



Hialeah Gardens

STATE OF FLORIDA

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PUBLIC NOTICE: TO ALL CONCERNED CITIZENS OF HIALEAH GARDENS, FLORIDA. NOTICE TO BE POSTED AT CITY HALL, COMMUNITY HALL, ESTATES AREAS, MOBILE HOME PARK, ALL CONDOMINIUMS, SAMARI TOWERS, BILTMORE ESTATES, SAMARI LAKE VILLAS, HYDRA VILLAS AND EL JARDIN SUBDIVISION.

PUBLIC HEARING
PLANNING & ZONING BOARD MEETING
February 10, 2020 - 7:30 PM
Council Chambers, Hialeah Gardens City Hall

A G E N D A

Call to Order

Roll Call

Adoption of minutes: December 9, 2019.

- 1. Project P1912-0003. PULL QUE INVESTMENTS, LLC** - Site Plan review to develop a new office-warehouse building – **Owner:** PULL QUE INVESTMENTS, LLC - **Applicant:** PULL QUE INVESTMENTS, LLC / Fernando Montes de Oca - **Legal Description:** Lot 23, of Forrest Farms, according to Plat thereof, as recorded in Plat Book 20 at Page 67, of the Public Records of Miami Dade County, Florida. **Approximate Location:** East of NW 98th Avenue between NW 122nd Street and W Okeechobee Road / SR25 (frontage Road) and N.W. 97th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2032-003-0027. **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3).
- 2. Project P1910-0001. Hialeah Gardens Commerce Center** - Site Plan review to develop a new office-warehouse building and height Variance of 47.50 feet where 40 feet is required as per section 78-120 of The Land Development Regulations of the City of Hialeah Gardens – **Owner:** CV Hialeah Gardens, LLC - **Applicant:** Cadence Partners, LLC / Todd Watson - **Legal Description:** PARCEL 1:
The North One Half (N 1/2) of Tract 61, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, in 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 the following described property conveyed to the City of Hialeah Gardens in Official Records Book 29676, Page 4385.
The East 35.00 feet of the East One-Half (E 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida.
Further Less and except the following described property conveyed to the City of Hialeah Gardens in Official Records Book 29676, Page 4381.

The West 40.00 feet of the West One-Half (W 1/2) of the North One-Half (N 1/2) of the South One-Half (S 1/2) of the South One-Half (S 1/2) of the Northwest One-Quarter (NW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida.

PARCEL 2:

The Southeast 1/4 (SE 1/4) of Tract 61, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, in 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.

AND

The Southwest 1/4 (SW 1/4) of Tract 61, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, in 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 the following described property conveyed to the City of Hialeah Gardens in Official Records Book 27604, Page 2482:

That portion of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

The East 35.00 feet of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19.

AND

The South 35.00 feet of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19.

AND

That portion of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the North line of the South 35.00 feet of the East one-half (E. 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the West line of the East 35.00 of the East one-half (E 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19 and bounded by a 25.00 feet radius arc concave to the Northwest, said arc being tangent to both of the last described lines.

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

Further less and except the following described property conveyed to the City of Hialeah Gardens in Official Records Book 27604, Page 2486:

That portion of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 19, Township 52 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

The West 40.00 feet of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19.

AND

The South 35.00 feet of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19.

AND

That portion of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the North line of the South 35.00 feet of the West one-half (W 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 19, bounded by the East line of the West 40.00 feet of the Southeast one-quarter (SE 1/4) of said Section 19 and bounded by a 25.00 feet radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

Approximate Location: North side of NW 142nd Street between NW 109th Avenue and NW 112nd Avenue, Hialeah Gardens, Florida. **Folios#:** 27-2019-001-0681, 27-2019-001-0686, 27-2019-001-0680 and 27-2019-001-0685 - **Land Use Category:** IN (Industrial designation) **Zoning District:** IN-C (Controlled Industrial Use).

ADJOURNMENT

"Any person desiring to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this hearing 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. Any person requiring the presence of a translator to aid them in the proceedings should obtain the services of a translator since the City does not provide it. You need not obtain the services of a professional translator, but may bring any individual who is able to translate from your tongue into English and vice versa"