

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.: 8 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Nexus Leah

2. Owner's Name: 1140 East Owner LLC Phone: 786-310-6565
Address: 1140 E 25th St City: Miami State: FL Zip Code: 33147
Owner's Email Address: javier@zayasbazanlaw.com

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): 04-3108-005-0030 / 04-3108-005-0032 / 04-3108-005-0040 / 04-3108-005-0150
04-3108-005-0035

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

6. Street boundaries: 1140 / 1145 East 25th Street

7. Present Zoning: PS-3 Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(¹⁸⁹ _____ 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.

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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: _____

(Print name & Title here): Javier Zayas-Bazan, Owner

BEFORE ME, personally appeared Javier Zayas-Bazan this 14 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 14 day of February, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: Adelayne Socarras,)



9/12/27 (Commission Expires) HH 443081 (Commission Number)

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

TENTATIVE PLAT OF NEXUS LEAH

A REPLAT OF LOTS 5 THROUGH 11, LOT 24 THROUGH 26 AND PART OF LOT 23 OF REPLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH, RECORDED IN PLAT BOOK 51, AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA, LYING IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Tentative Plat Survey was on August 28, 2024.

SECTION 2) LEGAL DESCRIPTION:

PARCEL 1:

Lots 5, 6 and 7, Block 100-B, REPLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH, according to the plat thereof as recorded in Plat Book 51, Page 68, of the Public Records of MIAMI-DADE County, Florida, and a portion of Lots 24, 25 and 26, Block 100-B, REPLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH, according to the plat thereof as recorded in Plat Book 51, Page 68, of the Public Records of MIAMI-DADE County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 26 (also being the Southwest corner of aforementioned Lot 5); thence N89°50'20"E, along the North line of said Lots 24, 25 and 26, a distance of 120.18 feet to the Northeast corner of said Lot 24 (also being the Southeast corner of aforementioned Lot 7); thence South along the East line of said Lot 24, a distance of 3.73 feet to a point of intersection with the centerline of a party wall, extended to the East line of Lot 24; thence N89° 58'12"W, along the extension of the centerline of a party wall, a distance of 120.18 feet to a point of intersection with the West line of said Lot 26; thence North, along the West line of said Lot 26, a distance of 3.33 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 100-B of REPLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH according to the Plat thereof, as recorded in Plat Book 51 Page 68 of the Public Records of Dade County, Florida.

PARCEL 3:

Lots 9, 10 and 11, Block 100-B of REPLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH according to the Plat thereof, as recorded in Plat Book 51 Page 68 of the Public Records of Dade County, Florida.

AND

Lots 24, 25, and 26, in Block 100-B of REPLAT OF BLOCK 100-B and the Alley lying within Block 100-B, AMENDED PLAT OF AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH, Plat Book 34, Page 26, Of the Public Records of Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 51, Page 68, of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT the East 10.5 Feet of the South 114.70 feet of said Lot 24, and LESS the Northerly portion being more particularly described as follows:

BEGIN at the NW corner of said Lot 26, then N89°50'20"E along the North line of said Lots 26, 25 and 24, for 120.18 feet to the NE corner of said Lot 24; thence South along the East line of said Lot 24 for 3.73 feet to a Point of Intersection with the centerline of a party wall, extended to said West line of Lot 24; thence N89°58' 12"W, along said extension of the centerline of a party wall for 120.18 feet to a Point of Intersection with the West line of said Lot 26, thence North along the West line of said Lot 26 for 3.33 feet to the Point of Beginning.

AND

Lot 23, less the South 114.70 feet, Block 100-B, RE-PLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEEN ADDITION TO HIALEAH, according to the plat thereof, as recorded in Plat Book 51, Page 68, of the Public Records of Miami-Dade County, Florida.

Containing 49,635 Square Feet or 1.14 Acres, more or less, by calculations.

Property Address and Tax Folio Numbers:

1140 East 25th Street, Hialeah, Florida 33147
1145 East 24th Street, Hialeah, Florida 33147

Folio No. 04-3108-005-0030
Folio No. 04-3108-005-0032
Folio No. 04-3108-005-0040
Folio No. 04-3108-005-0150
Folio No. 04-3108-005-0035

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.

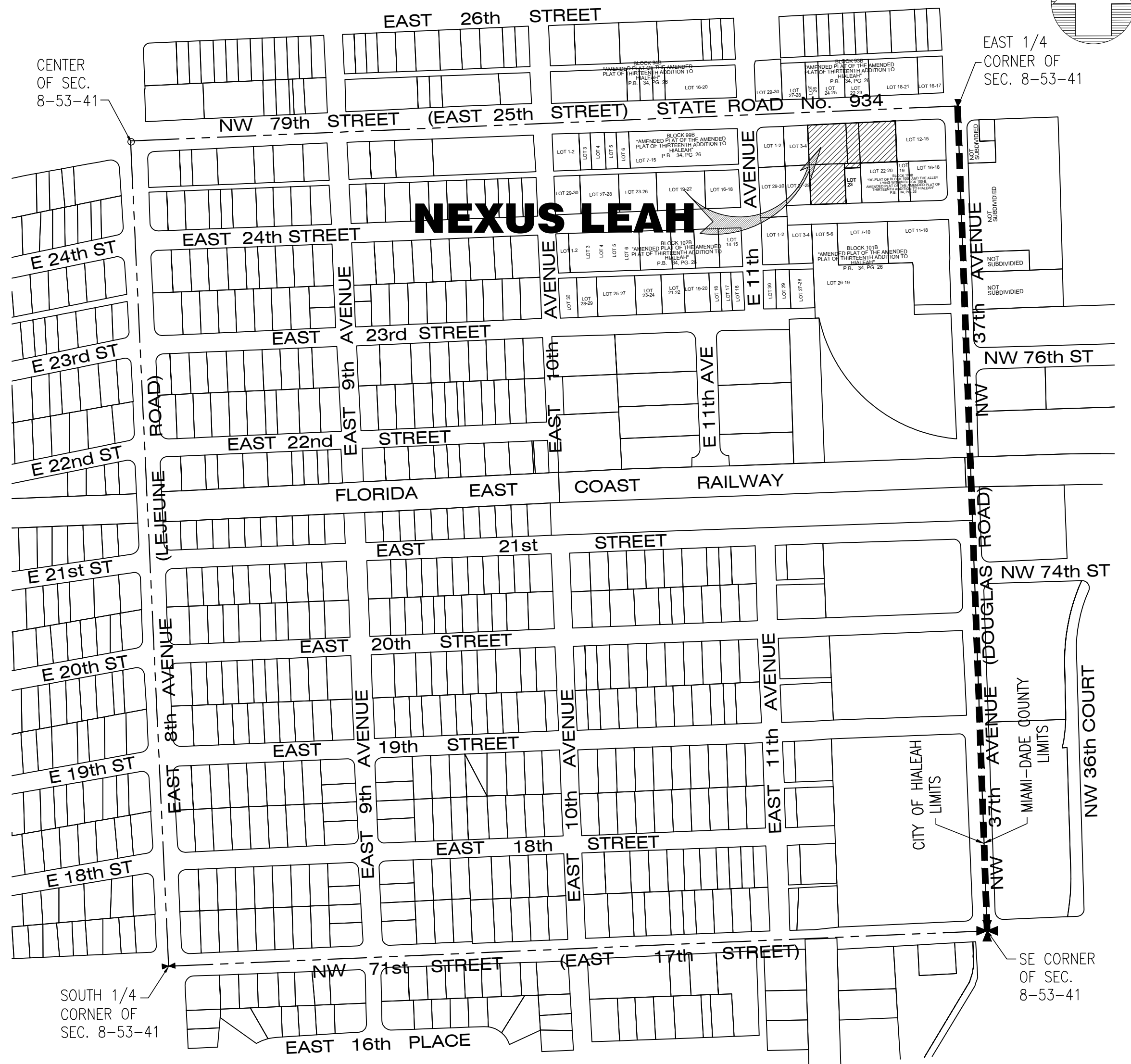
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Site with an assumed bearing of S87°39'05"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120643 (City of Hialeah), Map Panel No. 12086C0282, Suffix L, Map Revised Date: September 11, 2009.



LOCATION MAP

THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

NOTICE:

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

Legal Description was furnished by client.

Quit Claim Deed, dated March 29, 2023, recorded in Official Records Book 33643, Page 587, Miami-Dade County Records.

Warranty Deed, dated February 1, 2023, recorded in Official Records Book 33564, Page 1608, Miami-Dade County Records.

Warranty Deed, dated January 29, 2024, recorded in Official Records Book 34070, Page 1401, Miami-Dade County Records.

Plat of "AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH", recorded in Plat Book 34, Page 26, Miami-Dade County Records.

Plat of "RE-PLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEEN ADDITION TO HIALEAH", recorded in Plat Book 51, Page 68, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number 87-77 C11, Elevation 8.30 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:

1140 EAST OWNER LLC
1140 East 25th Street, Hialeah, Florida 33147
Contact: Javier Zayas-Bazan, ESQ.
Phone: 786.310.6565
email: javier@zayasbazanlaw.com

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 District:
The following development data was obtained from Architectural Plans prepared by Kirk Weng Architects, addressed t 420 S Dixie Highway, Suite 2L, Miami, Florida 33146, last dated on June 7, 2024:
1. PS-3 (Parkside High Intensity Mixed-Use District Development)
1a. Existing Land Use: TOD (Transit Oriented Development) and M-1 (Industrial District)
1b. Proposed Use:
Building Use: 8-Story Residential (Apartments) - Commercial Building (Rental)
Total Building Area: 73,078 Square Feet
Residential (Apartment) Units Breakdown:
One Bedroom Units: 121
Two Bedroom Units: 30
Studio: 38
Total Number of Units: 189
Total Retail Rentable Area: 7,292 Square Feet
1. Number of Tracts: 1
2. Parking Spaces to be provided: 238

Note:
Platted Easements affecting this property, as shown on Plat Book 51, at Page 68, Miami-Dade County Records, to be vacated by this proposed subdivision.

SECTION 9) FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 9.55 Feet ± (NGVD 29)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
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.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

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
1985 NW 88th Court, Suite 101
Doral, Florida 33172
305.266.1188
305.207.6845 fax

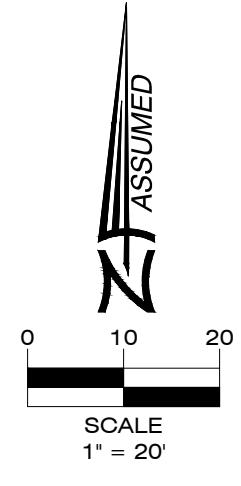
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING
 F. (305) 266-1188 - Doral, FL 33172 - P. (305) 266-1188 - W. www.hadonne.com
HADONNE
 MAP OF BOUNDARY SURVEY for 1140 EAST OWNER LLC of 1140 EAST 25TH STREET, HIALEAH, FLORIDA 33147
 REVISIONS
 1. ADDRESSING MAP PLAT COMMITTEE COMMENTS ON 03-17-2025
 2. 3. 4. 5. 6. 7. 8. 9. 10.
 Field Book: FILED
 DRAWN BY: GG
 TECH BY: RI
 CADC BY: JS
 Job No.: 24030
 1/2

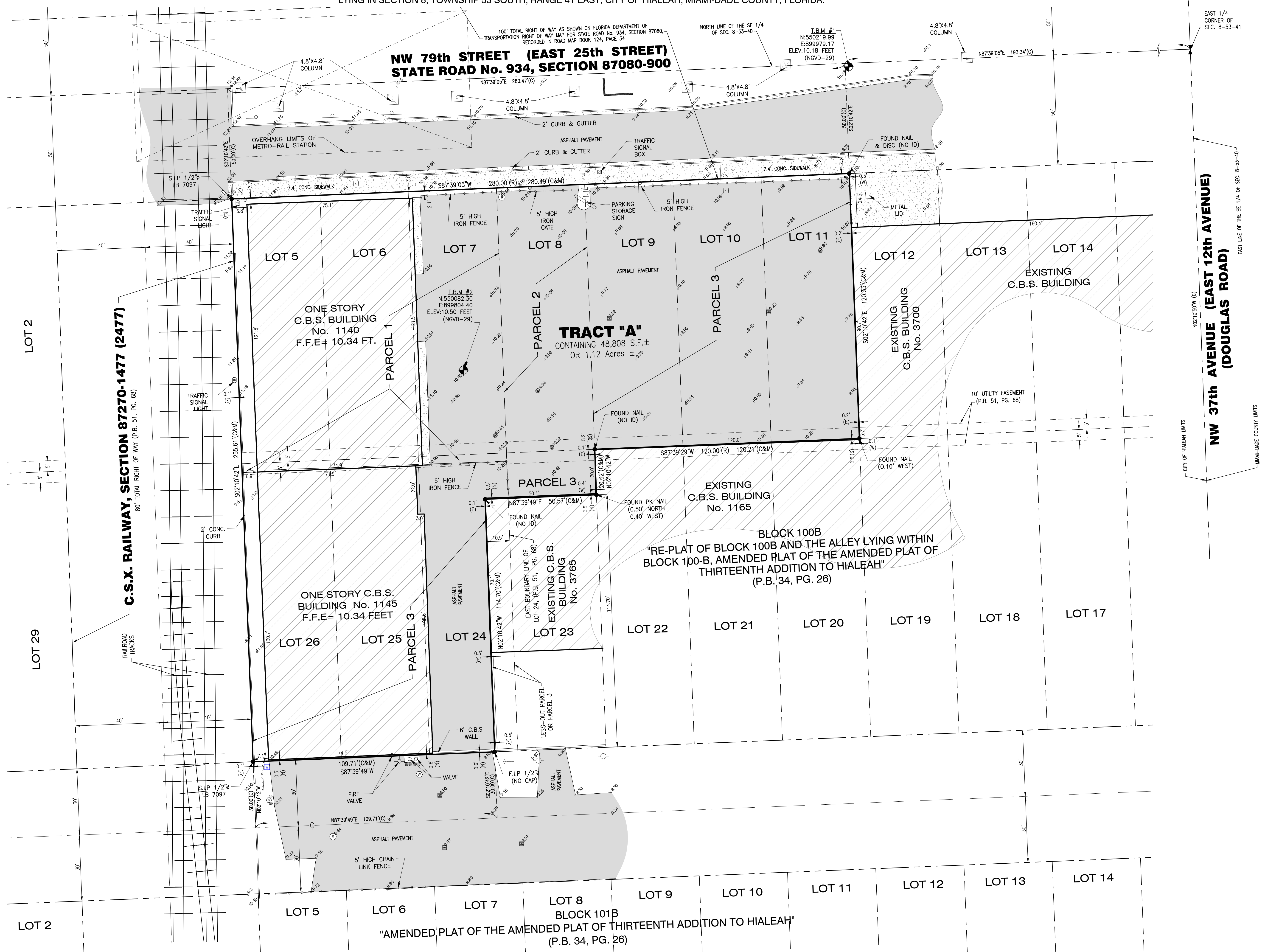
TENTATIVE PLAT OF NEXUS LEAH

A REPLAT OF LOTS 5 THROUGH 11, LOT 24 THROUGH 26 AND A PARTION OF LOT 23 OF REPLAT OF BLOCK 100-B AND THE ALLEY LYING WITHIN BLOCK 100-B AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH, RECORDED IN PLAT BOOK 51, AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 53 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)



SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	CBS PROPERTY LINE
R/W	RIGHT-OF-WAY
—	CBS CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
○	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
□	CATCH BASIN
□	ELECTRICAL WALL PANEL
□	FIRE HYDRANT
□	DRAINAGE CURB INLET
□	BACKFLOW PREVENTOR
□	GAS METER
□	PEDESTRIAN SIGNAL
□	ELECTRIC UTILITY BOX
□	LIGHT POLE
□	GLY ANCHOR
□	WATER METER
□	WATER VALVE
□	CREASE-TRAP MANHOLE
□	SANITARY SEWER CLEAN-OUT
□	SANITARY SEWER MANHOLE
□	SANITARY SEWER VALVE
□	MANHOLE_UNKNOWN
□	DRAINAGE MANHOLE
□	SIGNAL MAST ARM
□	INTERCOM
□	POST
□	SIGN
□	MAILBOX
□	CONCRETE UTILITY POLE
□	GUARDRAIL
□	FPL TRANSFORMER
□	WOOD UTILITY POLE
□	TREE NUMBER
□	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE_OTHER
○	TREE
○	PINE TREE
○	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
X-UTL-DRAIN	X-UTL-DRAIN
X-UTL-SANT	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP



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REVISIONS

NO.	DATE	DESCRIPTION
1	03-17-2025	ADDRESSING MDC PLAT COMMITTEE COMMENTS (P. 03-17-2025)
2		
3		
4		
5		

FIELD BOOK:

FILED

DRAWN BY:

GG

TECH BY:

RI

C.A.G.C. BY:

JS

JOB NO.:

24030

PAGE:

2/2
