



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

September 7th, 2023

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call.

New business

1. **Project P2307-0002 – Truck Parking for Mr. Rolando Maytin - Proposed:** Site Plan Review to develop a truck parking with steel prefabricated office / warehouse – **Owner / Applicant:** Los Cocos Land Corp. / Rolando - **Legal Description: Parcel 1:**

A PORTION OF THE NORTH 1/2 OF TRACT 40 IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 40; THENCE SOUTH 89 DEGREES 29' 04" WEST ALONG THE NORTH LINE OF SAID TRACT 40 FOR 494.89 FEET; THENCE SOUTH 02 DEGREES 14' 13" EAST FOR 164.97 FEET; THENCE NORTH 89 DEGREES 29' 02" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID TRACT 40 FOR 495.84 FEET; THENCE NORTH 02 DEGREES 33' 57" WEST ALONG THE EAST LINE OF SAID TRACT 40 FOR 165.00 FEET TO THE POINT OF BEGINNING. SAID LAND LYING, BEING AND SITUATE IN MIAMIDADE COUNTY, FLORIDA. NOTE: ALL BEARINGS AND DISTANCES ABOVE ARE FROM A RIGHT-OF-WAY MAP OF STATE ROAD 821 (HOMESTEAD EXTENSION OF FLORIDA TURNPIKE, SHEET 7 OF 7) MAP DATED JANUARY, 1970 AND PREPARED BY E. LIONEL PAVLO ENGINEERING COMPANY, MIAMI, FLORIDA.

Parcel 2:

THE EAST 3.74 ACRES OF TRACT 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE CITY OF HIALEAH GARDENS BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 27606, PAGE 2680, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **Approximate Location:** West of N.W 112th Avenue, between theoretical N.W. 138th Street and N.W. 140th Street, Hialeah Gardens, Fl - **Folios #:** 27-2019-001-0410 and 27-2019-001-0420. **Land Use Category:** IN (Industrial) **Zoning District:** IN-1 (Light Industrial Use).

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.