



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

April 1, 2021

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call

New business

- 1. Project P2101-0002. Hilco / HRP- Hialeah Gardens – Site Plan Review to develop an industrial warehouse – Owner:** Adrian & Ruiz Enterprises, Inc - **Applicant:** HRP Hialeah Gardens, LLC c/o Mario Garcia-Serra, Esq. **Legal Description:** A portion of Tract 11 in Section 19, Township 52 South, Range 40 East, “Florida Fruit Lands Company’s Subdivision No. 1”, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: Commence at the Northwest corner of said Tract 11: Thence North 89°29’02” East on the North line of said Tract 11 for 40.03 Feet to the Point of Beginning; thence continue North 89°29’02” East on said North line 1,243.92 Feet to a point on the west Right-of-way line of northwest 109th Avenue, recorded in right-of-way deed in official records book 27628, Page 1408 of said Public Records; thence on said west Right-of-Way line, the north right-of-way line of northwest 148th street and the East right-of-way line of Northwest 112th Avenue, as recorded in said right-of-way deed, the following 5 courses and distances: 1) South 02°34’04” East on a line 35.00 feet west of and parallel to the east line of said Tract 11 for 269.05 feet to a point of curvature of a circular curve concave northwesterly; 2) southwesterly on the arc of said curve to the right, with a radius of 25.00 feet, a central angle of 92°03’01”, for an arc distance of 40.16 feet to a point of tangency; 3) south 89°28’58” west on a line 35.00 feet north of and parallel to the south line of said tract 11 for 1,193.96 feet to a point of curvature of a circular curve concave northeasterly; 4) northwesterly on the arc of said curve to the right, with a radius of 25.00 feet, a central angle of 87°57’53”, for an arc distance of 38.38 feet to a point of tangency; 5) north 02°33’09” west on a line 40.00 feet east of and parallel to the west line of said tract 11 for 270.86 feet to the point of beginning. Said lands lying and being in the City of Hialeah Gardens, Miami-Dade County, Florida. Containing 366,438 square feet (8.4123 acres) more or less. **Approximate Location:** North of N.W. 148th Street between N.W 109th Avenue and N.W. 112th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0110. **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

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