



# 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**

October 5, 2020 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

### **AGENDA**

#### **Call to Order**

#### **Roll Call**

#### **Adoption of minutes: September 14, 2020.**

- 1. Project P2007-0003. Elderly Housing Golden Years – Rezoning from B-2 (General Business) to EHO (Elderly Housing Overlay) – Owner:** Machado Family Limited Partnership No. 3. - **Applicant:** Machado Family Limited Partnership No. 3 c/o Gilberto Pastoriza, Esq. **Legal Description:** A Portion of the Northwest 1/4 of Section 3, Township 53 South, Range 40 East, being more particularly described as follows: COMMENCE at the Point of Intersection of the East Line of the Northwest 1/4 of said section 3 with the South Right-of-Way Line of N.W.103rd Street, thence S89°40'02"W along said Right-of-Way Line for 1443.19' to a Point of Curvature of a Curve Concave to the Southeast, thence Southwesterly along said Curve having a Radius of 1875.08' and a Central Angle of 21°38'12" for an Arc distance of 708.09' to a Point of Intersection with a line lying 504.00' East of and parallel with the West Line of the Northwest 1/4 of said Section 3, said Point also known as the Northwest corner of Tract "A" of "Santa Navilla Subdivision" according to the Plat thereof as recorded in Plat Book 154 at Page 97 of the Public Records of Miami-Dade County, Florida. This Point also being the POINT OF BEGINNING of the parcel of Land hereinafter described. Thence S 01°54'04"E along the West Line of said Tract "A" and Tract "D" of said Plat for a distance of 574.78' to a point on the Top of Bank of a Lake, thence S84°54'26"W along the Top of Bank for a distance of 108.91' to a point, thence S70°01'46" W along said Top of Bank for a distance of 47.88' to a point, thence S37°42'47"W along said Top of Bank for a distance of 31.56' to a point, thence S88°14'56"W for a distance of 59.92' to a point on the East Line of Tract "A" of "Hialeah Gardens City Hall" according to the Plat thereof as recorded in Plat Book 162 at Page 8 of the Public Records of Miami-Dade County, Florida. Thence N01°45'04"W along said East line of said Tract "A" for a distance of 146.40' to a point, thence 88°14'56"W bounding the North Side of said Tract "A" for a distance of 35.00' to a point, thence N01°45'04"W along said East Line of Tract "A" for a distance of 159.76' to a point on the most Northeasterly corner of said Tract "A", thence S89°35'12"W along the North Line of said Tract "A" for a distance of 35.01' to a point on the East Line of Tract "B" of "Hialeah Gardens City Hall" according to the Plat thereof as recorded in Plat Book 162 at Page 8 of the Public Records of Miami-Dade County, Florida. Thence N01°45'04"W along said East Line of Tract "B" for a distance of 169.30' to the most Northerly corner of said Tract "B", this point also located on the South Right-of-Way Line of said N.W.103rd Street, being on a curve concave to the Southeast and having a Radial Bearing of S32°04'48"E, thence Northeasterly along said curve having a Radius of 1875.08' and a Central Angle of 10°17'38" for an Arc Distance of 336.88' to the POINT OF BEGINNING, lying and being in Miami-Dade County, Florida. **Approximate Location:** Between NW 103 ST. and Samari Lakes (Lake) and between Community Facility (City Hall) and RM-1 (Multifamily Residential). **Folios #:** 27-3003-001-0115 and 27-3003-001-0116. **Land Use Category:** BU (General Business). **Zoning District:** B-2 (General Business Use).

2. **Project P2007-0002. Golden Year Proposed Elderly Housing– Site Plan Review to develop 6 stories apartment building for elderly housing – Owner:** Machado Family Limited Partnership No. 3. - **Applicant:** Machado Family Limited Partnership No. 3 c/o Gilberto Pastoriza, Esq., **Legal Description:** A Portion of the Northwest 1/4 of Section 3, Township 53 South, Range 40 East, being more particularly described as follows: COMMENCE at the Point of Intersection of the East Line of the Northwest 1/4 of said section 3 with the South Right-of-Way Line of N.W.103rd Street, thence S89°40'02"W along said Right-of-Way Line for 1443.19' to a Point of Curvature of a Curve Concave to the Southeast , thence Southwesterly along said Curve having a Radius of 1875.08' and a Central Angle of 21°38'12" for an Arc distance of 708.09' to a Point of Intersection with a line lying 504.00' East of and parallel with the West Line of the Northwest 1/4 of said Section 3, said Point also known as the Northwest corner of Tract "A" of "Santa Navilla Subdivision" according to the Plat thereof as recorded in Plat Book 154 at Page 97 of the Public Records of Miami-Dade County , Florida. This Point also being the POINT OF BEGINNING of the parcel of Land hereinafter described. Thence S 01°54'04"E along the West Line of said Tract "A" and Tract "D" of said Plat for a distance of 574.78' to a point on the Top of Bank of a Lake, thence S84°54'26"W along the Top of Bank for a distance of 108.91' to a point, thence S70°01'46" W along said Top of Bank for a distance of 47.88' to a point , thence S37°42'47"W along said Top of Bank for a distance of 31.56' to a point, thence S88°14'56"W for a distance of 59.92' to a point on the East Line of Tract "A" of "Hialeah Gardens City Hall" according to the Plat thereof as recorded in Plat Book 162 at Page 8 of the Public Records of Miami-Dade County, Florida. Thence N01°45'04"W along said East line of said Tract "A" for a distance of 146.40' to a point, thence 88°14'56"W bounding the North Side of said Tract "A" for a distance of 35.00' to a point, thence N01°45'04"W along said East Line of Tract "A" for a distance of 159.76' to a point on the most Northeasterly corner of said Tract "A", thence S89°35'12"W along the North Line of said Tract "A" for a distance of 35.01' to a point on the East Line of Tract "B" of "Hialeah Gardens City Hall" according to the Plat thereof as recorded in Plat Book 162 at Page 8 of the Public Records of Miami-Dade County, Florida. Thence N01°45'04"W along said East Line of Tract "B" for a distance of 169.30' to the most Northerly corner of said Tract "B", this point also located on the South Right-of-Way Line of said N.W.103rd Street, being on a curve concave to the Southeast and having a Radial Bearing of S32°04'48"E, thence Northeasterly along said curve having a Radius of 1875.08' and a Central Angle of 10°17'38" for an Arc Distance of 336.88' to the POINT OF BEGINNING, lying and being in Miami-Dade County , Florida. **Approximate Location:** Between NW 103 ST. and Samari Lakes (Lake) and between Community Facility (City Hall) and RM-1 (Multifamily Residential). **Folios #:** 27-3003-001-0115 and 27-3003-001-0116. **Land Use Category:** BU (General Business). **Zoning District:** B-2 (General Business Use).
3. **Project P2005-0002. Bowman Trailer Leasing - Proposed:** Site Plan review to develop a new office building and trailers storage – **Owner:** BSE Real Estate Holdings, LLC - **Applicant:** Leonardo D' Agostini. - **Legal Description:** The West 1/2 of Tract 55, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" of Section 19, Township 52 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida. Less therefrom that portion conveyed to the City of Hialeah Gardens in Right-of Way Deed recorded August 23, 2012 in Official Records Book 28240, Page 4158, Publics Records of Miami Dade County, Florida. **Folio:** 27-2019-001-0621, **Approximate Location:** S. E. corner intersection of N.W 140 ST. and N.W 109<sup>th</sup> Avenue, Hialeah Gardens, Fl. **Land Use Category:** IN (Industrial) **Zoning District:** IN-1 (Light 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"