



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

May 12, 2022

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call

New businesses

- 1. Project P2203-0005. Final Plat MAYTIN CDL SUBDIVISION - Proposed: Final Plat – Owner:** Osvaldo Maytin Sr.; Osvaldo Maytin Jr. **Applicant:** Raul Tiza. - **Legal Description:** PARENT TRACT: TRACT 50, FLORIDA FRUIT LAND COMPANY’S, SUBDIVISION No 1 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.
LEGAL DESCRIPTION:
TRACT "A"
THE EAST ½ OF THE EAST ½ OF TRACT 50, FLORIDA FRUIT LAND COMPANY’S, SUBDIVISION No 1, 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 THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIALEAH GARDENS IN RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORD BOOK 27592, PAGE 3798 AND RECORD BOOK 31593, PAGE 3364. PUBLIC RECORDS OF MIAMI DADE COUNTY. AND LESS THAT PORTION RESERVED BY DADE COUNTY IN RIGHT OF WAY FOR CANAL AND LEVEE PURPOSES DEED RECORDED IN OFFICIAL RECORDS BOOK 1587, PAGE 274. PUBLIC RECORDS OF MIAMI DADE COUNTY. **Existing Address:** 14410 NW 107th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0570. **Land Use Category:** IN (Industrial Use) - **Zoning District:** IN-2 (Heavy Industrial District). **T-Plat #:** 24432-2-COR. **approved on 09.03.2021 by Miami-Dade County**
- 2. Project P2203-0002. H&M Self Storage - Site Plan Review to develop a new limited access self-storage facility. – Owner:** Triangle Soccer, LLC - **Applicant:** H&M Development, LLC - **Existing address:** 10953 NW 138th Street, Hialeah Gardens, Florida. **Folio #:** 27-2030-014-0220. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).
- 3. Project P2203-0003. Magic Kids Learning Center II – Special Exception to allow private school educational facility to an existing Child Day-Care – Property owner:** Ferro Development. – **Applicant:** Octavio A. Santurio Architect. - **Existing address:** 9160 NW 122nd Street, Hialeah Gardens, Florida. **Folio #:** 27-2033-056-0010. - **Land Use Category:** BU (General Business). **Zoning District:** B-2. (General Business Use).
- 4. Project P2203-0004. Rufo the Kangaroo Integral Center LLC – Special Exception to allow private school educational facility to an existing Child Day-Care – Property owner:** Biltmore 87 CT plaza LLC – **Applicant:** Susana Romero - **Existing address:** 11300 NW 87th Court, Suites 125, 126, 127, and 128, Hialeah Gardens, Florida. **Folio #:** 27-2033-006-0010. - **Land Use Category:** BU (General Business). **Zoning District:** B-2. (General Business Use).

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