



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

July 7, 2022

11:00 AM

Council Chambers, Hialeah Gardens City Hall

Roll call

New businesses

- 1. Project P2206-0003. Final Plat ARH Holdings Subdivision - Proposed: Final Plat – Owner:** ARH Holdings LLC. **Applicant:** HG Construction Development & Investment, Inc. - **Legal Description:** Lot 4 and the East 23.42 feet of Lot 5, Block 2, "WESTWOOD GARDENS INDUSTRIAL PARK", according to the map or plat thereof as recorded in Plat Book 118, Page 46, Public Records of Miami-Dade County, Florida. **Approximate location:** S.E intersection on N.W. 119th Street and N.W. 88th Avenue, Hialeah Gardens, Florida. **Folios #:** 27-2033-002-0240 and 27-2033-002-0250. - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3) **T-Plat #:** T-24758-2-CORR. approved on 04.01.2022 by Miami-Dade County
- 2. Project P2202-0001. ARH Holdings - Site Plan Review to develop a new office building. Owner:** ARH Holdings LLC. **Applicant:** Jorge Gonzalez - **Legal Description:** Lot 4 and the East 23.42 feet of Lot 5, Block 2, "WESTWOOD GARDENS INDUSTRIAL PARK", according to the map or plat thereof as recorded in Plat Book 118, Page 46, Public Records of Miami-Dade County, Florida. **Approximate location:** S.E intersection on N.W. 119th Street and N.W. 88th Avenue, Hialeah Gardens, Florida. **Folios #:** 27-2033-002-0240 and 27-2033-002-0250. - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3)
- 3. Project P2105-0001. Aero Tires Co. - Proposed: Site Plan Review to develop a Pre-engineered 6600 SF building for office and vehicle and truck maintenance spaces – Owner / applicant:** Aero Tires Co. / Michelle Vanbeber - **Legal Description:** LEGAL DESCRIPTION: A PORTION OF TRACT 40N 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:** Corner of N.W. intersection of N.W. 112th Avenue and theoretical N.W. 138th Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0430. **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District). **T-Plat approved under T-24738-2-CORR.**

4. **Project P2206-0002. Tentative Plat HG Subdivision – Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** TRACT “A”: West 1/2 of the West 1/2 of Tract 58 of FLORIDA FRUIT LANDS COMPANY’S 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; LESS AND EXCEPT that portion conveyed to the City of Hialeah Gardens by Right-of-Way Deed recorded December 23, 2011 in Official Records Book 27940, Page 122 of the Public Records of Miami-Dade County, Florida. TRACT “B”: The East 165 feet of the West One-half (W 1/2) of Tract 58, in Section 19, Township 52 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY’S No. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, LESS the North 35 feet for Highway Purposed as per Right-of-Way Deed of City of Hialeah Gardens recorded October 18, 2012 in Official Records Book 28318 Page 2940, of the Public Records of Miami-Dade County, Florida. - **Approximate location:** Tract “A”: S.E intersection on N.W. 112th Avenue and N.W. 140th Street, Hialeah Gardens, Florida and Tract “B”: Between N.W. 109th Avenue and N.W. 112th Avenue and South of N.W. 140th Street, Hialeah Gardens, Florida. - **Folios #:** 27-2019-001-0651 and 27-2019-001-0652. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).
5. **Project P2206-0005. AMC Park I - Site Plan Review to develop a new building with offices and warehouses. - Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** THE WEST 1/2 OF THE WEST 1/2 OF TRACT 58 OF " 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, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, LESS THE WEST 40.00 FEET AND THE NORTH 35.00 FEET AND THE EXTERNAL AREA OF CURVE IN NEW CORNER FOR RIGHT OF WAY PURPOSES. - **Approximate location:** S.E intersection on N.W. 112th Avenue and N.W. 140th Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0651. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).
6. **Project P2206-0006. AMC Park II - Site Plan Review to develop a new building with offices and warehouses. – Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** THE EAST 165 FEET OF WEST ONE-HALF OF TRACT 58, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LAND COMPANY SUBDIVISION, LESS RIGHT OF WAY FOR ROADS, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - **Approximate location:** Between N.W. 109th Avenue and N.W. 112th Avenue and South of N.W. 140th Street, Hialeah Gardens, Florida. - **Folio #:** 27-2019-001-0652. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

7. **Project P2205-0003. Nabista Site Plan Review – Site Plan Review to develop truck parking with office / security guard building – Owner:** Nabista Enterprise Corp - **Applicant:** Juan Victorero. **Legal Description:** PARCEL ID 27-2019-001-0574 THE WEST ½ OF THE WEST ½ OF THE WEST ½, TRACT 50, FLORIDA FRUIT LANDS COMPANY’S, SUBDIVISION No1, 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, (APPOX. 1.2 ACRES). LESS THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIALEAH GARDENS IN RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORD BOOK 27592, PAGE 3782-85. PUBLIC RECORDS OF MIAMI-DADE COUNTY. PARCEL ID 27-2019-001-0576 THE EAST ½ OF THE WEST ½ OF THE WEST ½, TRACT 50, FLORIDA FRUIT LANDS COMPANY’S, SUBDIVISION No1, 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, (APPOX. 1.2 ACRES). LESS THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIALEAH GARDENS IN RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORD BOOK 27993, PAGE 2678-81. PUBLIC RECORDS OF MIAMI-DADE COUNTY. **Approximate Location:** N.E. corner of intersection of N.W. 109th Avenue and N.W. 144 Street, Hialeah Gardens, Florida. **Folios #:** 27-2019-001-0574 and 27-2019-001-0576. **Land Use Category:** IN (Industrial Use) - **Zoning District:** IN-2 (Heavy Industrial District). **T-plat approved under T-24665-2-COR-FEE**

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