



# HIALEAH GARDENS

STATE OF FLORIDA

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## TECHNICAL REVIEW COMMITTEE

May 6<sup>th</sup>, 2021

11:00 AM

Council Chambers, Hialeah Gardens City Hall

### Roll call

#### Old Business:

- 1. Project P2011-0003. Hialeah South - Retail Shopping Center – Site Plan Review with the following variances: 1) Not providing an 8-foot landscaping buffer around the project as per Sec. 78-86. - Buffer and screening requirements, 2) Not meeting the required 25% open spaces requirement as per Sec. 78-115. - Neighborhood business (B-1) district and 3) Not meeting the required signage code requirements for all signs (Monument sign 3: variances of height of 9’3” where 6’ is permitted and area of 75 SF where 32 SF is permitted as per Sec. 78-176 and signs 1 & 4: variance of 36 SF where 32 SF is permitted as per Sec. 78-176) – 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. 138<sup>th</sup> Street and N.W. 97<sup>th</sup> 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).  
**TABLED ON NOVEMBER 5, 2020**

**New Business:**

- 2. Project P2104-0002. Hialeah Gardens Commerce Center - Final Plat – Owner:** CV Hialeah Gardens, LLC - **Applicant:** Damian Thomason / D.E.T. Strategic Consultants, 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 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. 142<sup>nd</sup> Street and N.W. 144<sup>th</sup> Street and between N.W. 109<sup>th</sup> Avenue and N.W. 112<sup>th</sup> 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). **T-Plat #:** T-24518-2-CORR. approved on 02.19.21 by Miami-Dade County Plat Committee.

- 3. Project P2104-0001. Hialeah Gardens Trade Center - Final Plat – Owner:** LIT Hialeah Gardens - **Applicant:** Jeovanny Rodriguez, P.E./SRS Engineering, Inc. - **Legal Description:** PARCEL A: That portion of Tract 34, 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 Dade County, Florida now known as Miami-Dade County, Florida, less the following:

Commencing at the Southeast corner of the Southwest  $\frac{1}{4}$  of Section 19, Township 52 South, Range 40 East; run thence North  $02^{\circ}33'57.11$  West (bearings are based on the Florida State System of Plane Coordinates), 1980.08 feet along the East line of said quarter section to the Southeast corner of Tract 34 of said subdivision; thence run South  $89^{\circ}29'21.11$  West for 596.02 feet along the South boundary of said Tract 34 to the Point of Beginning; continue South  $89^{\circ}29'21.11$  West for 722.85 feet along said South boundary to the Southwest corner of said Tract 34; thence run North  $02^{\circ}33'42.11$  West for 330.03 feet along the West boundary of said Tract 34 to the Northwest corner of said Tract 34; thence run North  $89^{\circ}29'25.11$  East for 637.81 feet along the North boundary of said Tract 34 to a point; thence South  $16^{\circ}52'31.11$  East 343.74 feet to the Point of Beginning, Also less the East 40 feet for right-of-way as conveyed to the City of Hialeah Gardens by Right-of-Way Deed, recorded February 18, 2011, in Official Records Book 27592, at Page 3810, Public Records of Miami-Dade County, Florida.

**PARCEL B:**

The North  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Tract 35, 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 Dade County, Florida now known as Miami-Dade County, Florida, less the East 40 feet for right-of-way as conveyed to the City of Hialeah Gardens by Right-of-Way Deed, recorded February 18, 2011, in Official Records Book 27592, at Page 3806, Public Records of Miami-Dade County, Florida.

**PARCEL C:**

The East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Tract 35, 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 Dade County, Florida now known as Miami-Dade County, Florida. And: That part of: The East one-quarter of the West one-half and the West one-quarter of the East one-half of Tract 35, Section 19, Township 52 South, Range 40 East, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. I, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, 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  $02^{\circ}33'57.11$  West, 1980.08 feet along the East line of said Quarter Section to the Northeast corner of Tract 35 of said subdivision; thence South  $89^{\circ}29'21.11$  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  $19^{\circ}27'58.11$  East along said Right-of-Way line, 348.72 feet; thence North  $02^{\circ}33'51.11$  West, 330.02 feet along the existing East Limited Access Right-of-Way line; thence South  $89^{\circ}29'21.11$  West, 101.45 feet along said existing Limited Access Right-of-Way line to the Point of Beginning.

**PARCEL D:**

Begin at the Southeast corner of Tract 33, 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 Dade County; Thence run South  $89^{\circ}29'07.11$  West for 681.04 feet; thence run North  $14^{\circ}24'08.11$  East for 341.33 feet; thence run North  $89^{\circ}29'12.11$  East for 581.44 feet; thence run South  $02^{\circ}33'09.11$  East for 330.02 feet to the Point of Beginning. Together with: A portion of abandoned N.W. 146 Street, pursuant to Ordinance No. 2011-26 described as follows: That portion of the North One-Half (N.  $\frac{1}{2}$ ) of the Northeast One-Quarter (NE.  $\frac{1}{4}$ ) of the Southwest One-Quarter (SW.  $\frac{1}{4}$ ) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows: Commence at the Center of Section 19-52-40; thence with a bearing of  $S89^{\circ}29'13.11$  W along the North line of the Southwest One-Quarter (SW.  $\frac{1}{4}$ ) of said Section 19 for 40.03 feet to the Point of Beginning; thence

S02°33'10"E along a line parallel with and 40.00 feet West of the West line of the Southeast One-Quarter (SE. 1/4) of said Section 19 for 44.33 feet to a point on a non-tangent curve concave to the Southwest having a radius of 25.00 feet and to which point a radial line bears N50°34'19" E; thence Northwesterly 22.29 feet along said curve through a central angle of 51 °05'07" to a point of tangency on a line parallel with and 35.00 feet South of the North line of the Southwest One-Quarter (SW. 1/4) of said Section 19 thence S89°29'13"W along said line for 532.82 feet to a point on the Easterly Right Of Way line of Florida's Turnpike (Section Number 87005-2501, 2312); thence N14°24'58"E along said line for 36.22 feet to a point on the North line of the Southwest One-Quarter (SW. 1/4) of said Section 19; thence N89°29'13"E a distance of 541.36 feet to the Point of Beginning.

Less those portions conveyed to the County of Dade by Right-Of-Way Deed, recorded May 21, 1997 in Official Records Book 17647, Page 2807, Public Records of Miami Dade County, Florida.

Also, Less the East 40 feet for right-of-way as conveyed to the City of Hialeah Gardens by Right-of-Way Deed, recorded February 18, 2011, in Official Records Book 27592, at Page 3802, Public Records of Miami-Dade County, Florida.

THE FOREGOING LANDS ARE ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: (SURVEY LEGAL) 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. . **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). **T-Plat #:** T - 24493 - 2 - CORR. approved on 02.05.21 by Miami-Dade County Plat Committee.

**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.