



Hialeah Gardens

STATE OF FLORIDA

10001 N.W. 87th Avenue, Hialeah Gardens, FL 33016 PHONE 305-558-3862 FAX 305-698-7236

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

June 8, 2020 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

AGENDA

Call to Order

Roll Call

Adoption of minutes: February 10, 2020.

- 1. Project P19011-0003. El Valle BBQ – Special Exception for the sale of alcohol beverages 4COP license. Property owner:** L.E.R. Investments Corp. - **Applicant:** El Valle BBQ / Marcelino Gamez. **Existing address:** 8108 NW 103rd Street, Hialeah Gardens, Florida. **Folio #:** 27-3003-001-0105. **Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-2).
- 2. Project P1912-0002. IGT Glass Hardware - Site plan review and rear setback variance of 3 inches where 15 feet is required as per section 78-118 of the Land Development Regulations of the City of Hialeah Gardens of existing building – Owner:** TGI 103 Holdings, LLC / IGT Glass Hardware - **Applicant:** RVD Architect Inc. / Ramon Valdes-Denis. - **Existing Address:** 10101 NW 79th Avenue, Hialeah Gardens, Florida. **Folio #:** 27-3003-001-0046. **Land Use Category:** Industrial (IN). **Zoning District:** IN-1 (Light Industrial Use).
- 3. Project P2003-0001. 7711 Properties LLC - Proposed:** Site Plan review to develop a new office-warehouse building – **Owner / Applicant:** 7711 Properties LLC / Luis F Lara - **Legal Description:** TRACT B, ANDREW INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **Approximate location:** Between N.W. 107th Avenue and theoretical N.W 105th Avenue and South of N.W. 134th Street, Hialeah Gardens. **Folio #:** 27-2029-020-0020. **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3).
- 4. Project P2003-0002. Miami Industrial Logistic Center IV - Proposed:** Site Plan review to develop a new office-warehouse building – **Owner:** Seagull Development Holdings LLC / TEBA Development II LLC - **Applicant:** Thomas Engineering Group / Michael Troxell. - **Legal Description:** TRACT 52 IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS

THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 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 35.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19.

AND LESS

THE SOUTH 35.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19.

AND LESS

THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 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 SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19, BOUNDED BY THE EAST LINE OF THE WEST 35.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 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 NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

AND LESS

THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 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 40.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19.

AND LESS

THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19, BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 40.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19 AND BOUNDED ON THE NORTHWEST BY A 25.00 FEET RADIUS ARC CONCAVE TO THE NORTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

AND

TRACT 51, OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, 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 THAT PORTION CONVEYED TO CITY OF HIALEAH GARDENS FOR RIGHT-OF-WAY PURPOSES BY DEED RECORDED IN OFFICIAL RECORDS BOOK 28374, PAGE 3851, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. **Approximate location:** Between NW 107th Avenue and NW 109th Avenue and between NW 142nd Street and NW 144th Street, Hialeah Gardens, Florida. **Folios #:** 27-2019-001-0590 and 27-2019-001-0580. **Land Use Category:** IN (Industrial Use) - **Zoning District:** IN-2 (Heavy Industrial designation).

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"