



Hialeah Gardens

STATE OF FLORIDA

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PUBLIC HEARING PLANNING & ZONING BOARD MEETING

January 11th, 2021 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

AGENDA

Call to Order

Roll Call

Adoption of minutes: November 16th, 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: 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 Use). **Zoning District:** B-2 (General Business). **TABLED ON NOVEMBER 16TH, 2020**

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 Use). **Zoning District:** B-2 (General Business). **TABLED ON NOVEMBER 16TH, 2020**
3. **Project P2010-0001. Hialeah Gardens Commerce Center – Site Plan Review – Proposed:** Industrial warehouse which building will be a multi-load building – **Owner:** CV Hialeah Gardens, LLC - **Applicant:** Cadence Partners, LLC / Todd Watson, Manager – **Legal Description:** The South One Half (S 1/2) of Tract 62, of Florida Fruit Lands Company's Subdivision, in Section 19, Township 52 South, Range 40 East, according to the Plat thereof recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. Less and Except That portion of Tract 62 in Right-of-Way Deed recorded in Official Records Book 27592, Page 3786, more particularly described as those portions of the South One-Half (S 1/2) of the North One-Half (N 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 South One-Half (S 1/2) of the North One-Half (N 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 East 35.00 feet of the South One-Half (S 1/2) of the North One-Half (N 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. TOGETHER WITH: Tract "A" TEBA SUBDIVISION, according to the plat thereof, as recorded in Plat Book 170, Page 62, Public Records of Miami-Dade County, Florida. TOGETHER WITH: 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. TOGETHER WITH: 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 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**: Between N.W. 142nd Street and N.W. 144th Street and between N.W. 109th Avenue and N.W. 112th Avenue, Hialeah Gardens, FL. **Folios #**: 27-2019-004-0010, 27-2019-001-0690, 27-2019-001-0681, 27-2019-

001-0686, 27-2019-001-0685 and 27-2019-001-0680 - **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"