



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

January 5th, 2023

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call

New business

- 1. Project P2212-0001. Final Plat – Zoe’s Tract. – Legal description:** THE WEST 264 FEET OF TRACT 16, LESS THE NORTH 65 FEET AND ALSO LESS THE WEST 15 FEET THEREOF FOR STREET PURPOSES, IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS CONTAINING 1.514 ACRES, MORE OR LESS. **Owner:** Hialeah 67, LLC - **Applicant:** Pulice Land Surveyors, Inc. / Jane Storms. – . **Approximate Location:** S.E. intersection of N.W 138 Street and N.W 102nd Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2029-001-0172. - **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1). **T-Plat #:** T-24736-3-N.O. **approved on 05.27.2022 by Miami-Dade County.**
- 2. Project P2212-0002. Navarro Pharmacy / Florida Fruit Land Company’s Subdivision No. 1 – Vacation and Dedication of Right of Way – Owner:** LER Investment Corp. - **Applicant:** Eduardo L. Carcache, PE / CKE Group, Inc. **Legal Description: Right of Way (To be Vacated):** A portion of Tracts 15 and 16, 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: Commence at the Northwest corner of the Northeast 1/4 of said Section 3, Township 53 South, Range 40 East; thence S 00°03'22" W along the West line of the Northeast 1/4 of said Section 3 for 200.06 feet, the following three (3) courses being along the South right of way line of N.W. 103rd Street; 1) thence S 88°35'16" E for 40.29 feet to a point of curvature; 2) thence Southeasterly along a 1875.08 foot radius curve leading to the right through a central angle of 01°54'20" for an arc distance 62.36 feet to the Point of Beginning; 3) thence continue Southeasterly along said 1875.08 foot radius curve leading to the right through a central angle of 00°55'03" for an arc distance 30.03 feet to a point on a non-tangent line; thence S 01°30'05" W along the West line of Parcel I, of the Corrective Quit Claim Deed, as recorded in Official Records Book 16245, Page 843, of said Public Records, for 186.35 feet to a point on a circular curve concave to the Southwest and whose radius point bears S 79°51'55" W; thence Northwesterly along a 127.43 foot radius curve leading to the left through a central angle of 30°17'27" for an arc distance 67.37 feet to a point on a non-tangent line; thence N 01°30'05" E along the East line of Parcel II, of the Corrective Quit Claim Deed, as recorded in Official Records Book 16245, Page 843, of said Public Records, for 128.09 feet to the Point of Beginning. **Legal Description: Right of Way (To be Dedicated):** A portion of Tracts 15, 16 and 17, 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: Commence at the Northwest corner of the Northeast 1/4 of said Section 3, Township 53 South, Range 40 East; thence S 00°03'22" W along the West line of the Northeast 1/4 of said Section 3 for 200.06 feet to the Point of Beginning; thence S 88°35'16" E along the South right of way line of N.W. 103rd Street for 40.29 feet to a point on a circular curve concave to the Southeast and whose radius point bears S 06°54'05" E; thence Southwesterly along a 20.58

foot radius curve leading to the left through a central angle of 85°25'24" for an arc distance 30.68 feet to a point of compound curvature; thence Southeasterly along a 102.10 foot radius curve leading to the left through a central angle of 49°23'25" for an arc distance 88.01 feet to a point of tangency; thence S 51°42'54" E for 25.77 feet to a point of curvature; thence Southeasterly along a 127.43 foot radius curve leading to the right through a central angle of 11°17'22" for an arc distance 25.11 feet to a point on a non-tangent line; thence S 01°30'05" W along the East line of Parcel II, of the Corrective Quit Claim Deed, as recorded in Official Records Book 16245, Page 843, of said Public Records, for 150.41 feet; thence N 88°34'00" W for 3.38 feet; thence N 01°30'05" E for 65.23 feet to a point of curvature; thence Northwesterly along a 91.43 foot radius curve leading to the left through a central angle of 54°22'36" for an arc distance 86.77 feet to a point of tangency; thence N 52°52'31" W for 42.01 feet to a point of curvature; thence Northwesterly along a 120.93 foot radius curve leading to the right through a central angle of 50°31'57" for an arc distance 106.66 feet to point of reverse curvature; thence Northwesterly along a 31.87 foot radius curve leading to the left through a central angle of 54°58'13" for an arc distance 30.58 feet to a point on a non-tangent line; thence S 88°34'00" E along said South right of way line of N.W. 103rd Street for 38.58 feet to the Point of Beginning. **Approximate location:** Corner of S.E. intersection of N.W. 103rd Street and Royal Palm Road, Hialeah Gardens, Florida. **Folio #:** 27-3003-001-0117 **Land Use Category:** General Business (BU), **Zoning District:** General Business (B-2).

3. **Project P2212-0003. Flightway 17 - Site Plan Review to develop a street level multi-tenant warehouses – Owner: Flightway 15, LLC / Applicant: Flightway 17 / Ralph Merrit Construction Corp. - Legal Description:** Tract E, "B.J.'s Plat", according to the map or plat thereof as recorded in Plat Book 155, Page 58, Public Records of Miami-Dade County, Florida. LESS AND EXCEPT: A portion of Tract E, "B.J.'s Plat", according to the map or plat thereof as recorded in Plat Book 155, Page 58, Public Records of Miami-Dade County, Florida, and more particularly described as follows: Commence at the intersection of the West Line of the SE 1/4 of Section 3, Township 53 South, Range 40 East and the Existing Northerly Right of Way line of State Road 25 (US 27 / Okeechobee Road) as shown on said "B.J.'S Plat"; Thence along said West Line of the SE 1/4 of Section 3, for the following Two (2) courses 1) Thence N 01°44'24" W for a distance of 23.10 feet to the point of intersection with the Existing Northerly Right of Way line of Access Road, said point also being THE POINT OF BEGINNING of the hereinafter described parcel of land; 2) Thence N 01°44'24" W for a distance of 175.89 feet to a point on a curve, said point bears N 17°13'21" E from the center of said curve; Thence Southeasterly along the arc of said curve to the Right, having a radius of 671.00 feet and a central angle of 48°54'13" for an arc distance of 572.72 feet to the point of reverse curvature of a circular curve concave to the Northeast; Thence continue Southeasterly along the arc of said curve to the Left having a radius of 366.00 feet and a central angle of 11°00'47" for an arc distance of 70.35 feet to a point on said curve; Thence S 46°48'19" W for a distance of 1.23 feet to a point on said Existing Northerly Right of Way line of Access Road and a point on a curve concave to the Southwest, said point bears N 46°34'11" E from the center of said curve; Thence continue along previously described Right of Way line, for the following Four (4) courses; 1) Thence Northwesterly along the arc of said curve to the Left, having a radius of 292.00 feet and a central angle of 07°21'58" for an arc distance of 37.54 feet to a point of tangency; 2) Thence N 50°59'16" W for a distance of 251.15 feet to the point of curvature of a circular curve concave to the Southwest; 3) Thence Northwesterly along the arc of said curve to the Left, having a radius of 292.00 feet and a central angle of 36°56'45" for an arc distance of 188.29 feet to a point of reverse curvature of a circular curve concave to the Northeast; 4) Thence continue Northwesterly along the arc of said curve to the Right, having a radius of 208.00 feet and a central angle of 13°15'36" for an arc distance of 48.14 feet to THE POINT OF BEGINNING. **Approximate location:** N.W. intersection of theoretical N.W. 80th court and West Okeechobee Road/ Frontage Road, Hialeah Gardens, Florida. **Folio #:** 27-3003-037-0050 - **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