

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: 61,516 Sq. Ft. Commercial (Retail/Restaurants)

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(3,840,317 Square .Ft.),
Business(_____ Sq. Ft.), Office(90,000 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:

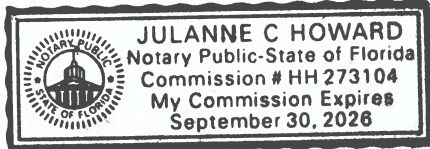
Signature of Owner: Christopher Vecellio

COUNTY OF MIAMI-DADE)

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

BEFORE ME, personally appeared Christopher Vecellio this 11th 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 X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11th day of September, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Julianne C Howard

(Print, Type name here: Julianne C Howard)

9/30/2026
(Commission Expires)

HH273104
(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:

That portion of Section 18, Township 52 South, Range 40 East, lying Easterly of the Homestead Extension of Florida's Turnpike (State Road No. 821), lying and being in the City of Hialeah Gardens, Miami-Dade County, Florida.

AND ALSO:

Tracts 1 to 4 inclusive, the East $\frac{1}{2}$ of Tracts 13 and 14 LESS the West 35 feet thereof, and that portion of Tracts 15 and 16 lying Easterly of the Homestead Extension of Florida's Turnpike (State Road No. 821), in the Northeast one-quarter ($NE\frac{1}{4}$) of Section 19, Township 52 South, Range 40 East, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

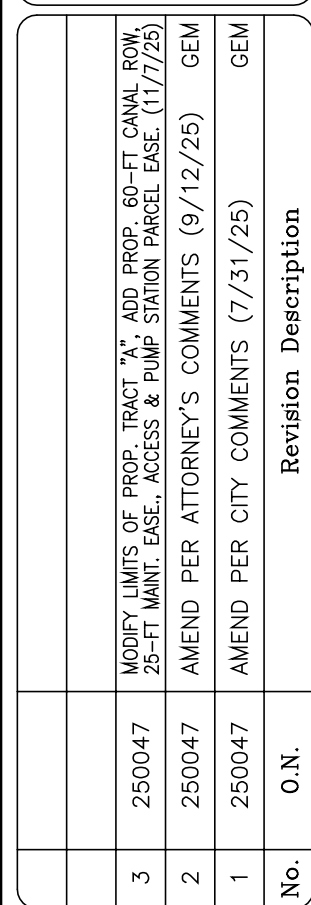
LESS AND EXCEPT:

The Florida Department of Transportation Limited Access Right-of-Way Parcel 20, as recorded at Official Records Book 31392, Page 3715 of the Public Records of Miami-Dade County, Florida.

AND LESS, AND EXCEPT:

That portion of Sections 18 and 19, Township 52 South, Range 40 East, dedicated to Miami-Dade County for Highway purposes, as recorded in Official Records Book 32072, Page 3486 of the Public Records of Miami-Dade County, Florida.

This Drawing is
the Property of
Fortin, Leavy, Skiles, Inc.
and is an Instrument
of Service not to be
Reproduced in Whole
or in Part without
the Express WRITTEN
Permission of Same.



FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

[illegible]

A SUE
COMPAN
IN THE
A PORT
ALL OF

OWNER: WHITE ROCK EAST DEVELOPMENT, LLC
450 ROYAL PALM WAY
PALM BEACH, FL 33480

FOLIO NUMBER: 27-2018-001-0013

DEVELOPMENT INFORMATION:

SITE CONTAINING 9,093,661 SQUARE FEET±, OR 208.762 ACRES± (GROSS)
EXISTING SITE VACANT/LAKE

PROPOSED TRACT "A" CONTAINING 8,736,243 SQUARE FEET, OR 200.557 ACRES±
 PROPOSED 3,840,317 SQUARE FEET OF WAREHOUSE (TOTAL OF WAREHOUSE INCLUSIVE OF THE INTERNAL OFFICE SPACE)
 PROPOSED 90,000 SQUARE FEET OF OFFICE (TOTAL OF STANDALONE OFFICE BUILDING)
 PROPOSED 51,516 SQUARE FEET OF COMMERCIAL (RETAIL/RESTAURANTS)

CANAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT CONTAINING 357,418 SQ. FT.±

FLOOD CRITERIA:

+6.0' NAVD 1988 (+7.6' NGVD 1929), BASED ON:

- UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21.
- DATA TAKEN FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE.

PRESENT ZONING: IN-C (CONTROLLED INDUSTRIAL)

DEVELOPMENT
CONTACT PERSON INFORMATION

Name: Kerri Barsh
Telephone Number: (305) 579-0772
E-mail Address: BarshK@gtlaw.com

Name: Damian Thomason
Telephone Number: (248) 794-0264
E-mail Address: Damian@det-sc.com

CITY OF HIALEAH GARDENS:

Yioet De La Cruz
Mayor

Mirtha Gonzalez
Chief Zoning Officer

SURVEYOR'S NOTES:

- This site lies in Sections 18 and 19, Township 52 South, Range 40 East, City of Hialeah Gardens, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown herein were **NOT** abstracted for easements and/or rights-of-way of records.
- Bearings herein are referred to an assumed value of S 02°43'56" E for the Easterly line of Section 18-52-40.
- Elevations shown herein are relative to the National Geodetic Vertical Datum of 1929 (N.G.V.D. Of 1929), based on Miami-Dade County Bench Mark U-135 Elevation +8.54 NGVD, located on October 19, 2020 at N.W. 138th Street & N.W. 107th Avenue in front of a traffic control box.
- Lands shown herein are located within an area having a Zone Designation X, AH (EL 5), AE (EL 5) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.'s 120866C0095L & 120866C0111L, for Community No. 120644, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands per legal description shown herein containing 9,093,661 square feet, or 208.762 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown herein or smaller.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- The approximate location of all utilities shown herein were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings provided by Langon on May 1, 2025. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
- Legal description shown herein based on Warranty Deed recorded in Official Records Book 33381, Page 4535 and no claims as to ownership are made or implied.
- Folio #27-2018-001-0013, per Miami-Dade County Property Appraiser's Website.

LEGAL DESCRIPTION:

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AND ALSO:

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LESS AND EXCEPT:

The Florida Department of Transportation Limited Access Right-of-Way Parcel 20, as recorded at Official Records Book 31392, Page 3715 of the Public Records of Miami-Dade County, Florida.

AND LESS AND EXCEPT:

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 31, 2024, and as a "Tentative Plat" for the City of Hialeah Gardens and Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Original Date
10/31/2

Scale

 $1'' = 300$

Drawn By _____

DANJR/G
CAD No.

161126

Plotted

Ref	Dwg
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2019-154

Field Book

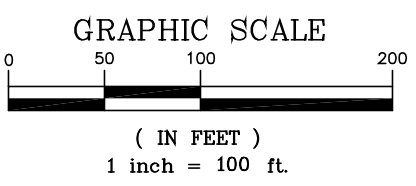
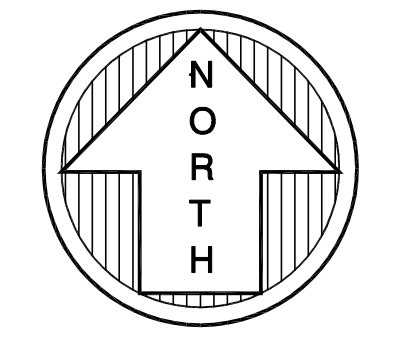
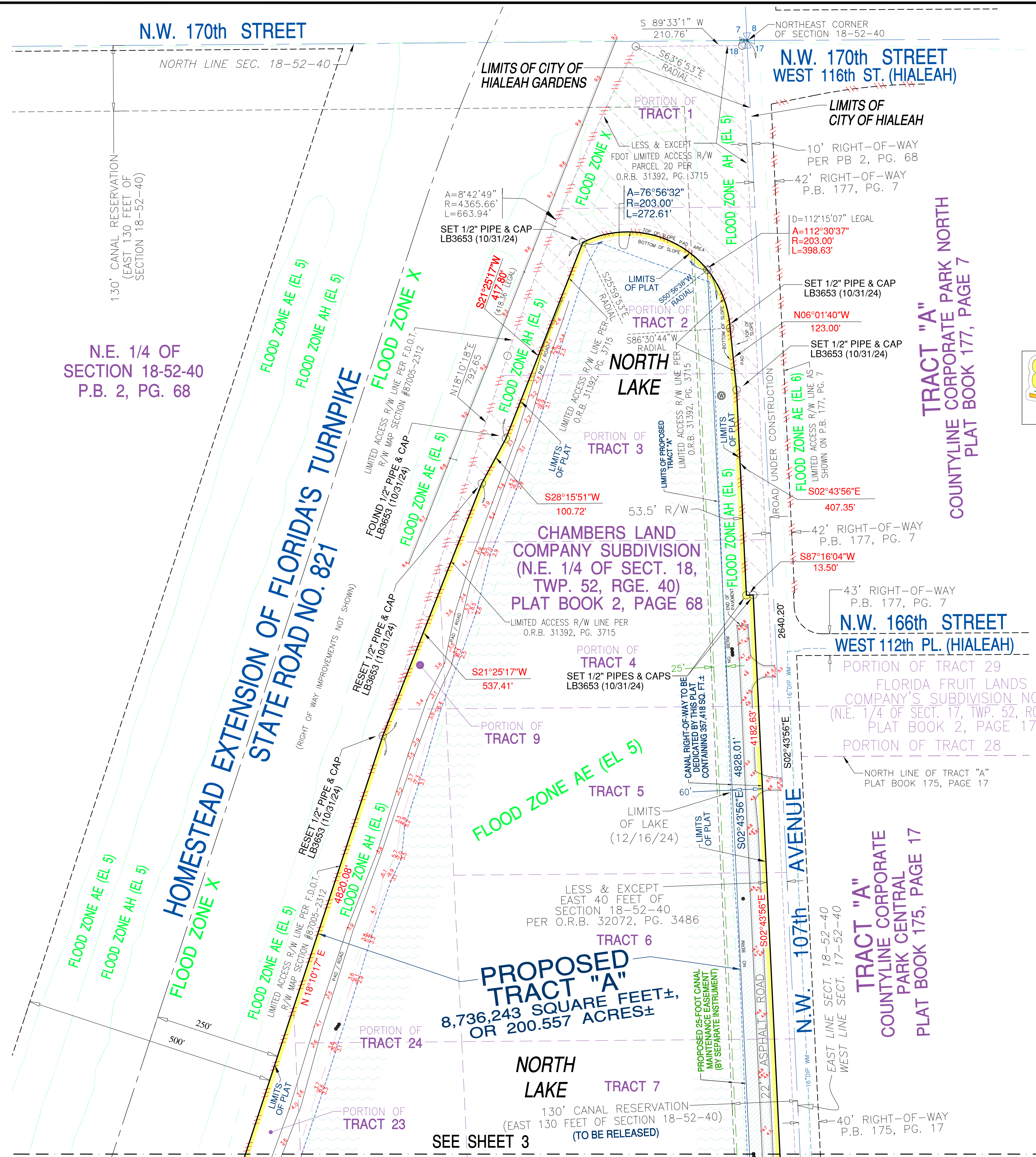
665/18
Job No.

230237/240711

Dwg. No.

2025-038-T
Sheet

1 of 1



LEGEND	
P.B.	= PLAT BOOK
PG.	= PAGE
R/W	= RIGHT-OF-WAY
SECT.	= SECTION
TWP.	= TOWNSHIP
RGE.	= RANGE
O.R.B.	= OFFICIAL RECORDS BOOK



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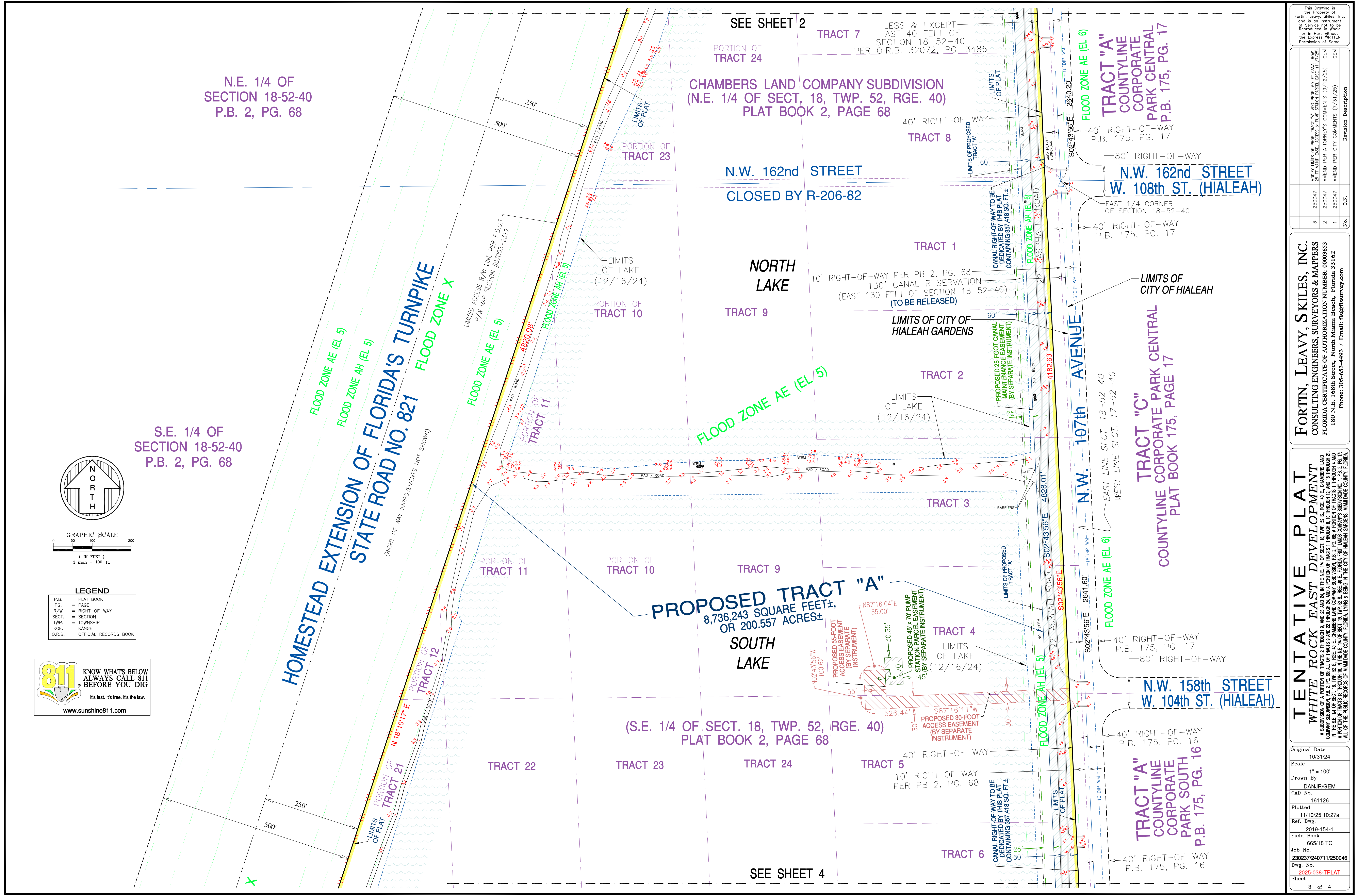
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

		MODIFY LIMITS OF PROPOSED TRACT "A" AND PROPOSE 66-FT CANAL R/W	GEM
3	250047	25-FT MAINT EASE, ACCESS & PUMP STATION PARCEL EASE (11/7/25)	GEM
2	250047	AMEND PER ATTORNEY'S COMMENTS (9/12/25)	GEM
1	250047	AMEND PER CITY COMMENTS (7/31/25)	GEM
No.	O.N.	Revision Description	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: fls@flsurvey.com

TENTATIVE PLAT
WHITE ROCK EAST DEVELOPMENT
A SUBDIVISION OF A PORTION OF TRACTS 2 THROUGH 9, AND 23 AND 24, IN THE N.E. 1/4 OF SECT. 18, TWP. 52 S., RGE. 40 E., CHAMBERS LAND, COMPANY'S SUBDIVISION NO. 1 (N.E. 1/4 OF SECT. 17, TWP. 52, RGE. 40) PLAT BOOK 2, PAGE 17, AND A PORTION OF TRACTS 13 THROUGH 16, IN THE N.E. 1/4 OF SECT. 18, TWP. 52 S., RGE. 40 E., CHAMBERS LAND COMPANY'S SUBDIVISION NO. 1, P.B. 2, PG. 17, AND A PORTION OF TRACTS 13 THROUGH 16, IN THE N.E. 1/4 OF SECT. 18, TWP. 52 S., RGE. 40 E., CHAMBERS LAND COMPANY'S SUBDIVISION NO. 1, P.B. 2, PG. 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING & BEING IN THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA.

Original Date
10/31/24
Scale
1" = 100'
Drawn By
DANJR/GEM
CAD No.
161126
Plotted
11/10/25 10:27a
Ref. Dwg.
2019-154-1
Field Book
66518 TC
Job No.
230237/240711/250046
Dwg. No.
2025-038-TPLAT
Sheet
2 of 4



N.E. 1/4 OF
SECTION 18-52-40
P.B. 2, PG. 68

S.E. 1/4 OF
SECTION 18-52-40
P.B. 2, PG. 68

SEE SHEET 2
TRACT 7
LESS & EXCEPT
EAST 40 FEET OF
SECTION 18-52-40
PER O.R.B. 32072, PG. 3486
CHAMBERS LAND COMPANY SUBDIVISION
(N.E. 1/4 OF SECT. 18, TWP. 52, RGE. 40)
PLAT BOOK 2, PAGE 68

TRACT "A"
COUNTYLINE
CORPORATE
PARK CENTRAL
P.B. 175, PG. 17

N.W. 162nd STREET
W. 108th ST. (HIALEAH)

N.W. 162nd STREET
CLOSED BY R-206-82

NORTH
LAKE

LIMITS OF
CITY OF HIALEAH

TRACT "C"
COUNTYLINE CORPORATE PARK CENTRAL
PLAT BOOK 175, PAGE 17

TRACT 9

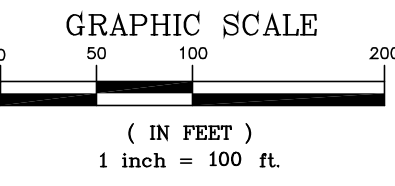
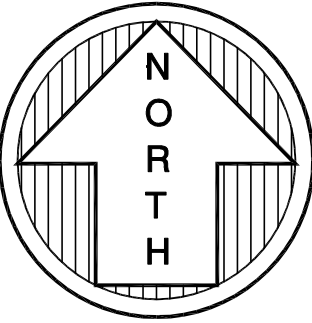
PROPOSED TRACT "A"
8,736,243 SQUARE FEET±,
OR 200.557 ACRES±
SOUTH
LAKE

(S.E. 1/4 OF SECT. 18, TWP. 52, RGE. 40)
PLAT BOOK 2, PAGE 68

N.W. 158th STREET
W. 104th ST. (HIALEAH)

TRACT "A"
COUNTYLINE
CORPORATE
PARK SOUTH
P.B. 175, PG. 16

SEE SHEET 4



LEGEND

- P.B. = PLAT BOOK
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	NO. 1	NO. 2	NO. 3
	250047	250047	250047
	AMEND PER CITY COMMENTS (7/31/25)	AMEND PER CITY COMMENTS (7/31/25)	AMEND PER CITY COMMENTS (7/31/25)
	O.N.	O.N.	O.N.
	No.	No.	No.

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TENTATIVE PLAT
WHITE ROCK EAST DEVELOPMENT
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Dwg. No.	2025-038-TPLAT
Sheet	3 of 4

