



# Hialeah Gardens

STATE OF FLORIDA

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## PUBLIC HEARING PLANNING & ZONING BOARD MEETING

February 8<sup>th</sup>, 2021 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

### AGENDA

#### Call to Order

#### Roll Call

Adoption of minutes: January 11<sup>th</sup>, 2021

#### Old Business

- 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 JANUARY 11, 2021**

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:** **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 JANUARY 11, 2021**

### **New Business**

3. **Project P2007-0001. AGS Transport, INC. Site Plan Review to develop a truck off street parking with an office building – Owner:** TRI Group Holdings - **Applicant:** AGS Transport, INC / Jorge Rodriguez. **Legal Description:** A PORTION OT TRACT 38, SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SPECIFICALLY DESCRIBED BELOW: BEGIN AT THE S.E. CORNER OF SAID TRACT 38, THENCE RUN SOUTH 89°28'42" WEST A DISTANCE OF 493.00 FEET ALONG THE SOUTH LINE OF TRACT 38 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKR ( STATE ROAD NUMBER 821 ); THENCE RUN NORTH 2°14'42" WEST ALONG THIS RIGHT OF WAY LINE A DISTANCE OF 329.96 FEET TO A POINT ON THE NORTH LINE OF TRACT 38; THENCE RUN NORTH 89°26'47" EAST TO A POINT ON THE EAST LINE OF SW 1/4 OF SAID SECTION 19, A DISTANCE OF 491.11 FEET SAID POINT BEING THE N.E.

CORNER OF SAID TRACT 38; THENCE RUN SOUTH 02°33'09" EAST A DISTANCE OF 330.01 FEET ALONG THE EAST LINE OF TRACT 38 AND THE EAST LINE OF THE SW 1/4 OF SECTION 19. TOWNSHIP 52 SOUTH, RANGE 40 EAST, RETURNING TO THE POINT OF BEGINNING, LESS THE 50 FEET FOR RIGHT OF WAY. **Approximate Location:** West of N.W 112<sup>th</sup> Avenue between N. W. 140<sup>th</sup> Street and theoretical N.W. 141<sup>st</sup> Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0400. **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

4. **Project P2012-0001. Ovidio Eijan – Side Setback Variance, proposed:** Side setback Variance of 6’ 11” feet where 10 feet is required as per Section 78-106 of the Land Development Regulations of the City of Hialeah Gardens, **Owner / Applicant:** Ovidio Eijan, **Location:** 10372 NW 130<sup>th</sup> Street, Hialeah Gardens, FL. **Folio #:** 27-2029-006-0110. **Land Use Category:** Low Density Single-Family Residential (LDR), **Zoning District:** Single-Family Residential (R-1).
5. **Amendment of section 78-84 regarding flat metal roofing in residential districts.**

**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"