



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

January 11, 2024

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call.

New business

- 1. Project P2401-0001 - Tentative Plat – TB Power. – Owner:** TB Power Creation. **Applicant:** Bello & Bello Land Surveying, Corp. - **Legal description:** The East 1/2 of the East 1/2 of the West 1/2 of Tract 50, **FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1**, in Section 19, Township 52 South, Range 40 East, according to the map thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.– **Approximate Location:** North of N.W 144 Street, between theoretical N.W. 108th Avenue and N.W. 109th Avenue, Hialeah Gardens, Fl - **Folio #:** 27-2019-001-0571. **Land Use Category:** Industrial Use (IN). - **Zoning District:** Heavy Industrial District (IN-2).
- 2. Project P2401-0002 - Tentative Plat – Westland Garden Center. – Owner:** Linkvest HG LLC. **Applicant:** Pulice Land Surveyors, Inc. - **Legal description:** TRACT 32, 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, LESS THE NORTH 65 FEET OF SAID TRACT. SAID LANDS LYING AND BEING IN THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 349,537 SQUARE FEET (8.024 ACRES), MORE OR LESS. **Approximate Location:** Southeast intersection of North of N.W 138th Street and N.W. 107th Avenue, Hialeah Gardens, Fl - **Folio #:** 27-2029-001-0330. **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).
- 3. Project P2311-0003 – Hialeah Industrial Storage Center - Site Plan Review for a new truck storage unifying two parcels – Owner / applicant:** 10653 W Okeechobee V1, LLC and 10581 W Okeechobee V1, LLC - **Legal Description:** Begin at a point 695.0 feet West of the Northeast corner of Section 4, Township 53, South, Range 40 East; thence West along the North line of that Section to the Intersection with the Centerline of the Miami Canal; thence Southeasterly along the Centerline of the Canal a distance of 707.6 feet; thence Northeasterly to the point of beginning; LESS that part of the said described parcel platted in Plat Book 9, at Page 65, of the Public Records of Miami-Dade County, Florida. AND A portion of the West 1/2 of Tract 56, Florida Fruit Land Company's Subdivision, in Section 33, Township 52 South, Range 40 East, as recorded in Plat Book 2, of Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: Commencing at the Northwesterly corner of said Lot 10, Hartfordshire Gardens, Plat Book 9, Page 65; thence North 50°36'00" West along the Northeasterly boundary of said Hartfordshire Gardens for 98.59 feet; to the Point of Beginning of the Parcel of land hereinafter described; thence North 39°24'00" East at right angles to the last described course for 110.00 feet; thence East along a line parallel with and 85.00 feet North of as measured at right angles to the North line of said Section 4 for 470.71 feet; thence South 2°16'10" East for 85.07 feet, thence West along the North line of said Section 4 for 543.90 feet to the Point of Beginning; lying and being in Miami-Dade County, Florida. CONTAINING AREA NET: 100,983 SQUARE FEET +/- = 2.318 ACRES AREA GROSS: 157,480 SQUARE FEET +/- = 3.615 ACRES. **Existing address:** 10651 W Okeechobee Road and 10581 W Okeechobee Road, Hialeah Gardens, Florida. **Folios #:** 27-2033-001-0710 and 27-3004-000-0020 - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3). **T-PLAT DEFERRED**

4. **Project P2311-0004 – Impact at Shoma Out Parcel – Building 2 – Substantial Compliance Determination – Owner:** Inversiones Anrovisa, LLC - **Applicant:** Horizon Properties / Joel Benes / Miguel Cabrera, Architect - **Legal Description:** Tract B-B of “SHOMA COMMERCIAL REPLAT”, according to the Plat thereof, as recorded in Plat Book 161, Page 100, pf the Public Records of Miami-Dade County, Florida. **Approximate location:** N.W. intersection of W Okeechobee Road and N.W. 138th Street, Hialeah Gardens, Florida. **Folio #:** 27-2030-015-0110 - **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.