



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

November 17, 2022

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call

Old Business

- 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). **TABLED ON: JULY 7th, 2022**

New business

- Project P2211-0001. Nabista Subdivision - Proposed: Final Plat – Owner:** Nabista Enterprise Corp. **Applicant:** Juan Victorero. - **Legal Description:** TRACT A: 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. AND 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 #:** T-24665 approved on 09.23.2022 by Miami-Dade County.

3. **Project P2210-0004. Final Plat Poinciana Palms - Proposed: Final Plat – Owner:** Aero Tires Co. **Applicant:** David Guzman – D. E. T. Strategic Consultants, LLC. - **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 SECTION 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 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.E intersection on N.W. 119th Street and N.W. 88th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0430. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District). **T-Plat #:** T-24738-2-CORR. **approved on 03.25.2022 by Miami-Dade County**
4. **Project P2210-0001. Navarro Pharmacy - Proposed: Site Plan Review to develop a building for retail/pharmacy – Owner:** Ler Investment Corp / **applicant:** Eduardo L. Carcache, PE - **Legal Description:** Parcel 1: Portion of Tracts 15 and 16 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, In Section 3, Township 53 South, Range 40 East, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 3, Township 53 South, Range 40 East; thence South 0°03'22" West along the West line of the Northeast 1/4 of Section 3 for 200.06' to a point on the South right-of-way line of N.W. 103rd Street, as shown on the right-of-way map, recorded in Plat Book 60, at Page 53, of the Public Records of Miami-Dade County, Florida; thence South 88°35'16" East along said right-of-way line for 40.29 feet to the point of curvature of a circular curve concave Southwesterly and having a radius of 1875.08 feet; thence Easterly along the arc of said curve for 92.39 feet through a central angle of 2°49'23" to the Point of Beginning of the parcel of land hereinafter being described, said point lying on the South right-of-way line of N.W. 103rd Street; thence South 1°30'05" West for 297.77 feet; thence South 88°34'00" East for 177.51 feet; thence North 1°30'05" East for 280.59 feet to the South right-of-way line of N.W. 103rd Street, said point lying on a circular curve concave Southwesterly, having a radius of 1875.08 feet and from which a radial line bears South 9°41'10" West; thence Westerly along the arc of said curve for 178.39' through a central angle of 5°27'03" to the Point of Beginning. Said land lying and being in the town of Hialeah Gardens, Dade County, Florida. Parcel 2: Portions of the Northeast 1/4 and of the Northwest 1/4 of Section 3, Township 53 South, Range 40 East, being more particularly described as follows: Commence at the North 1/4 corner of said Section 3 and run South 00°03'22" West along the West line

of the Northeast 1/4 of said Section 3, for 200.06' to a point on the South right-of-way line of N.W. 103rd Street, said point being the POINT OF BEGINNING; thence South 88°35'16" East along the South right-of-way line of N.W. 103rd Street for 40.29' to a point of curve; thence continuing along said right-of-way line, along a circular curve concave to the Southwest and having a radius of 1875.08' and a central angle of 1°54'20" for an arc distance of 62.36'; then South 1°30'05" West for 278.50'; thence North 88°34'00" West parallel to the North line of the Northwest 1/4 of said Section 3, for 297.00'; thence South 01°30'05" West for 20.50'; thence North 88°34'00" West for 108.08'; thence North 01 "26'00" East at right angles to the North line of the Northwest 1/4 of said Section 3, for 300.00' to a point on the South right-of-way line of N.W. 103rd Street; thence South 88°34'00" East along the South right-of-way line of N.W. 103rd Street for 302.79 feet to the Point of Beginning. Said tract of land lying in the town of Hialeah Gardens, Dade County, Florida. **Approximate location:** Corner of S.E. intersection of N.W. 103rd Street and Royal Palm Road, Hialeah Gardens, Florida. **Folios #:** 27-3003-001-0105 and 27-3003-001-0117 **Land Use Category:** General Business (BU). - **Zoning District:** General Business (B-2).

5. **Project P2210-0002. Navarro Pharmacy - Proposed: Alcoholic Special Exception Use to sell beer and wine in sealed containers for off premise consumption (2COP) – Owner:** Ler Investment Corp / **applicant:** Eduardo L. Carcache, PE - **Legal Description:** Parcel 1: Portion of Tracts 15 and 16 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, In Section 3, Township 53 South, Range 40 East, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 3, Township 53 South, Range 40 East; thence South 0°03'22" West along the West line of the Northeast 1/4 of Section 3 for 200.06' to a point on the South right-of-way line of N.W. 103rd Street, as shown on the right-of-way map, recorded in Plat Book 60, at Page 53, of the Public Records of Miami-Dade County, Florida; thence South 88°35'16" East along said right-of-way line for 40.29 feet to the point of curvature of a circular curve concave Southwesterly and having a radius of 1875.08 feet; thence Easterly along the arc of said curve for 92.39 feet through a central angle of 2°49'23" to the Point of Beginning of the parcel of land hereinafter being described, said point lying on the South right-of-way line of N.W. 103rd Street; thence South 1°30'05" West for 297.77 feet; thence South 88°34'00" East for 177.51 feet; thence North 1°30'05" East for 280.59 feet to the South right-of-way line of N.W. 103rd Street, said point lying on a circular curve concave Southwesterly, having a radius of 1875.08 feet and from which a radial line bears South 9°41'10" West; thence Westerly along the arc of said curve for 178.39' through a central angle of 5°27'03" to the Point of Beginning. Said land lying and being in the town of Hialeah Gardens, Dade County, Florida. Parcel 2: Portions of the Northeast 1/4 and of the Northwest 1/4 of Section 3, Township 53 South, Range 40 East, being more particularly described as follows: Commence at the North 1/4 corner of said Section 3 and run South 00°03'22" West along the West line of the Northeast 1/4 of said Section 3, for 200.06' to a point on the South right-of-way line of N.W. 103rd Street, said point being the POINT OF BEGINNING; thence South 88°35'16" East along the South right-of-way line of N.W. 103rd Street for 40.29' to a point of curve; thence continuing along said right-of-way line, along a circular curve concave to the Southwest and having a radius of 1875.08' and a central angle of 1°54'20" for an arc distance of 62.36'; then South 1°30'05" West for 278.50'; thence North 88°34'00" West parallel to the North line of the Northwest 1/4 of said Section 3, for 297.00'; thence South 01°30'05" West for 20.50'; thence North 88°34'00" West for 108.08'; thence North 01 "26'00" East at right angles to the North line of the Northwest 1/4 of said Section 3, for 300.00' to a point on the South right-of-way line of N.W. 103rd Street; thence South 88°34'00" East along the South right-of-way line of N.W. 103rd Street for 302.79 feet to the Point of Beginning. Said tract of land lying in the town of Hialeah Gardens, Dade County, Florida. **Approximate location:** Corner of S.E. intersection of N.W. 103rd Street and Royal Palm Road, Hialeah Gardens, Florida. **Folios #:** 27-3003-001-0105 and 27-3003-001-0117 **Land Use Category:** General Business (BU). - **Zoning District:** General Business (B-2).

6. **Project P2210-0005. El Car Wash - Proposed: Site Plan Review and Special Exception use to develop a building for an automatic car wash and retail (donut shop) – Owner:** M and M Land Investment Inc. - **Applicant:** JG Florida 1. LLC. A Delaware limited liability company c/o Tracy Slavens - **Legal Description:** Tract B of Home Depot – HIALEAH GARDENS, according to the Plat thereof as recorded in Plat Book 166, Page 62, of the Public Records of Miami-Dade County, Florida. **Approximate location:** Corner of S.E. intersection of theoretical N.W. 109th Avenue and Frontage Road, Hialeah Gardens, Florida. **Folio #:** 27-2030-024-0020 - **Land Use Category:** Commercial Business (CM). - **Zoning District:** Commercial Business (B-3).

LAND USE AMENDMENT TO THE COMPREHENSIVE PLAN

7. **Project P2210-0003. White Rock east development, LLC – Land Use Amendment from Parks and Open Space and water district (POS) to Industrial Use (IN) – Owner:** White Rock east development, LLC – **Representative of the owner:** Greenberg Traurig, P.A. / Kerri Barsh - **Legal Description:** Parcel 1: That portion of Section 18, Township 52 South, Range 40 East, lying Easterly of the Homestead Extension of Florida’s Turnpike (State Road No. 821) and being in Miami-Dade County, Florida. Parcel 2: Tracts 1 to 4 inclusive, the East 1/2 of Tracts 13 and 14 LESS the West 35 feet thereof, and that portion of Tracts 15 and 16 lying Easterly of the Homestead Extension of Florida’s Turnpike (State Road No. 821), in the North one-quarter (N 1/4) of Section 19, Township 52 South, Range 40 East, of FLORIDA FRUIT LAND COMPANY’S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **Folio #:** 27-2018-001-0013 - **Land Use Category:** Parks and open space and water district (POS)

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