



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

October 6th, 2022

9:15 A.M.

Council Chambers, Hialeah Gardens City Hall

Roll call

Old Business

- 1. Project P2111-0003. Iglesia de Dios Ministerial de Jesucristo Internacional - Site Plan Review to develop a house of worship – Owner / Applicant:** Iglesia de Dios Ministerial de Jesucristo Internacional, Inc. / Shirley Ruiz - **Legal Description:** A PARCEL OF LAND LYING IN A PORTION OF TRACTS 7 AND 8 RECORDED IN PLAT OF CHAMBERS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 68, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, ALSO LYING IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 40 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE N02°37'35" W ALONG THE EAST LINE OF A DISTANCE OF 53.53 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S70°04'16" W FOR A DISTANCE OF 82.29 FEET; THENCE N50°59'15" W FOR A DISTANCE OF 401.33 FEET; (LAST TWO MENTION COURSES BEING COINCIDENT WITH THE RIGHT-OF-WAY LINE OF STATE ROAD #25); THENCE N39°02'03" E FOR 370.60 FEET; THENCE S50°57'57"E FOR 176.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 107TH/ AVENUE; THENCE RUN S02°37'35"E ALONG SAID RIGHT OF WAY LINE OF NW 107TH/ AVENUE FOR A DISTANCE OF 401.45 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. **Existing address:** 13090 NW 107th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2030-001-0011 - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3). **TABLED ON DECEMBER 2, 2021**
- 2. 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. TABLED ON JULY 7, 2022**

New business

- 3. Project P2209-0001. Waiver of Plat – Iglesia de Dios Ministerial de Jesucristo internacional. –**
Legal description: A PARCEL OF LAND LYING IN A PORTION OF TRACTS 7 AND 8 RECORDED IN PLAT OF CHAMBERS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 68, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, ALSO LYING IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 40 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE N02°37'35"W ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 30 FOR 100.42 FEET; THENCE N50°58'25"W FOR A DISTANCE OF 53.53 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S70°04'16"W FOR A DISTANCE OF 82.29 FEET; THENCE N50°59'15"W FOR A DISTANCE OF 401.33 FEET; (LAST TWO MENTION COURSES BEING COINCIDENT WITH THE RIGHT-OF-WAY LINE OF STATE ROAD #25); THENCE N39°02'03"E FOR 370.60 FEET; THENCE S50°57'57"E FOR 176.91 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 107TH/ AVENUE; THENCE RUN S02°37'35"E ALONG SAID RIGHT OF WAY LINE OF NW 107TH/ AVENUE FOR A DISTANCE OF 401.45 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. **Owner / Applicant:** Iglesia de Dios Ministerial de Jesucristo internacional Inc. – **Existing address:** 13090 NW 107th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2030-001-0011. - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3).

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