



# HIALEAH GARDENS

STATE OF FLORIDA

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## TECHNICAL REVIEW COMMITTEE

April 4, 2024

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call.

### New business

- 1. Project P2403-0001 – Parking Variance – Tenant (PAS CARGO) - Variance to permit parking reduction of 22 parking spaces to be utilized for staging and storage of empty and unused trailers on a temporary basis until an open dock becomes available. – Rudy & Keith Site Warehouses – Applicant:** Foundry Gallop Miami I, LLC. / Holland & Knight LLP - Amanda Naldjieff, Esq - **Owner:** Foundry Gallop Miami I, LLC. - **Existing Address:** 14501 NW 109 Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0560. **Land Use Category:** IN (Industrial Use) **Zoning District:** IN-2 (Heavy Industrial designation).
- 2. Project P2311-0006. AMC Park I - Site Plan Review to develop a new truck parking and an office building. – Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** TRACT “A” WEST 1/2 OF THE WEST 1/2 OF TRACT 58 OF FLORIDA FRUIT LANDS COMPANY’S NO. 1, 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; LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF HIALEAH GARDENS BY RIGHT-OF-WAY DEED RECORDED DECEMBER 23, 2011 IN OFFICIAL RECORDS BOOK 27940, PAGE 122 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - **Approximate location:** S.E intersection on N.W. 112<sup>th</sup> Avenue and N.W. 140<sup>th</sup> Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0651. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).
- 3. Project P2311-0005. AMC Park II - Site Plan Review to develop a new truck parking and an office building. – Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** TRACT “B” THE EAST 165 FEET OF THE WEST ONE-HALF (W 1/2) OF TRACT 58, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY’S NO. 1, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 35 FEET FOR HIGHWAY PURPOSED AS PER RIGHT-OF-WAY DEED OF CITY OF HIALEAH GARDENS RECORDED OCTOBER 18, 2012 IN OFFICIAL RECORDS BOOK 28318 PAGE 2940, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - **Approximate location:** Between N.W. 109<sup>th</sup> Avenue and N.W. 112<sup>th</sup> Avenue and South of N.W. 140<sup>th</sup> Street, Hialeah Gardens, Florida. - **Folio #:** 27-2019-001-0652. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

**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.