



HIALEAH GARDENS

STATE OF FLORIDA

10001 N.W. 87th Avenue, Hialeah Gardens, FL 33016

PHONE 305-558-4114

FAX 305-698-7236

TECHNICAL REVIEW COMMITTEE

August 5, 2021

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call

New business

- 1. Project P2207-0001. A.J. Properties Tract - Proposed:** Final Plat – **Owner / Applicant:** A.J. Properties of Florida LLC. - **Legal Description:** The South $\frac{1}{2}$ of Tract 12, in Section 19, Township 52 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. Less the lands conveyed by Right-of-Way Deed recorded in O.R. Book 27606, Page 2676, described as follows: Those portions of the South one-half (S. $\frac{1}{2}$) of the North one-half (N. $\frac{1}{2}$) of the North one-half (N. $\frac{1}{2}$) of the Southwest one-quarter (SW. $\frac{1}{4}$) of the Northeast one-quarter (N.E. $\frac{1}{4}$) 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. $\frac{1}{2}$) of the North one-half (N. $\frac{1}{2}$) of the North one-half (N. $\frac{1}{2}$) of the Southwest one-quarter (SW. $\frac{1}{4}$) of the Northeast one-quarter (NE. $\frac{1}{4}$) of said Section 19. AND The East 35.00 feet of the South one-half (S. $\frac{1}{2}$) of the North one-half (N. $\frac{1}{2}$) of the North one-half (N. $\frac{1}{2}$) of the Southwest one-quarter (SW. $\frac{1}{4}$) of the Northeast one-quarter (NE. $\frac{1}{4}$) of said Section 19. AND excepting there from any portion of the above-described lands previously dedicated as public right-of-way. **Location:** 14900 NW 109th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0120. **Land Use Category:** IN (Industrial Use) - **Zoning District:** IN-1 (Light Industrial). **T-Plat #:** 24528-3-COR. approved on 04.16.2021 by Miami-Dade County
- 2. Project P2107-0002. Poinciana Palms – Tentative Plat – Owner:** AERO TIRES CO. - **Applicant:** Michelle Cadavid Vanbeber - **Legal Description:** A PORTION OF TRACT 40 IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 40, THENCE NORTH 165.01 FEET, THENCE WEST 495.84 FEET, THENCE SOUTH 164.98 FEET, THENCE EAST 496.79 FEET TO THE POINT OF BEGINNING, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LESS: THAT PART OF: THE SOUTH HALF OF TRACT 40 AND TRACT 41 LESS THE NORTH 44.50 FEET IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST WHICH IS BOUNDED ON THE SOUTHWESTERLY BY THE TURNPIKE EXTENSION AND BOUNDED ON THE NORTHEASTERLY BY A LINE 160.50 FEET NORTHEASTERLY AND PARALLEL WITH THE CENTERLINE OF CONSTRUCTION FOR SECTION 97090-2518, STATE ROAD 25, TOGETHER WITH ALL RIPARIAN RIGHTS APPORTIONING THERETO. A PORTION OF SAID CENTERLINE OF CONSTRUCTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 53 SOUTH, RANGE

40 EAST; THENCE RUN SOUTH 89°39'44" WEST A DISTANCE OF 501.31 FEET; THENCE RUN NORTH 50°54'44" WEST A DISTANCE OF 1132.75 FEET; THENCE RUN NORTH 39°00'45" EAST A DISTANCE OF 31.50 FEET TO THE BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE RUN NORTH 50°59'15" WEST A DISTANCE OF 42971.08 FEET TO THE END OF SAID DESCRIBED LINE; THENCE CONTINUE NORTH 02°38'59" WEST A DISTANCE OF 998.92 FEET; THENCE RUN NORTH 02°38'59" WEST A DISTANCE OF 410.79 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°58'42" WEST A DISTANCE OF 14.43 FEET TO THE CENTER OF SAID SECTION 10. CONTAINING 1,800 SQUARE FEET, MORE OR LESS. **Approximate Location:** S.W. intersection of theoretical N.W 138 Street and N.W 112nd Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0430. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

3. **Project P2107-0003. Gold Lake Investment Warehouse. - Site Plan Review to develop a building warehouse – Owner:** Gold Lake Investment Inc. - **Applicant:** Thomas Engineering Group - **Legal Description:** Tract 60, LESS the East 35 feet, Less the North 40 Feet, Less the West 40 feet, LESS that external area form by a 25 foot radius curve at the Northeast corner and LESS that external area formed at the Northwest corner by a 25 foot radius curve, in Section 19, Township 52 South, Range 40 East, “FLORIDA FRUIT LANDS COMPANY’S SUBDIVISION NO. 1”, according to the map or plat thereof as recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida. **Approximate Location:** South of N.W 142nd Street and between N.W 109nd Avenue and N.W. 112th Avenue, Hialeah Gardens, Florida. **Folios #:** 27-2019-001-0670 and 27-2019-001-0675. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-C (Controlled Industrial District).

4. **Project P2107-0004. Royal Kids Academy. – Special Exception to allow school facility to an existing Child Day-Care– Owner:** Alsi Enterprises Corporation. - **Applicant:** Lawrence Barimo - **Existing address:** 12503 W. Okeechobee Road, Hialeah Gardens, Florida. **Folio #:** 27-2029-010-0610. - **Land Use Category:** General Business (BU). **Zoning District:** B-2.

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