



Hialeah Gardens

STATE OF FLORIDA

10001 N.W. 87th Avenue, Hialeah Gardens, FL 33016

PHONE 305-558-3862

FAX 305-698-7236

TECHNICAL REVIEW COMMITTEE
November 7th, 2024 – 11:00 AM
Council Chambers, Hialeah Gardens City Hall

AGENDA

Call to Order

Roll Call

Adoption of minutes: October 3rd, 2024

New business:

- 1. Project P2410-0001 – White Rock East Development, LLC. - Proposed:** Rezoning of the property from Parks and Open Space and Water District (POS) to Controlled Industrial (IN-C) - **Owner** White Rock East Development, LLC - **Applicant:** Christopher Vecellio (manager) - **Legal Description:** Parcel 1: That portion of Section 18, Township 52 South, Range 40 East, lying Easterly of the Homestead Extension of Florida's Turnpike (State Road No. 821) and being in Miami-Dade County, Florida. Parcel 2: Tracts 1 to 4 inclusive, the East 1/2 of Tracts 13 and 14 LESS the West 35 feet thereof, and that portion of Tracts 15 and 16 lying Easterly of the Homestead Extension of Florida's Turnpike (State Road No. 821), in the North one-quarter (N 1/4) of Section 19, Township 52 South, Range 40 East, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **Approximate Location:** Between East of FL Turnpike and West of NW 107th Avenue and North of theoretical NW 150th Street, Hialeah Gardens, Florida. **Folio #:** 27-2018-001-0013 – **Approved Land Use Category:** Industrial Use (IN).
- 2. Project P2411-0001 – Giraldo Castellon – Waiver of Plat – Applicant / Owner:** Giraldo Castellon – **Legal Description:** PARENT TRACT PARCEL:
Parcel 1
East 1/2 of the East 1/2 of Tract 15, Florida Fruit Lands Company's Subdivision No.1, in Section 29, Township 52 South, Range 40East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, less the North30 feet thereof and 30 feet of North West 99th Avenue lying East and adjacent thereto for Road Right of Way.
Parcel 2
The West side of North West 99th Avenue right of way for the East 1/2 of the East 1/2 of Tract 15, Florida Fruit Lands Company's Subdivision , as recorded in Plat Book 2, Page 67, of the Public Records of Dade County, Florida and as described in Quit Claim Deed recorded November 23, 1996 in Official Records Book 17433, Page 4939, of the Public Records of Dade County, Florida.
CUT OUT PARCEL "A"
The West 1/2 of the East 1/2 of the East 1/2 of Tract 15, Florida Fruit Lands Company's Subdivision No.1, in Section 29, Township 52 South, Range 40East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, less the North30 feet thereof and 30 feet of North West 99th Avenue lying East and adjacent thereto for Road Right of Way. The West side of North West 99th Avenue right of way for the East 1/2 of the East 1/2 of Tract 15, Florida Fruit Lands Company's Subdivision , as recorded in Plat Book 2, Page 67, of the Public Records of Dade County, Florida and as described in Quit Claim Deed recorded November 23, 1996 in Official Records Book 17433, Page 4939, of the Public Records of Dade County, Florida.

CUT OUT PARCEL "B"

The East 1/2 of the East 1/2 of the East 1/2 of Tract 15, Florida Fruit Lands Company's Subdivision No.1, in Section 29, Township 52 South, Range 40East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, less the North30 feet thereof and 30 feet of North West 99th Avenue lying East and adjacent thereto for Road Right of Way. The West side of North West 99th Avenue right of way for the East 1/2 of the East 1/2 of Tract 15, Florida Fruit Lands Company's Subdivision , as recorded in Plat Book 2, Page 67, of the Public Records of Dade County, Florida and as described in Quit Claim Deed recorded November 23, 1996 in Official Records Book 17433, Page 4939, of the Public Records of Dade County, Florida. – **Existing Address:** 9900 NW 137th Street, Hialeah Gardens, Fl. - **Folio #:** 27-2029-001-0160 - **Land Use Category:** Estates Residential (EU) - **Zoning District:** Estate One -Family Residential District (E-1).

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.