

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HIALEAH Sec.: 13 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: 235 North Parcel Extension

2. Owner's Name: MIAMI FLORIDA PORTFOLIO LLC Phone: _____

Address: 515 Madison Avenue, 25th Floor City: New York State: NY Zip Code: 10022

Owner's Email Address: _____

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: plating@hadonne.com

4. Folio No(s): 04-2130-000-0082 / 04-2130-000-0031 / _____ / _____

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

6. Street boundaries: West 75 Place and West 2nd Ct

7. Present Zoning: M-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Benjamin Singer

(Print name & Title here): Benjamin Singer

BEFORE ME, personally appeared Benjamin Singer this 28 day of January, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Driver's License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 28 day of January, 2026 A.D.

Signature of Notary Public: Noah Jake Adelsberg

(Print, Type name here: Noah Jake Adelsberg)

08/01/2026
(Commission Expires)

01AD6437793
(Commission Number)

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

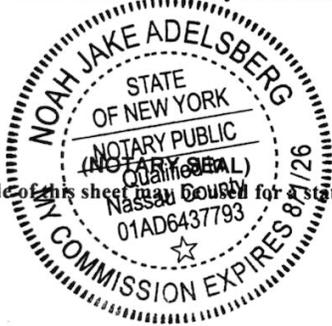


Exhibit A

7620 W 2 Ct, Hialeah, FL 33014 (Miami Florida Portfolio LLC):

A portion of the West 1/2 of Section 30, Township 52 South, Range 41 East being more particularly described as follows:

Commence at the Northwest corner of said Section 30, Township 52 South, Range 41 East, thence run South 3°44'17" East along the West line of said Section 30 for a distance of 1697.51 feet; thence run North 87°02'55" East, parallel to the South line of said Section 30 for a distance of 945.38 feet to a point; thence run North 2°57'05" West for a distance of 112.50 feet to the Point of Beginning of the tract of land hereinafter to be described; thence continue North 2°57'05" West for a distance of 22.80 feet to a point; thence run North 86°15'43" East for a distance of 48.25 feet to a point, lying on the West R/W line of West 2nd Court, thence run North 3°44'17" West along said West R/W line and also being a line East of and parallel to the West line of said Section 30 for a distance of 236.02 feet to a point; thence run South 87°02'55" West along a line North of and parallel to the South line of said Section 30, for a distance of 243.01 feet to a point; thence run South 2°57'05" East for a distance of 259.46 feet to a point; thence run North 87°02'55" East along a line North of and parallel to the South line of said Section 30 for a distance of 198.00 feet to the Point of Beginning, All lying and being the City of Hialeah, Miami-Dade County, Florida.

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:

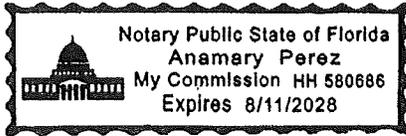
Signature of Owner: _____

(Print name & Title here): _____

Julio Doval
Julio Doval

BEFORE ME, personally appeared Julio Doval this 17 day of September, 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 17 day of September, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____)

Anamary Perez

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

RESET FORM

PRINT FORM

TENTATIVE PLAT OF "235 NORTH PARCEL EXTENSION"

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

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 of the Boundary and Topographic Survey was on April 8, 2025.

SECTION 2) LEGAL DESCRIPTION:

Parcel 1:

A portion of the West 1/2 of Section 30, Township 52 South, Range 41 East being more particularly described as follows:

Commence at the Northwest corner of said Section 30, Township 52 South, Range 41 East, thence run South 2°44'17" East along the West line of said Section 30 for a distance of 1697.51 feet; thence run North 87°02'55" East parallel to the South line of said Section 30, for a distance of 747.38 feet to the Point of Beginning of the following described parcel; thence run North 2°57'05" West for a distance of 112.50 feet to a point; thence run North 87°02'55" East parallel to the South line of said Section 30 for a distance of 198.00 feet to a point; thence run South 02°57'05" East for a distance of 112.50 feet to a point; thence run South 87°02'55" West, parallel to the South line of said Section 30 for a distance of 198.00 feet to the Point of Beginning. All lying and being in the City of Hialeah, Miami- Dade County, Florida.

Parcel 2:

A portion of the West 1/2 of Section 30, Township 52 South, Range 41 East being more particularly described as follows:

Commence at the Northwest corner of said Section 30, Township 52 South, Range 41 East; thence run South 3°44'17" East along the West line of said Section 30 for a distance of 1697.51 feet; thence run North 87°02'55" East, parallel to the South line of said Section 30 for a distance of 945.38 feet to a point; thence run North 2°57'05" West for a distance of 112.50 feet to the Point of Beginning of the tract of land hereinafter to be described; thence continue North 2°57'05" West for a distance of 22.80 feet to a point; thence run North 86°15'43" East for a distance of 48.25 feet to a point, lying on the West R/W line of West 2nd Court, thence run North 3°44'17" West along said West R/W line and also being a line East of and parallel to the West line of said Section 30 for a distance of 236.02 feet to a point; thence run South 87°02'55" West along a line North of and parallel to the South line of said Section 30, for a distance of 243.01 feet to a point; thence run South 2°57'05" East for a distance of 259.46 feet to a point; thence run North 87°02'55" East along a line North of and parallel to the South line of said Section 30 for a distance of 198.00 feet to the Point of Beginning. All lying and being in the City of Hialeah, Miami-Dade County, Florida.

Containing 84,669 Square Feet or 1.94 Acres, more or less, by calculations.

Property Address and Tax Folio Numbers:

235 West 75th Place, Hialeah, Florida 33014
Folio No. 04-2130-000-0082
7620 West 2nd Court, Hialeah, Florida 33014
Folio No. 04-2130-000-0031

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" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

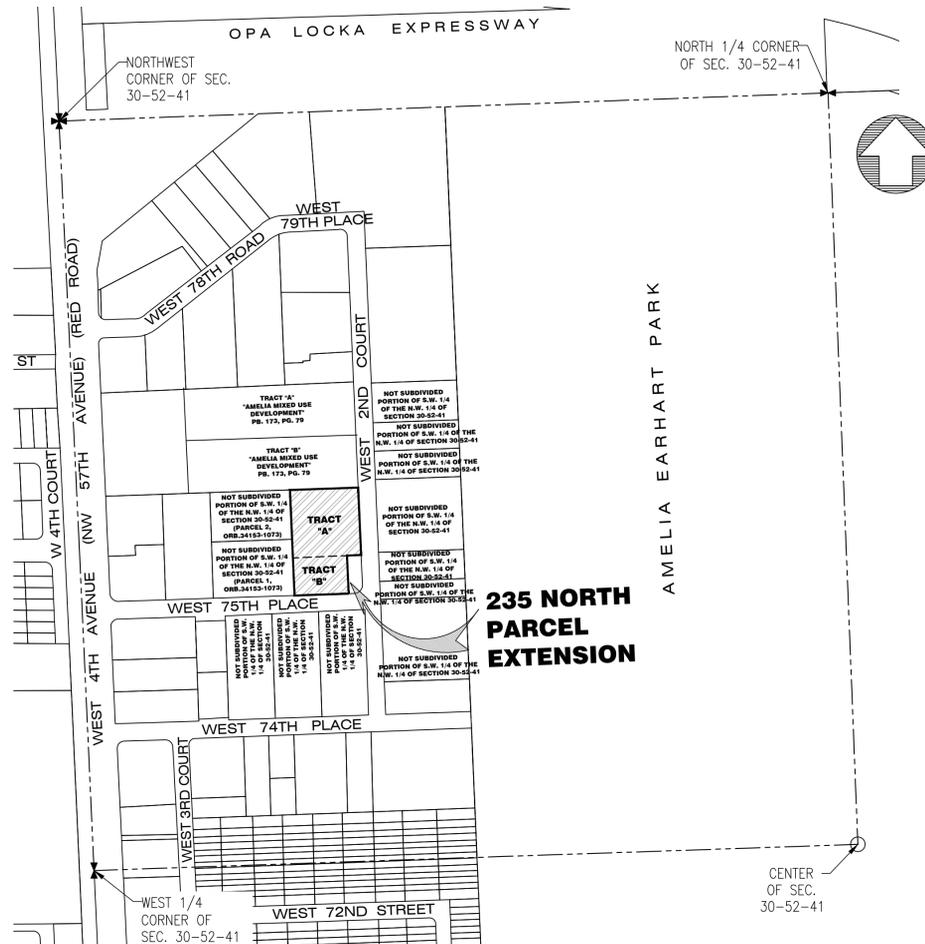
North arrow direction is based on an assumed Meridian.

Plat Books (PB) as recorded in the Miami-Dade County Public Records, Florida:

PB	PG	Plat Name
173	79	AMELIA MIXED USE DEVELOPMENT

Official Record Books (ORB) as recorded in the Public Records of Miami-Dade County, Florida:

ORB	Page	Recorded Date	Type
34153	1073	March 27, 2024	Special Warranty Deed
34495	528	November 15, 2024	Special Warranty Deed



LOCATION MAP
THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 41 EAST
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Site with an assumed bearing of N88°06'06"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" and Flood Zone "AH" (Elevation 17 feet), as per Federal Emergency Management Agency (FEMA) Community Number 120643 (City of Hialeah), Map Panel No. 12086C0118, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-689, Elevation 8.27 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

- Miami Florida Portfolio LLC**
515 Madison Avenue, 25th Floor, New York, NY 10022
Contact: Benjamin Singfer
- 235 Hialeah North, LLC**
275 West 75th Place, Hialeah, Florida 33014
Contact: Julio Doval
Phone: 305-725-6534
Email: Juliodoval55@gmail.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
POTABLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

Zoning: M-1 (Industrial District)
Existing Land Use: Warehouse or Storage
Number of Tracts: 2

TRACT "A"
Area= 57,879 Sq. Feet, 1.33 Acres

TRACT "B"
Area= 26,790 Sq. Feet, 0.62 Acres

All existing improvements will remain.

SECTION 9) FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 6.0 Feet (NAVD 88), 7.5 Feet (NGVD29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
8935 NW 35th Lane, Suite 201
Doral, Florida 33174
Phone No. (305) 266-1188
email: 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
305.266.1188
305.207.6845 fax

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.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
8935 NW 35th Lane, Suite 201 - Doral, FL 33172 - P. (305) 266-1188 - F. (305) 207-6845 - W. www.hadonne.com



TENTATIVE PLAT OF "235 NORTH PARCEL EXTENSION"
for
PROCOLLISION CENTER
of
235 WEST 75th PLACE, HIALEAH, FL 33014

REV	NO.	DATE	BY	DESCRIPTION

Field Book: FILED
DRAWN BY: JA
TECH BY: RI
CHECK BY: JS
Job No.: 25031

