



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

June 6th, 2024

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call.

New business

- 1. Project P2405-0002 – Flightway Nineteen, LLC - Site Plan Review to develop a 10,000 SF Storage-Mezzanine & 71486 SF Ground Floor Storage; total building 91486 SF – Owner:** Flightway Nineteen, LLC - **Applicant:** Flightway Nineteen, LLC / Miguel Cabrera, Architect – **Legal Description:** Tract A, Bowman Trailer Trac, according to the plat thereof as recorded in plat book 176 at page 27 of the public records of Miami-Dade County. **Approximate location:** S.E. intersection of N.W 109 Avenue and N.W. 140 Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-007-0010. **Land Use Category:** IN (Industrial Use) **Zoning District:** IN-1 (Light Industrial District).
- 2. Project P2405-0003 – Gardens Way Subdivision - Tentative Plat – Owners/ Applicants: Aldo Oliveros, Benedicto Estigarribia, Gregory Kisynski - Legal Description:** THE WEST 1/2 OF TRACT 16, LESS THE WEST 264 FEET IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **Approximate location:** South on N.W. 138 Street between N.W. 102 Avenue and theoretical N.W. 101 Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2029-001-0170 - **Land Use Category:** NR (Neighborhood Retail) - **Zoning District:** B-1 (Neighborhood Business District).
- 3. Project P2405-0004 – Wal-Mart Stores East L.P. - Substantial Compliance Determination – Owner / Applicant:** Wal-Mart Stores East L.P. c/o Wesley Hevia Esq. – **Address Assigned:** 9300 N.W. 77 Avenue, Hialeah Gardens, Florida. - **Folio #:** 27-3003-038-0010. - **Land Use Category:** CM (Commercial Business) - **Zoning District:** B-3 (Commercial Business).
- 4. Project P2405-0005 – Holem Warehouse facility - Site Plan Review to develop a new one-story warehouse building with ancillary offices. – Owner / Applicant:** Holem Realty Group, LLC – **Legal Description:** LOT 4 AND THE EAST 23.42 FEET TO LOT 5, BLOCK 2, “WESTWOOD GARDENS INDUSTRIAL PARK”, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 46, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 40,873 SQUARE FEET OR 00.94 ACRES, MORE OR LESS, BY CALCULATIONS. **Approximate location:** S.E. intersection of N.W 88 Avenue and N.W. 119 Street, Hialeah Gardens, Florida. **Folios #:** 27-2033-002-0240 and 27-2033-002-0250. **Land Use Category:** CM (Commercial Business) - **Zoning District:** B-3 (Commercial Business).

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.