

**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.: 28 Twp.: 52 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Alexandria Gardens

2. Owner's Name: VS Alexandria Holdings LLC Phone: 305-987-6650

Address: 12842 Grand Oaks Drive City: Davie State: FL Zip Code: 33330

Owner's Email Address: jdominguez@vsre.net

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

Address: 1985 NW 88th Ct., Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 08-2128-003-0170 / 08-2128-003-0180 / 08-2128-003-0190 / See attached list

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

6. Street boundaries: NW 135th Street and Alexandria Drive

7. Present Zoning: RTZ Zoning Hearing No.: Z2024000232

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 232 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 2,303 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.

STATE OF FLORIDA)

SS:

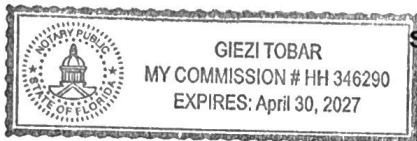
Signature of Owner: Christopher Sutton

COUNTY OF MIAMI-DADE)

(Print name & Title here): Christopher Sutton, Manager

BEFORE ME, personally appeared Christopher Sutton this 1 day of April, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 1 day of April, 2026 A.D.



Signature of Notary Public: Giezi Tobar

(Print, Type name here: Giezi Tobar)

April 30<sup>th</sup>, 2027  
(Commission Expires)

HH346290  
(Commission Number)

(NOTARY SEAL)

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

**NOTICE:**  
**This Document is not full and complete without all pages.**  
**(Total of Two (2) pages)**

**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

1. The date of completion of the field work ALTA/NSPS LAND TITLE SURVEY was on August 03, 2022.
2. The date of completion of the field work for the Update Survey was on February 28, 2023.
3. The date of completion of the field work for the Update Survey was on June 7, 2023.
4. The date of completion of the field work for the Update Survey was on November 1, 2024.
5. The date of completion of the field work for the Update Survey was on March 22, 2026.

**SECTION 2) LEGAL DESCRIPTION:**

The land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and described as follows:

**Parcel 1:**  
Lots 2 and 4, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0170  
Property Address: 13485 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 2:**  
Lot 6, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0180  
Property Address: 13454 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 3:**  
Lot 8, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0200

**Parcel 4:**  
Lot 7, Block 302 of "NILE GARDENS-SECTIONS I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0190

**Parcel 5:**  
Lot 10, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0220

**Parcel 6:**  
Lot 9, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0210

**Parcel 7:**  
Lot 12, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0240

**Parcel 8:**  
Lot 11, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0230

**Parcel 9:**  
Lot 14, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0260

**Parcel 10:**  
Lot 13, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0250

**Parcel 11:**  
Lots 15 through 18 inclusive, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0270  
Property Address: 13331 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 12:**  
Lot 20, Block 302 of "NILE GARDENS-SECTIONS I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0320  
Property Address: 13321 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 13:**  
Lot 19, Block 302 of "NILE GARDENS-SECTION I AND SECTION II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0310

**Parcel 14:**  
The West 1/2 of the North 1/3 of the North 1/2 of Tract 302 of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, A/K/A Lot 22, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0180  
Property Address: 13317 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 15:**  
The East 1/2 of the North 1/3 of the North 1/2 of Tract 302 of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, A/K/A Lot 21, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0182

**Parcel 16:**  
A portion of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, being the North 50 feet of the South 250 feet of the East 1/4 of Tract 302 and the West 20 feet of the North 25 feet of the North 50 feet of the South 200 feet of the East 1/4 of Tract 302, and the North 25 feet of the South 200 feet of the West 1/4 of Tract 302,

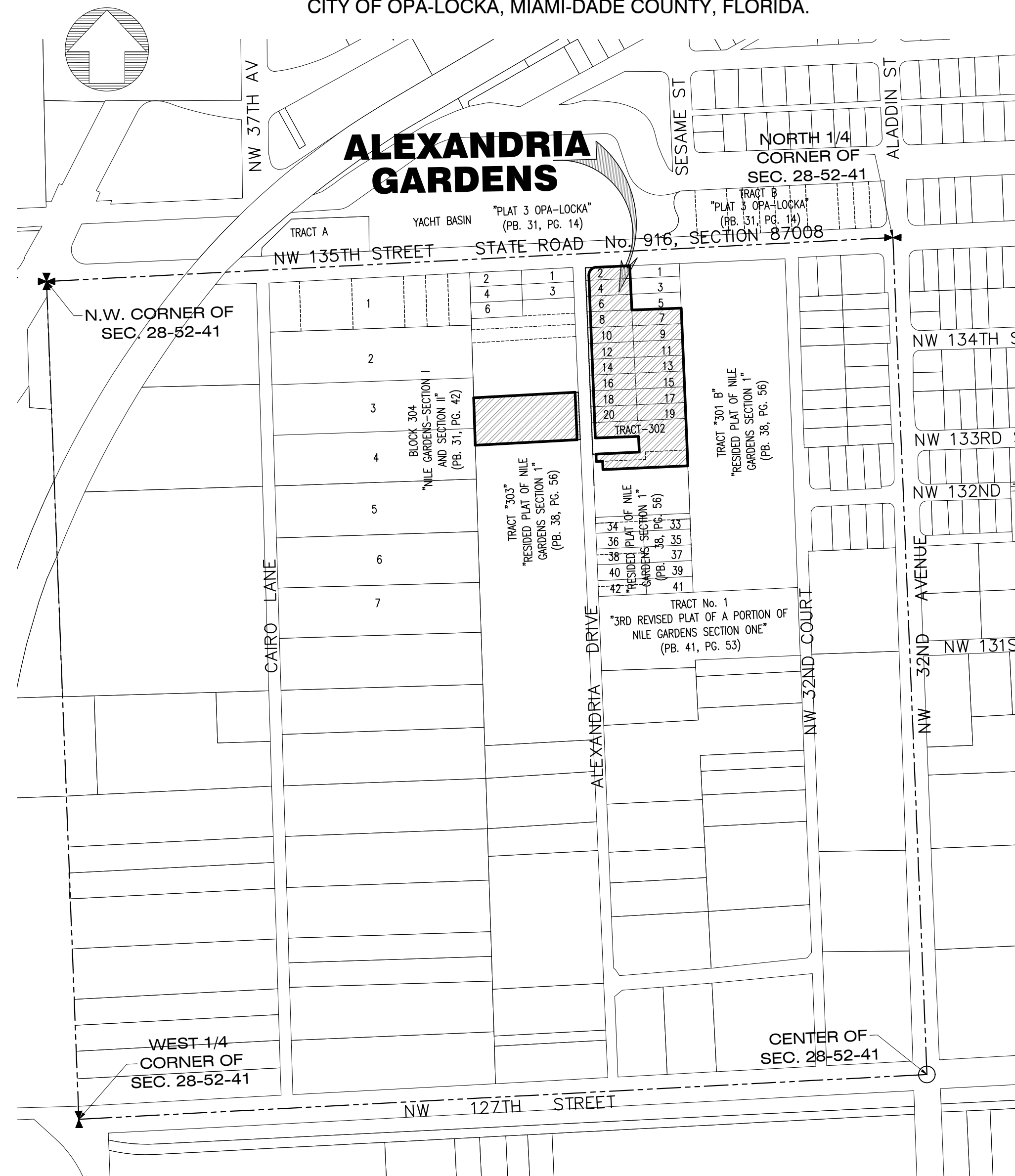
LESS the West 10 feet of the North 25 feet of the South 200 feet of the West 1/2 of Tract 302 for Right-of-Way all of REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, being the same parcel conveyed to the City of Opa-Locka, Florida by Warranty Deed recorded in Official Records Book 15311, page 3022 of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0184  
Property Address: 13315 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 17:**  
A portion of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, being the North 50 feet of the South 200 feet of the East 1/4 of Tract 302 and the North 25 feet of the South 175 feet of the West 1/4 of Tract 302; all of REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, Florida,

LESS the West 20 feet of the North 25 feet of the North 50 feet of the South 200 feet of the East 1/2 of Tract 302 all of REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, Florida;

REPLAT OF LOTS 2, 4, AND 6 THROUGH 20, INCLUSIVE, IN BLOCK 302, OF "NILE GARDENS-SECTION I AND SECTION II", RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND PORTION OF TRACTS 302 AND 303, OF "REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS - SECTION ONE", RECORDED IN PLAT BOOK 38, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA.



**LOCATION MAP**  
NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

AND LESS the West 30 feet of the North 25 feet of the South 175 feet of the West 1/4 of Tract 302 thereof less the North 10 feet of the East 20 feet thereof, REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, Florida being the same parcel conveyed to the City of Opa-Locka, Florida by Warranty Deed recorded in Official Records Book 15311, page 3022 of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0183  
Property Address: 13311 ALEXANDRIA DR, OPA-LOCKA, FL 33054

**Parcel 18:**  
The North 150 feet of the South 2168.5 feet of Tract 303, "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0221

The above described lands containing a total of 223,664 Square Feet, or 5.13 Acres (Net Area), more or less, by calculations and 240,911 Square Feet, or 5.53 Acres (Gross Area), more or less, by calculations .

**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:**

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Center Line on NW 135th St. with an assumed bearing of N87°10'53"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client Commitment File Number: 1062-5293391.

Plat of "NILE GARDENS-SECTION I AND SECTION II", recorded in Plat Book 31, at Page 42, Public Records of Miami-Dade County Florida.

Plat of "REVISED PLAT OF NILE GARDENS SECTION 1", recorded in Plat Book 38, at Page 56, Public Records of Miami-Dade County Florida.

This property appears to be located in Flood Zone "AH" with a Base Flood Elevation being 7 Feet and Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120657 (City of Opa-Locka), Map Panel No. 12086C0119, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-370, Elevation 8.31 feet.

**SECTION 5) LIMITATIONS:**

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

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:**

VSRE  
10505 NW 122nd Avenue, Suite 14  
Miami, Florida 33178  
Contact: Javier Dominguez  
Phone: 305-987-6650  
Email: Jdominguez@vsre.net

**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

**SECTION 8) DEVELOPMENT INFORMATION:**

Zoning: RTZ (Rapid Transit Zone District)  
Number of Tracts: 2  
Proposed development:  
Four 3-Story buildings and One 4-Story building  
Retail Area: 2,303 Square Feet  
TRACT "A":  
Proposed Units per buildings:  
Building "MU": 52 units  
Building "A": 40 units  
Building "B1": 50 units  
Building "B2": 50 units  
TRACT "B":  
Building "B3": 40 units  
Total dwelling units: 232  
Development information taken from Site Plan A-101, prepared by Ramos Martinez Architects, last dated on January 15, 2026.  
Administrative Site Plan Review of DIC-RTZ application No. Z2024000232  
Director's approval letter dated on March 18, 2026.

**SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:**

Flood Criteria 7.52 Feet ± (NAVD 88)

**SECTION 10) CONTACT INFORMATION:**

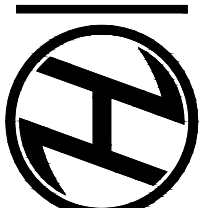
HADONNE CORP.  
Attention: Mariela Alvarez  
8935 NW 35th Lane, Suite 201  
Doral, Florida 33172  
Phone No. 305.266.1188  
E-mail: platting@hadonne.com

**SECTION 11) SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**Abraham Hadad, PSM**  
For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida  
**HADONNE CORP.**, a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
8935 NW 35th Lane, Suite 201  
Doral, Florida 33172  
Office: 305.266.1188  
Fax: 305.207.6845

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



REVISIONS	DATE	BY	DESCRIPTION
1			
2			
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8			
9			
10			

Field Book:	FILE
DRAWN BY:	AH/MG
TECH BY:	RI
QA/QC BY:	JS

Job No.:  
**21046**

