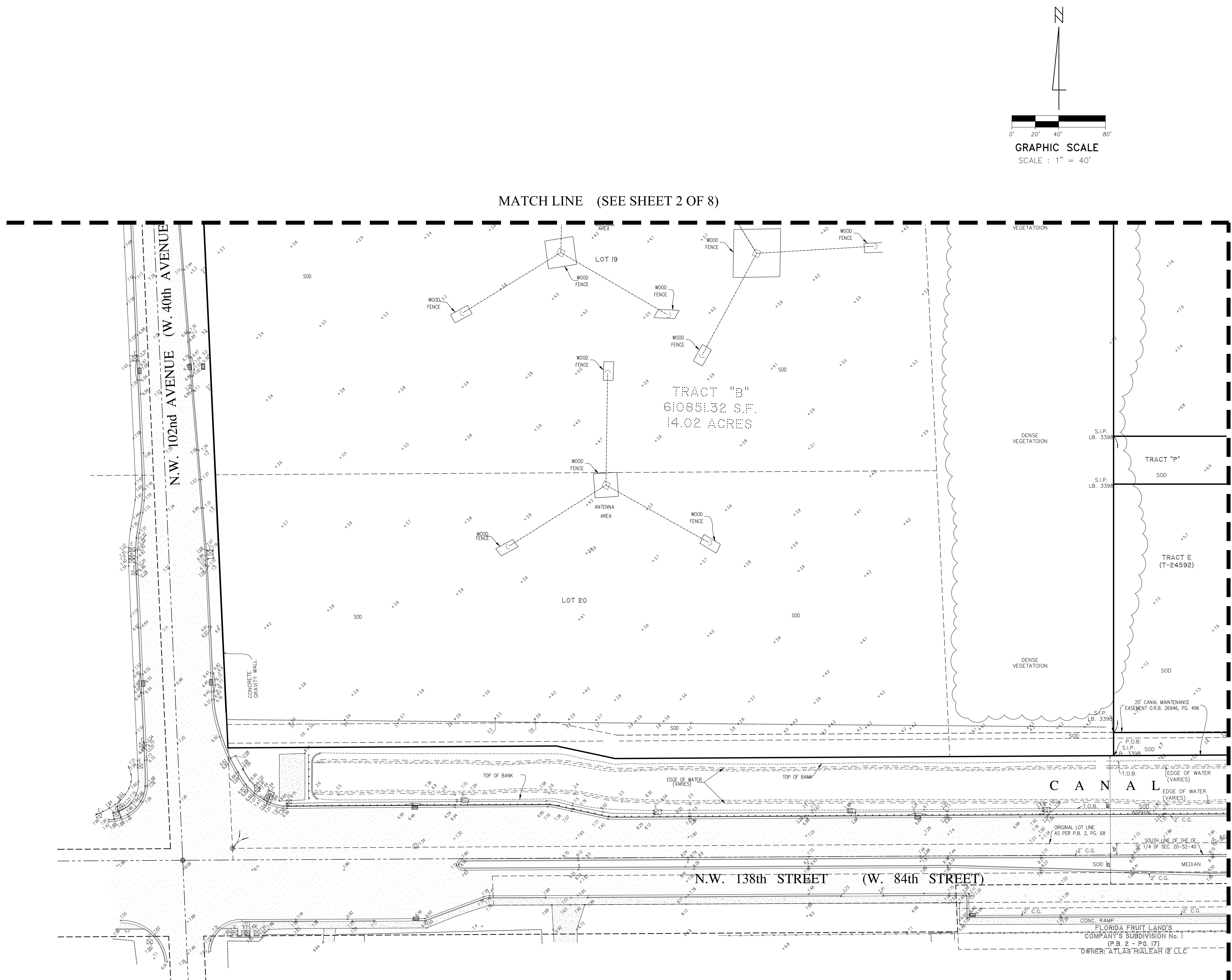
A/C	Arc Length
ASPH.	Air Conditioner Pad
	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.C.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Moment Line
P.B.	Plot Book
P.C.P.	Permanent Control Point
PG.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.	Temporary Benchmark
T.O.B.	Top of Bank
U.E.	Utility Easement
V.G.	Valley Gutter
W.F.	Wood Fence
	Typical
(TYP.)	
(R)	Recorded
(C)	Calculated
(D)	Deed



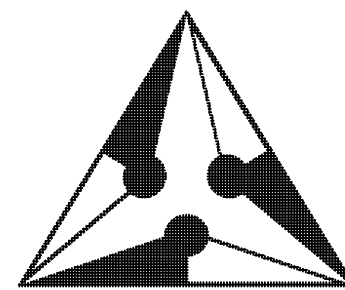
TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
for
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

[illegible]

04-0474
25-0074
05-20-2025
C.B., O.B.,
E.C.B.
AS SHOWN
ON FILE
7 OF 8



NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED AND MEASURED UNLESS OTHERWISE SHOWN.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY AND TOPOGRAPHIC SURVEY
for
TENTATIVE PLAT OF "SHOPPES OF HIGHLAND"
9715 NW 138th STREET, HIALEAH
MIAMI-DADE COUNTY, FLORIDA 33018
for
DACAR

REVISIONS	BY

Proj: 04-0474
Job: 25-0074
Date: 05-20-2025
Drawn: C.B., O.B.,
Checked: E.C.B.
Scale: AS SHOWN
Field Book: ON FILE
SHEET 8 OF 8

