



HIALEAH GARDENS

STATE OF FLORIDA

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TECHNICAL REVIEW COMMITTEE

September 12th, 2024

11:00 A M

Council Chambers, Hialeah Gardens City Hall

Roll call.

New businesses

- 1. Project P2409-0001 – Hialeah Gardens Industrial Storage Center – Final Plat. – Owner:** 10581 W OKEECHOBEE ROAD V1, LLC - **Applicant:** CHA Consultants / Kelly Killeen - **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 CENTER LINE OF THE MIAMI CANAL; THENCE SOUTHEASTERLY ALONG THE CENTER LINE 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: BEING 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. - **Approximate Location:** S.W. intersection of theoretical N.W 106th Terrace and theoretical N.W 88th Avenue and South: Frontage Road / West Okeechobee Road, Hialeah Gardens, Florida. **Folio #:** 27-3004-000-0020 - **Land Use Category:** Commercial Business (CM). - **Zoning District:** Commercial Business (B-3). **T-Plat #:** 25027-3-COR. **Approved on 03.08.24 by Miami-Dade County.**

- 2. Project P2409-0002 – Westland Gardens Center – Final Plat. – 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). **T-Plat #:** T-25096-2-CORR. **Approved on 04.12.24 by Miami-Dade County.**

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.