



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

November 5, 2020

11:30 AM

Council Chambers, Hialeah Gardens City Hall

Roll call

New business

- 1. Project P2010-0002. HG COMMERCIAL CENTER – Site Plan Review - Proposed:** New warehouse on vacant land. - **Owner:** AVL P USA, LLC, **Applicant:** Carlos Carvalho – Legal Description: LOT 4 AND THE EAST 23.42 FEET OF LOT 5, BLOCK 2, "WESTWOOD GARDENS INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, AT PAGE 46. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **Approximate location:** S.E. Intersection of N.W. 119th Street and N.W. 88th Avenue, Hialeah Gardens, FL. **Folios #:** 27-2033-002-0240 and 27-2033-002-0250. **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3).
- 2. Project P2011-0002. Hialeah Gardens Commerce Center – Tentative Plat – Owner:** CV Hialeah Gardens, LLC - **Applicant:** Cadence Partners, LLC - **Legal Description:** The South One Half (S 1/2) of Tract 62, of Florida Fruit Lands Company's Subdivision, in Section 19, Township 52 South, Range 40 East, according to the Plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. Less and Except That portion of Tract 62 in Right-of-Way Deed recorded in Official Records Book 27592, Page 3786, more particularly described as those portions of the South One-Half (S 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows: The West 40.00 feet of the South One-Half (S 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of said Section 19. And the East 35.00 feet of the South One-Half (S 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19. TOGETHER WITH: Tract "A" TEBA SUBDIVISION, according to the plat thereof, as recorded in Plat Book 170, Page 62, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The North One Half (N 1/2) of Tract 61, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, in Section 19, 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. Less and except the following described property conveyed to the City of Hialeah Gardens in Official Records Book 29676, Page 4385. The East 35.00 feet of the East One-Half (E 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida. Further Less and except the following described property conveyed to the City of Hialeah Gardens in Official Records Book 29676, Page 4381. The West 40.00 feet of the West One-Half (W 1/2) of the North One-Half (N 1/2) of the South One-Half

(S 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida. TOGETHER WITH: The Southeast 1/4 (SE 1/4) of Tract 61, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, in Section 19, 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. AND The Southwest 1/4 (SW 1/4) of Tract 61, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, in Section 19, 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. Less and except the following described property conveyed to the City of Hialeah Gardens in Official Records Book 27604, Page 2482: That portion of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows: The East 35.00 feet of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19. AND The South 35.00 feet of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19. AND That portion of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the North line of the South 35.00 feet of the East one-half (E. 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the West line of the East 35.00 of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19 and bounded by a 25.00 feet radius arc concave to the Northwest, said arc being tangent to both of the last described lines. AND Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way. Further less and except the following described property conveyed to the City of Hialeah Gardens in Official Records Book 27604, Page 2486: That portion of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows: The West 40.00 feet of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19. AND The South 35.00 feet of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19. AND That portion of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the North line of the South 35.00 feet of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the East line of the West 40.00 feet of the Southeast one-quarter (SE 1/4) of said Section 19 and bounded by a 25.00 feet radius arc concave to the Northeast, said arc being tangent to both of the last described lines. AND Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way. **Approximate Location:** Between N.W. 142nd Street and N.W. 144th Street and between N.W. 109th Avenue and N.W. 112th Avenue, Hialeah Gardens, FL. **Folios #:** 27-2019-004-0010, 27-2019-001-0690, 27-2019-001-0681, 27-2019-001-0686, 27-2019-001-0685 and 27-2019-001-0680 - **Land Use Category:** IN (Industrial designation) **Zoning District:** IN-C (Controlled Industrial Use).

3. Project P2010-0001. Hialeah Gardens Commerce Center – Site Plan Review – Proposed: Industrial warehouse which building will be a multi-load building – **Owner:** CV Hialeah Gardens, LLC - **Applicant:** Cadence Partners, LLC / Todd Watson, Manager – **Legal Description:** See Legal Description from Project P2011-0002, item # 2. - Approximate **Location:** Between N.W. 142nd Street and N.W. 144th Street and between N.W. 109th Avenue and N.W. 112th Avenue, Hialeah Gardens, FL. **Folios #:** 27-2019-004-0010, 27-2019-001-0690, 27-2019-001-0681, 27-2019-001-0686, 27-2019-001-0685 and 27-2019-001-0680 - **Land Use Category:** IN (Industrial designation) **Zoning District:** IN-C (Controlled Industrial Use).

4. Project P2011-0001. Hialeah South – Tentative Plat – Owner / Applicant: Atlas Hialeah LLC – **Legal Description:** Parcel 1

A portion of Tract 1 and a portion of the East 1/2 of Tract 16, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of Section 29, Township 52 South, Range 40 East, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S 02°34'33" E, along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W along the North line of Tract 1 for a distance of 1,394.50 feet to the POINT OF BEGINNING of Parcel 1; thence continue S 89°40'20" W for a distance of 586.23 feet to a point on the West line of the East 1/2 of said Tract 16; thence run S 02°36'35" E, along said West line of the East 1/2 of Tract 16, for a distance of 244.92 feet; thence run N 89°40'39" E, along a line 20.00 feet north of and parallel with the South line of said Tract 16, for a distance of 655.48 feet; thence run N 00°20'24" W for a distance of 224.83 feet; thence run S 89°40'28" W for a distance of 58.99 feet; thence run N 45°19'54" W for a distance of 28.22 feet to the POINT OF BEGINNING.

Parcel 2

A portion of Tract 1 and a portion of the East 1/2 of Tract 16, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of Section 29, Township 52 South, Range 40 East, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S 02°34'33" E along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W along the North line of Tract 1 for a distance of 1,092.48 feet to the POINT OF BEGINNING of Parcel 2; thence run S 00°19'47" E for a distance of 244.81 feet to a point on a line 20 feet North of and parallel to the South line of Tract 1; thence run S 89°40'39" W for a distance of 223.03 feet; thence run N 00°20'24" W for a distance of 224.83 feet; thence run N 89°40'28" E for a distance of 33.12 feet; thence run N 51°07'51" E for a distance of 32.03 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the north line of Tract 1 for a distance of 164.91 feet to the POINT OF BEGINNING of Parcel 2.

Parcel 3

A portion of Tract 1, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of said Section 29, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S. 02°34'33" E., along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved

December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W along the North line of Tract 1 for a distance of 359.91 feet to the POINT OF BEGINNING of Parcel 3; thence run S 00°20'20" E for a distance of 244.87 feet to a point on a line 20 feet North of and parallel to the South line of Tract 1; thence run S 89°40'39" W for a distance of 732.60 feet to a Southeast corner of Parcel 2; thence run N 00°19'47" W along the east line of Parcel 2 for a distance of 244.81 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the North line of Tract 1 for a distance of 430.38 feet; thence run S 77°55'33" E for a distance of 50.69 feet; thence run N 89°40'00" E for a distance of 209.49 feet; thence run N 45°00'00" E for a distance of 15.45 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the north line of Tract 1 for a distance of 32.20 feet to the POINT OF BEGINNING of Parcel 3.

Parcel 4 A portion of Tract 1, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of said Section 29, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S. 02°34'33" E., along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W for a distance of 15.01 feet to the point of intersection with the East line of said Tract 1; thence run S 89°40'20" W for a distance of 81.33 feet along the North line of Tract 1 to the POINT OF BEGINNING of Parcel 4; thence run S 30°59'08" E for a distance of 36.80 feet; thence run S 53°59'55" W for a distance of 9.14 feet; thence run S 02°35'25" W for a distance of 78.74 feet; thence run N 86°55'13" E for a distance of 18.20 feet to the point of curvature of a circular curve concave to the Southwest; thence run Northerly, Northwesterly, and Westerly along the said circular curve concave to the Southwest, having a radius of 6.00 feet, through a central angle of 67°38'38" for an arc distance of 7.08 feet to a point; thence run S 07°21'36" E for a distance of 137.33 feet to a point on a line 20 feet North of and parallel to the South line of Tract 1; thence run S 89°40'39" W for a distance of 308.48 feet to the east line of Parcel 3; thence run N 00°20'20" W for a distance of 244.87 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the north line of Tract 1 for a distance of 263.57 feet to the POINT OF BEGINNING of Parcel 4. Containing 552,770.14 Square Feet or 12.69 Acres more or less by calculations. **Approximate Location:** S. W. intersection of N.W. 138th Street and N.W. 97th Avenue, Hialeah Gardens, FL. **Folios #:** 27-2029-001-0010 and 27-2029-001-0171 - **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).

5. **Project P2011-0003. Hialeah South - Retail Shopping Center – Site Plan Review and the following Variances:** 1) **Not providing standard loading births only loading zones,** 2) **Not providing an 8 foot landscaping buffer around the project,** 3) **Not meeting the required parking stall lengths of 19’ in certain places,** 4) **Not meeting the required 25% open spaces requirement and 5) Not meeting the required signage code requirements for all signs (area and height) –** **Owner / Applicant:** Atlas Hialeah LLC – **Legal Description:** See legal description from Project P2011-0001, item #4. - **Approximate Location:** S. W. intersection of N.W. 138th Street and N.W. 97th Avenue, Hialeah Gardens, FL. **Folios #:** 27-2029-001-0010 and 27-2029-001-0171 - **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).

Adjournment. 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