



# HIALEAH GARDENS

STATE OF FLORIDA

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## TECHNICAL REVIEW COMMITTEE

June 4, 2020

11:30 A M

Council Chambers, Hialeah Gardens City Hall

### Roll call

### New Businesses

- 1. Project P2005-0004. Hialeah Storage Builders LLC ("CubeSmart Hialeah Gardens") - Proposed:**  
Final Plat – **Owner / Applicant:** Hialeah Storage Builders, LLC / Holland & Knight LLP - **Legal Description:** The North 1/2 of Tract 58, lying Northeasterly of the Northeasterly right-of-way line of State Road No. 25, as per State of Florida State Road Department Right-of-way Map Section 87090-2518, sheets 4 and 5 of 15, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 of Section 33, Township 52 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **Folio:** 27-2033-001-0760. **Approximate Location:** South of theoretical NW 108<sup>th</sup> Street between NW 89<sup>th</sup> Avenue and W Okeechobee Road, Hialeah Gardens, Florida. **Folio #:** 27-2033-001-0760. **Land Use Category:** General Business (BU). **Zoning District:** Commercial Business (B-3).  
**T-Plat #:** T-24233-2-CORR. approved on 03.06.20 by Miami-Dade County
- 2. Project P2005-0005. Hialeah Gardens Trade Center - Proposed:** Tentative Plat – **Owner:** Environmental Processing Systems - **Applicant:** Cadence Partners, LLC. - **Legal Description:** BEGINNING AT THE SOUTHEAST CORNER OF TRACT 33. SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST. "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: THENCE RUN S.89°29'07"W. FOR 681.04 FEET; THENCE RUN N.14°24'08"E. FOR 341.33 FEET; THENCE RUN N.89°29'12"E. FOR 581.44 FEET: THENCE RUN S.02°33'09"E. FOR 330.02 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM THE EAST 40 FEET THEREOF.  
AND  
THAT PORTION OF TRACT 34, SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION", LYING EAST OF THE FLORIDA TURNPIKE EXTENSION AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN IN THE S.E. CORNER OF SAID TRACT 34: THENCE RUN S.85°29'12"W. FOR 596.48 FEET; THENCE RUN N.16°47'25"W. FOR 343.60 FEET THENCE RUN N.89°29'07"E FOR 681.04 FEET; THENCE RUN S.02°33'09"E. FOR 330.02 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THEREFROM THE EAST 40 FEET THEREOF.  
AND  
THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF TRACT 35, LESS THE EAST 40 FEET THEREOF, AND THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF TRACT 35 ALL IN SECTION 19, TOWNSHIP 52 SOUTH. RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING:

THE EAST ONE-QUARTER OF THE WEST ONE-HALF AND THE WEST ONE-QUARTER OF THE EAST ONE-HALF OF TRACT 35, "FLORIDA FRUIT LANDS COMPANY SUBDIVISION, NO. 1", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST BEING ALSO A PORTION OF PARCEL 129.1 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SHEET 5 OF 7, SECTION 87005-2312; MOST RECENT UPDATE REVISION APRIL 27, 2006; SAID PART BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, RUN THENCE NORTH 2°33'57" WEST, 1980.08 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF TRACT 35 OF SAID SUBDIVISION; THENCE SOUTH 89°29'21" WEST, 596.02 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT 35 TO A POINT OF INTERSECTION WITH THE EXISTING EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 821 AND THE POINT OF BEGINNING; THENCE SOUTH 19°27'58" EAST ALONG SAID RIGHT-OF-WAY LINE, 348.72 FEET; THENCE NORTH 02°33'51" WEST 330.02 FEET ALONG THE EXISTING EAST LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE SOUTH 89°29'21" WEST, 101.45 FEET ALONG SAID EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. RESERVING UNTO THE GRANTOR ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING RIGHT-OF-WAY AND THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL. **Folios:** 27-2019-001-0350, 27-2019-001-0360, 27-2019-001-0371 and 27-2019-001-0373, **Approximate Location:** West side of NW 112<sup>th</sup> Avenue between theoretical NW 143<sup>rd</sup> Street and NW 146<sup>th</sup> Street, Hialeah Gardens, Fl. **Land Use Category:** IN (Industrial) **Zoning District:** IN-1 (Light Industrial Use).

3. **Project P2005-0006. Hialeah Gardens Trade Center - Proposed:** Site Plan review to develop a new office / warehouse – **Owner:** Environmental Processing Systems - **Applicant:** Cadence Partners, LLC. - **Legal Description:** BEGINNING AT THE SOUTHEAST CORNER OF TRACT 33. SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST. "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: THENCE RUN S.89°29'07"W. FOR 681.04 FEET; THENCE RUN N.14°24'08"E. FOR 341.33 FEET; THENCE RUN N.89°29'12"E. FOR 581.44 FEET: THENCE RUN S.02°33'09"E. FOR 330.02 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM THE EAST 40 FEET THEREOF.

AND

THAT PORTION OF TRACT 34, SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION", LYING EAST OF THE FLORIDA TURNPIKE EXTENSION AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE S.E. CORNER OF SAID TRACT 34: THENCE RUN S.85°29'12"W. FOR 596.48 FEET; THENCE RUN N.16°47'25"W. FOR 343.60 FEET THENCE RUN N.89°29'07"E FOR 681.04 FEET; THENCE RUN S.02°33'09"E. FOR 330.02 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THEREFROM THE EAST 40 FEET THEREOF.

AND

THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF TRACT 35, LESS THE EAST 40 FEET THEREOF, AND THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF TRACT 35 ALL IN SECTION 19, TOWNSHIP 52 SOUTH. RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING:

THE EAST ONE-QUARTER OF THE WEST ONE-HALF AND THE WEST ONE-QUARTER OF THE EAST ONE-HALF OF TRACT 35, "FLORIDA FRUIT LANDS COMPANY SUBDIVISION, NO. 1", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST BEING ALSO A PORTION OF PARCEL 129.1 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SHEET 5 OF 7, SECTION 87005-2312; MOST RECENT UPDATE REVISION APRIL 27, 2006; SAID PART BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, RUN THENCE NORTH 2°33'57" WEST, 1980.08 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF TRACT 35 OF SAID SUBDIVISION; THENCE SOUTH 89°29'21" WEST, 596.02 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT 35 TO A POINT OF INTERSECTION WITH THE EXISTING EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 821 AND THE POINT OF BEGINNING; THENCE SOUTH 19°27'58" EAST ALONG SAID RIGHT-OF-WAY LINE, 348.72 FEET; THENCE NORTH 02°33'51" WEST 330.02 FEET ALONG THE EXISTING EAST LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE SOUTH 89°29'21" WEST, 101.45 FEET ALONG SAID EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. RESERVING UNTO THE GRANTOR ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING RIGHT-OF-WAY AND THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL. **Folios:** 27-2019-001-0350, 27-2019-001-0360, 27-2019-001-0371 and 27-2019-001-0373, **Approximate Location:** West side of NW 112<sup>th</sup> Avenue between theoretical NW 143<sup>rd</sup> Street and theoretical NW 146<sup>th</sup> Street, Hialeah Gardens, Fl. **Land Use Category:** IN (Industrial) **Zoning District:** IN-1 (Light Industrial Use).

4. **Project P2005-0007. Safire Tract - Proposed:** Final Plat – **Owner:** Safire Group X / Silvio Perissinotti - **Applicant:** Lilia Acevedo. - **Legal Description:** THE EAST 1/2 OF TRACT 58, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIALEAH GARDENS IN RIGHT-OF-WAY DEED RECORDED AUGUST 23, 2012 IN OFFICIAL RECORDS BOOK 28240, PAGE 4153, PUBLICS RECORDS OF MIAMI DADE COUNTY, FLORIDA. **Approximate Location:** Southwest intersection of N.W 140<sup>th</sup> Street and N. W. 109<sup>th</sup> Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0650. **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District). **T-Plat #:** T-24194-2-CORR. by Miami-Dade County Plat Committee.
  
5. **Project P2005-0008. Parcel 1 (Laguna) and Parcel 2 (Tundidor) - Proposed:** Vacation of Right of Way – **Owner:** Parcel 1: Ferdoss Laguna & Parcel 2: James Tundidor. **Applicant:** Estrellita S. Sibila, Esq. - **Legal Description:** Parcel 1 (Laguna)  
The West ¼ of the East ½ of Tract 20, less the North 30 feet and less the South 30 feet for Right of Way in the NW ¼ Section 29, Township 52, Range 40 East, of FLORIDA FRUIT LAND COMPANY, according to the Plat thereof, recorded in Plat Book 2, at Page 17 of the Public Records of Miami Dade County, Florida.  
Parcel 2 (Tundidor)  
The East 1/2 of the West ½ of East ½ of Tract 20, less the North 30 feet and less the South 30 feet for Right of Way in the NW ¼ Section 29, Township 52, Range 40 East, of FLORIDA FRUIT LAND COMPANY, according to the Plat thereof, recorded in Plat Book 2, at Page 17 of the Public Records of Miami Dade County, Florida. **Addresses:** Parcel 1 (Laguna): 10290 NW 135 Street, Hialeah Gardens, Fl. and Parcel 2 (Tundidor): 10260 NW 135 Street, Hialeah Gardens, Fl. **Folios #:** Parcel 1 (Laguna): 27-

2029-001-0210 and Parcel 2 (Tundidor): 27-2029-001-0214 . **Land Use Category:** EU (Estates Residential) **Zoning District:** E-1 (Estates One-Family Residential).

6. **Project P2005-0009. Plaza de la Alhambra - Proposed:** Final Plat – **Owner:** Palmetto 49, LLC. **Applicant:** Jorge L. Cabrera, PSM. - **Legal Description:** THAT PORTION OF FLORIDA FRUIT LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF, FILED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED LAND SITUATE, LYING AND BEING IN THE COUNTY OF MIAMI-DADE AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PARCEL 1: A PORTION OF TRACT 4, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, OF SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 5 OF SAID PLAT, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION OF SECTION 3 AND RUN NORTH 88 DEGREES 28 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 5 FOR 734.59 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 16 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF THE AFOREDESCRIBED TRACTS 5 AND 4, RESPECTIVELY FOR 336.93 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 258.08 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTHWEST 103<sup>RD</sup> STREET AS SHOWN ON STATE ROAD RIGHT WAY MAP NUMBER 8759-151 AS RECORDED IN PLAT BOOK 60, AT PAGE 53 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEARING SOUTH 22 DEGREES 03 MINUTES 10 SECONDS WEST FROM THE CENTER POINT OF THE NEXT DESCRIBED CURVE; THENCE RUN SOUTHEASTERLY ALONG THE AFOREDESCRIBED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 103<sup>RD</sup> STREET BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1942.83 FEET AND A CENTRAL ANGLE OF 05 DEGREES 09 MINUTES 39 SECONDS FOR AN ARC DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 18 SECONDS EAST FOR 204.69 FEET; THENCE RUN NORTH 88 DEGREES 28 MINUTES 15 SECONDS WEST ALONG A LINE PARALLEL TO THE AFOREDESCRIBED SOUTH LINE OF TRACT 5 FOR 175.35 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 2: BEING A PORTION OF TRACTS 4 AND 5 OF THAT CERTAIN PLAT OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION OF SECTION 3 TOWNSHIP 53 SOUTH, RANGE 40 EAST AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 5 OF THE AFORESAID PLAT OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION OF SECTION 3, AND RUN NORTH 88 DEGREES 28 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 5 FOR 559.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 28 MINUTES 15 SECONDS WEST ALONG THE LAST DESCRIBED COURSE FOR 175.35 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 16 SECONDS EAST ALONG A LINE WEST OF AND PARALLEL TO THE EAST LINE OF THE AFORESAID TRACTS 5 AND 4 RESPECTIVELY FOR 336.93 FEET; THENCE RUN SOUTH 88 DEGREES 28 MINUTES 15 SECONDS EAST ALONG A LINE NORTH OF AND PARALLEL TO THE AFORESAID SOUTH LINE OF TRACT 5 FOR 175.35 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 16 SECONDS WEST ALONG A LINE WEST OF AND PARALLEL TO THE AFORESAID EAST LINE OF TRACTS 4 AND 5

RESPECTIVELY FOR 336.93 FEET TO THE POINT OF BEGINNING LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. **Address:** 7802 NW 103 Street, Hialeah Gardens, Florida. **Folio #:** 27-3003-001-0050. **Land Use Category:** IN (Industrial) **Zoning District:** IN-1 (Light Industrial Use). **T-Plat#:** T-24316-2-COR. by Miami-Dade County Plat Committee.

Any person desiring to appeal any decision made by the TRC with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. TRC is a public meeting; it is not a public hearing