

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

1. Name of Proposed Subdivision: IMECA Hialeah
2. Owner's Name: Hialeah Property Owner LLC Phone: 941-894-6888
Address: 1190 NW 159 Drive City: Miami Gardens State: FL Zip Code: 33169
Owner's Email Address: Barron Schimberg <barron@theschimgroup.com>
3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777
Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351
Surveyor's Email Address: Jane@pulicelandsurveyors.com
4. Folio No(s): 04-3107-010-0452 / _____ / _____ / _____
5. Legal Description of Parent Tract: see attached
6. Street boundaries: West 23 Street and West 4 Avenue
7. Present Zoning: industrial Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(9,980 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:

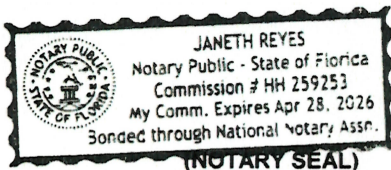
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Tony Cocchiola

BEFORE ME, personally appeared Tony Cocchiola this 8 day of January, 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 8 day of January, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: JANETH REYES)

April 28, 2026

(Commission Expires)

HH 259253

(Commission Number)

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

EXHIBIT A

Legal Description of Land

The South 150 feet of Tract A, in Block 156, of THE REVISED PLAT OF PORTIONS OF TWELFTH ADDITION TO THE TOWN OF HIALEAH, according to the Plat thereof, as recorded in Plat Book 34, Page 42, of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT:

That portion conveyed to the State of Florida Department of Transportation by Warranty Deed recorded December 17, 2007 in Official Records Book 26111, Page 715, of the Public Records of Miami-Dade County, Florida; and being more particularly described as follows:

A portion of Tract-A, Block 156, of REVISED PLAT OF PORTIONS OF TWELFTH ADDITION TO THE TOWN OF HIALEAH, FLA., as recorded in Plat Book 34, at Page 42, of the Public Records of Miami-Dade County, Florida, lying in the Southwest one-quarter (SW 1/4) of Section 7, Township 53 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the point of intersection of the South line of said Tract-A, also being the North Right of Way line of West 23rd. Street, with the East Right of Way line of State Road 823 (N.W. 57th. Avenue /West 4th. Avenue /Red Road), said East Right of Way line being 33.00 feet East of an parallel with the West line of the Southwest one-quarter (SW 1/4) of said section 7; thence North $01^{\circ}44'07''$ West, along said East Right of Way line, a distance of 32.15 feet to the point of cusp of a tangent circular curve concave to the Northeast having a radius of 37.00 feet; thence Southeasterly along said curve to the left, through a central angle of $55^{\circ}10'04''$, for an arc length of 35.63 feet to a non-tangent line; thence North $87^{\circ}16'20''$ East, along said non-tangent line, a distance of 21.66 feet; thence South $02^{\circ}43'40''$ East, a distance of 1.50 feet to a point of intersection with said North Right of Way line of West 23rd. Street; thence South $87^{\circ}16'20''$ West, along said North Right of Way line, a distance of 37.55 feet to the POINT OF BEGINNING.

DEVELOPMENT INFORMATION	
PROPOSED USE	
TRACT A	2,270 SQUARE FEET OF RETAIL 37,710 SQUARE FEET OF WAREHOUSE

CONTACT PERSON INFORMATION	
PULICE LAND SURVEYORS INC. - JANE STORMS	
TELEPHONE NUMBER: 954-572-1777	
FAX NUMBER: 954-572-1778	
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM	

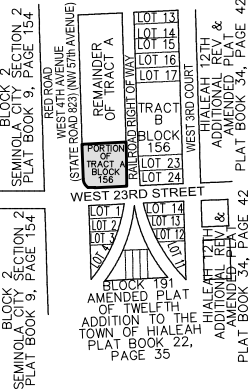
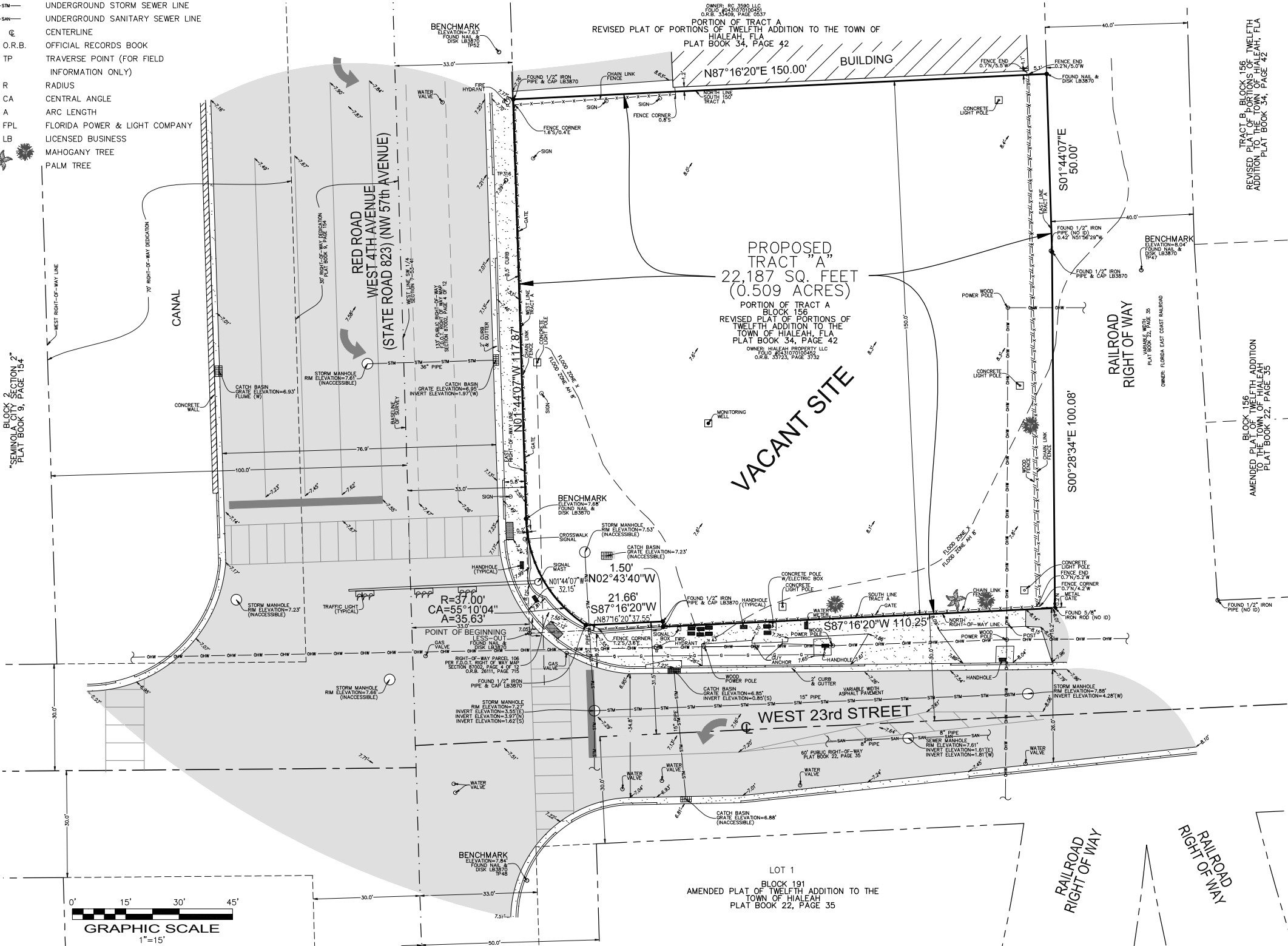
TENTATIVE PLAT OF IMECA HIALEAH

A REPLAT OF A PORTION OF TRACT A, BLOCK 156 OF REVISED PLAT OF PORTIONS OF TWELFTH ADDITION TO THE TOWN OF HIALEAH, FLA, RECORDED IN PLAT BOOK 34, PAGE 42 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING IN A PORTION OF THE SW 1/4 OF

SECTION 7, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA

OWNER: HIALEAH PROPERTY LLC
1190 NW 159 DR, MIAMI GARDENS, FL 33169
PHONE: 786-303-0303
EMAIL: TONY@IMECA.COM

- LEGEND
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - MAHOGANY TREE
 - PALM TREE



LEGAL DESCRIPTION:
THE SOUTH 150 FEET OF TRACT A, IN BLOCK 156, OF THE REVISED PLAT OF PORTIONS OF TWELFTH ADDITION TO THE TOWN OF HIALEAH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:
THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED DECEMBER 17, 2007 IN OFFICIAL RECORDS BOOK 26111, PAGE 715, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT-A, BLOCK 156, OF REVISED PLAT OF PORTIONS OF TWELFTH ADDITION TO THE TOWN OF HIALEAH, FLA., AS RECORDED IN PLAT BOOK 34, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID TRACT-A, ALSO BEING THE NORTH RIGHT OF WAY LINE OF WEST 23RD STREET, WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD 823 (N.W. 57TH AVENUE /WEST 4TH AVENUE/RED ROAD); SAID EAST RIGHT OF WAY LINE BEING 33.00 FEET EAST OF AN PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 01°44'07" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 32.15 FEET TO THE POINT OF CURSP OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55°10'04", FOR AN ARC LENGTH OF 35.63 FEET TO A NON-TANGENT LINE; THENCE NORTH 87°16'20" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 21.66 FEET; THENCE SOUTH 02°43'40" EAST, A DISTANCE OF 1.50 FEET TO A POINT OF INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF WEST 23RD STREET; THENCE SOUTH 87°16'20" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 22,187 SQUARE FEET (0.509 ACRES), MORE OR LESS.

- NOTES:
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK N-425; ELEVATION: 7.75 FEET.
 - FLOOD ZONE: X & AH; BASE FLOOD ELEVATION: NONE & 8 FEET; COMMUNITY #1206430283; MAP DATE: 9/11/09.
 - THIS SITE LIES IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH RIGHT-OF-WAY LINE OF W 23RD STREET, BEING S87°16'20"W.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
 - ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY RECORDS.
 - FOLIO ID: #0431070100452.
 - THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THE SCHIMBERG GROUP.
 - THIS SITE WILL BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
 - DADE COUNTY FLOOD CRITERIA IS 7.0' NGVD29 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022 (AS CONVERTED FROM PUBLISHED ELEVATION OF 5.5' FEET NORTH AMERICAN VERTICAL DATUM OF 1988 [NAV088]).

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice Digitally signed by John F Pulice
Date: 2025.02.24 09:46:13 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

PROPOSED IMECA HIALEAH	
2315 W 4TH AVENUE HIALEAH, FLORIDA 33010 (CITY OF HIALEAH, MIAMI-DADE COUNTY)	
NO.	REVISIONS
5	
4	
3	
2	
1	
	BY

**BOUNDARY AND TOPOGRAPHIC SURVEY
& TENTATIVE PLAT**

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.
CHECKED BY: J.F.P.

SCALE: 1" = 15'
SURVEY DATE: 12/14/24

FILE: THE SCHIMBERG GROUP
ORDER NO.: 73578