



# HIALEAH GARDENS

STATE OF FLORIDA

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## TECHNICAL REVIEW COMMITTEE

February 2<sup>nd</sup>, 2023

11:00 A M

Council Chambers, Hialeah Gardens City Hall

### Roll call

#### New business

- 1. Project P2212-0004. Waiver of Plat – Shoma Commercial Tracts “G” & “H”. – Legal description:** TRACT “G” OF SHOMA COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF TRACT “H” OF SHOMA COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 69 OF THEE PUBLIC RECORDS OF MIAMI-DADE COUNTY,FLORIDA, EING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 12-0006BEGIN AT THE SOUTHWEST CORNER OF TRACT “G”, OF SHOMA COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 69, THENCE RUN S02°37’33”E FOR A DISTANCE OF 53.10 FEET TO A POINT OF CURVATURE, SOUTH AND SOUTHEASTERLY ALONG A CIRCULAR TO THE LEFT HAVING ITS ELEMENTS A RADIUS OF 16.92 FEET , A CENTRAL ANGLE OF 90°00’00” AND ARC DISTANCE OF 26.58 FEET, THENCE RUN S02°37’33”E FOR A DISTANCE OF 45.88 FEET, THENCE RUN N87°22’27”E FOR DISTANCE OF 185.80 FEET TO A POINT OF INTERSECTION WITH THE RIGHT OF WAY LINE OF NW 107 AVENUE, THENCE RUN N02°37’33”W ALONG THE SAID WEST RIGHT OF WAY LINE OF NW 107 AVENUE, FOR A DISTANCE OF 115.90 FEET, THENCE RUN S87°22’27”W FOR A DISTANCE OF 202.72 FEET TO THE POINT OF BEGINNING. AREA: 70,234 SQ. FT. 1.61 ACRES AND TRACT “H” OF SHOMA COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS A PORTION OF TRACT “H” OF SHOMA COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 69, OF THE PULIC RECORDS OF MIAMI-DADE COUNTYU, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEWST CORNER OF TRACT “G”, OF SHOMA COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 69, THENCE RUN S02°37’33”E FOR A DISTANCE OF 53.10FEET TO A POINT OF CURVATURE, SOUTH AND SOUTHEASTERLY ALONG A CIRCULAR TO THE LEFT HAVING ITS ELEMENTS A RADIUS OF 16.92 FEET, A CENTRAL ANGLE OF 90°00’00” AND ARC DISTANCE OF 26.58 FEET, THENCE RUN S02°37’33”E FOR A DISTANCE OF 45.88 FEET, THENCE RUN N87°22’27”E FOR A DISTANCE OF 185.80 FEET TO A POINT OF INTERSECTION WITH THE RIGHT OF WAY LINE OF NW 107 AVENUE, THENCE RUN N02°37’33”w ALONG THE SAID WEST RIGHT OF WAY LINE OF NW 107 AVENUE FOR A DISTANCE OF 115.90 FEET, THENCE RUN S87°22’27”W FOR A DISTANCE OF 202.72 FEET TO THE POINT OF BEGINNING. AREA: 75,119.55 SQ. FT. 1.72 ACRES - **Owner:** ERE Investment, Inc. - **Applicant:** Sergio Purrinos – **Approximate Location:** S.W. intersection of N.W

138<sup>th</sup> Street and N.W 107<sup>th</sup> Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2030-014-0080 - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

2. **Project P2212-0005. Waiver of Plat – Leonor Perez. – Legal description:** The East 1/2 of the East 1/2 of East 1/2 of Tract 13, LESS the North 30 feet and LESS the East 30 feet for right-of-way, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION", in Section 29, 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. **Owner / applicant:** Leonor Perez. – **Approximate Location:** S.W. intersection of N.W 158<sup>th</sup> Street and theoretical N.W 99<sup>th</sup> Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2029-001-0147 - **Land Use Category:** Estate Residential (EU). **Zoning District:** Estates One-Family Residential (E-1).

**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