



HIALEAH GARDENS

STATE OF FLORIDA

10001 N.W. 87th Avenue, Hialeah Gardens, FL 33016

PHONE 305-558-4114

FAX 305-698-7236

TECHNICAL REVIEW COMMITTEE

June 10, 2021

11:00 AM

Council Chambers, Hialeah Gardens City Hall

Roll Call

New Business

- 1. Project P2106-0001. Zoe's Tract – Tentative Plat – Owner:** Julio Sanchez - **Applicant:** Hialeah 67, LLC - **Legal Description:** The West 264 Feet of Tract 16, Less the North 65 Feet and also less the West 15 feet thereof for Street purposes of "Florida Fruit Lands Company's Subdivision No. 1" of in Section 29, 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. Said tract of land containing 65,958 Square feet (1.5142 Acres), more or less. **Approximate Location:** S.E. intersection of N.W 138 Street and N.W 102nd Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2029-001-0172. - **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).
- 2. Project P2106-0002. 7-Eleven - Site Plan Review to develop a gas station without repair facility and without design for service to trucks with a convenience store building and sign variances of height of 14' where 6' is permitted and area of 56.6 SF where 32 SF is permitted as per Sec. 78-176– Owner:** Julio Sanchez - **Applicant:** Hialeah 67, LLC - **Legal Description:** See Legal Description from Project P2106-0001, item # 1. **Approximate Location:** S.E. intersection of N.W 138 Street and N.W 102nd Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2029-001-0172. - **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).
- 3. Project P2106-0003. 7-Eleven – Alcohol Special Exception Use, 2APS (Beer and Wine for sale in sealed containers and for consumption off premises only) – Owner:** Julio Sanchez - **Applicant:** Hialeah 67, LLC - **Legal Description:** See Legal Description from Project P2106-0001, item # 1. **Approximate Location:** S.E. intersection of N.W 138 Street and N.W 102nd Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2029-001-0172. - **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).

Adjournment. Any person desiring to appeal any decision made by the TRC with respect to any matter considered at this meeting 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. TRC is a public meeting; it is not a public hearing