

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: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: _____ Twp.: _____ S. Rge.: _____ E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

7. Present Zoning: _____ 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.

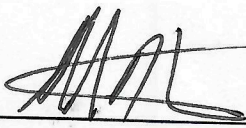
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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ 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)

SS:

Signature of Owner: 

(Print name & Title here): Abraham Hernandez, Manager

BEFORE ME, personally appeared Abraham Hernandez this 20th day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known DL #655 00074 3290 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 20th day of October, 2025 A.D.

Signature of Notary Public: 

(Print, Type name here: Renzo Urzola)

(NOTARY SEAL)

05/05/2026
(Commission Expires)

HH 261282
(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

EXHIBIT "A"

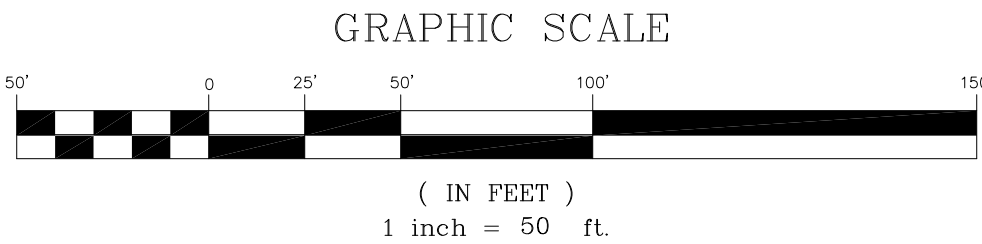
LEGAL DESCRIPTION:

The North 1/2 of Tract 12, less the East 641.53 feet thereof, in Section 19, Township 52 South, Range 40 East, in "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof, recorded in Plat Book 2, at page 17, of the Public Records of Miami -Dade County, Florida, and LESS Right-of-Way as per Official Records Book 27899, at Page 1700 - 1701, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

The East 641.53 feet of the North 1/2 of Tract 12, in Section 19, Township 52 South, Range 40 East, in "Florida FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof, recorded in Plat Book 2, at page 17, of the Public Records of Miami-Dade County, Florida, and LESS Right-of-Way as per Official Records Book 27899, at page 1696 - 1699, of the Public Records of Miami-Dade County, Florida.

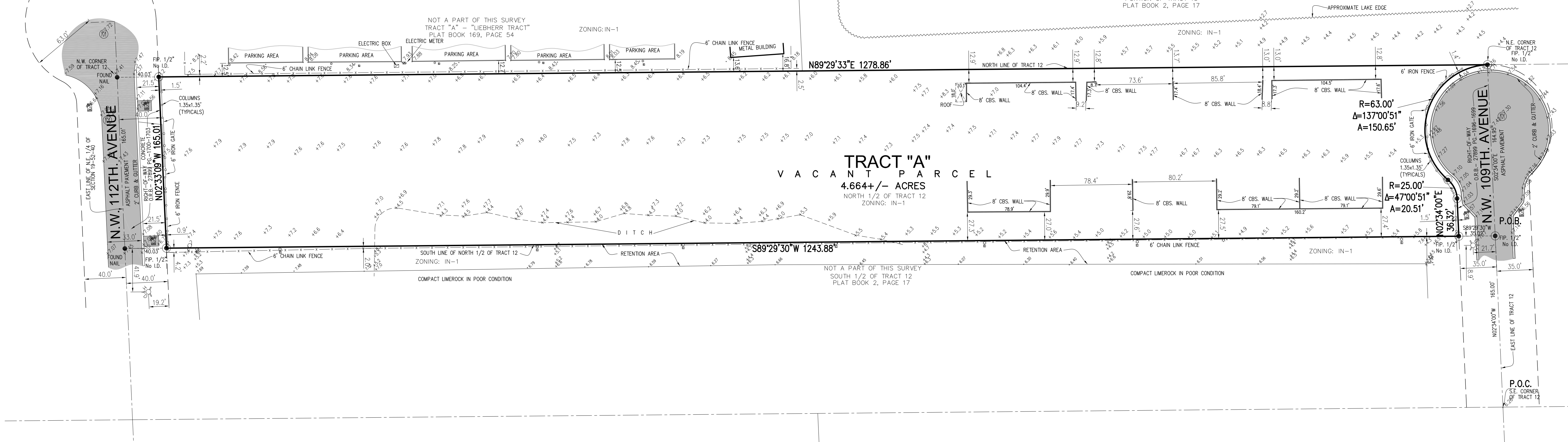
F:\DRAWING\AL NW 112 AVE - 112 INVESTMENTS LLC\14951 NW 112 AVE HIALEAH GARDENS TENTATIVE PLAT.RP25-031.dwg 6/6/2025



BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF
"ONE TWELVE INVESTMENTS TRACT"
A REPLAT OF PORTIONS OF THE NORTH 1/2 OF TRACT 12, OF "FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 1" RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.
LYING IN THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST
CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA

L A K E

NOT A PART OF THIS SURVEY
PORTION OF TRACT 13
PLAT BOOK 2, PAGE 17



CONTACT INFORMATION

OWNER: 112 INVESTMENTS LLC
CONTACT: ABRAHAM HERNANDEZ
TEL: (305) 525-2745
EMAIL: specialequiment@bellsouth.net

SURVEYOR:
JACOB GOMIS, PSM
ROYAL POINT LAND SURVEYORS
6175 NW 153rd STREET SUITE 321
MIAMI LAKES, FL 33014
OFFICE: (305) 822-6062
FAX: (305) 827-9669
EMAIL: info@royalpointlls.com

LEGEND

— OH —	Overhead Wire Line	— 1.000' —	Existing Elevations	A/C	= Air Conditioner
— // —	Wood Fence	— 1.000' —	Catch Basin	Conc.	= Concrete
— X —	Chain Link Fence	— 1.000' —	Water Meter	C.B.S.	= Concrete Block & Stucco
— □ —	Iron Fence	— 1.000' —	Electric Box	(D)	= Dred
— M —	Monument Line	— 1.000' —	Sanitary Manhole	D.E.	= Drainage Easement
— C —	Centerline	— 1.000' —	Sprinkler Pump	D.M.E.	= Drainage Maintenance Easement
— P —	Property Line	— 1.000' —	Wood Pole	F.D.H.	= Found Drill Hole
A	= Arc	— 1.000' —	Conc. Pole	F.F.E.	= Finish Floor Elevation
BRG	= Bearing	— 1.000' —	Light Pole	F.I.P.	= Found Iron Pipe/Fin
CH	= Chord	— 1.000' —	Fire Hydrant	F.N.	= Found Nail
Δ	= Delta	— 1.000' —	Water Valve	F.N.D.	= Found Nail & Disc
L	= Length	— 1.000' —	Inlet	F.P.L.	= Florida Power Light
R	= Radius	— 1.000' —	Cable Tv Box	H	= Height
T	= Tangent	— 1.000' —	Electric Meter Box	L.M.E.	= Lake Maintenance Easement
Ø	= Diameter	— 1.000' —	Traffic Signal Box	(M)	= Measured
		— 1.000' —	Gas Valve	(P)	= Platted
		— 1.000' —	Monitoring Valve	P.O.B.	= Point of Beginning
		— 1.000' —	Manhole	(R)	= Record
		— 1.000' —		Res.	= Residence
		— 1.000' —		S/PR	= Set Iron Pin/Rebar
		— 1.000' —		S	= Spread
		— 1.000' —		U.E.	= Utility Easement

PROPERTY ADDRESS:

VACANT PARCEL -14951 NW 112 AVENUE HIALEAH GARDENS, FL 33018
Folio# 27-2019-001-0121 & 27-2019-001-0130

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from owner.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the 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 are prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: BOUNDARY/ TOPOGRAPHIC SURVEY.
- The North arrow and bearings shown hereon are based on Miami-Dade County Sectional Map information for Section 19, Township 52 South, Range 40 East with a bearing of N.89°28'32"E. along the South line of said Section 19, and all other bearings are relative thereof.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark #N-532. Elevation = +8.52'
- Flood Zone Data: Community/ Panel #120644/0095 & 0113/L Dated: September 11, 2009
(See Survey for Flood Zone Lines)
- Present Zoning: IN-1 (Industrial - Light Manufacturing)
- Subject property has access to a public right-of-ways: NW 109th. Avenue and NW 140st. Street
- THIS PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

CITY OF HIALEAH GARDENS - PLAT APPROVALS

YIOSET DE LA CRUZ, MAYOR

MIRTHA GONZALEZ, CHIEF ZONING OFFICIAL

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SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

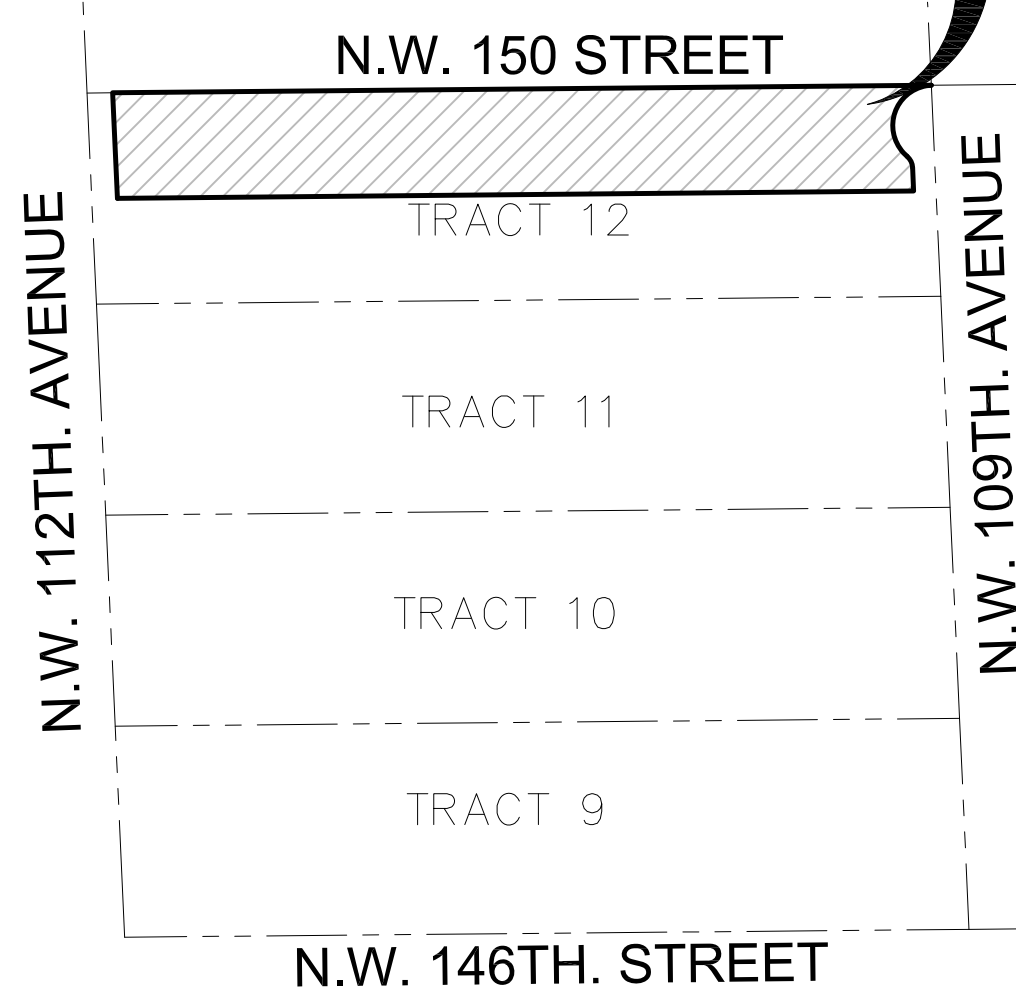
I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

By:
JACOB GOMIS, Professional Surveyor & Mapper No. 6231
State of Florida
Date of Survey: 03/14/2025
Date of Last Revision:

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd. Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062/ Fax: 305-827-9669

"ONE TWELVE INVESTMENTS TRACT"



S.W. 1/4 OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST
CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA
LOCATION SKETCH

SCALE: 1" = 300'



ROYAL POINT
LAND SURVEYORS, INC.

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 ** TEL.305-822-6062 */ 305-696-9468 FAX.305-827-9669
LB.# 7282

112 INVESTMENTS, LLC
BETWEEN NW 112 AVENUE & NW 109 AVENUE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR TENTATIVE PLAT

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 03/14/2025
JOB NUMBER: RP25-0331

SHEET:

1

OF 1 SHEET

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets