



Hialeah Gardens

STATE OF FLORIDA

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PUBLIC HEARING PLANNING & ZONING BOARD MEETING

August 2nd, 2021 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

A G E N D A

Call to Order

Roll Call

Adoption of minutes: March 8th, 2021

- 1. Project P2011-0003. Hialeah South - Retail Shopping Center – Site Plan Review with the following variances: Monument sign 3: variances of height of 9'3" where 6' is permitted and area of 75 SF where 32 SF is permitted as per Sec. 78-176 and signs 1 & 4: variance of 36 SF where 32 SF is permitted as per Sec. 78-176 and Special Exceptions: Dunkin Donuts and Chick-fil-a, fast food establishments with drive-through service facility as per Section 78-45 (c)(6). – Owner / Applicant: Atlas Hialeah LLC – Legal Description:**

Parcel 1

A portion of Tract 1 and a portion of the East 1/2 of Tract 16, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of Section 29, Township 52 South, Range 40 East, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S 02°34'33" E, along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W along the North line of Tract 1 for a distance of 1,394.50 feet to the POINT OF BEGINNING of Parcel 1; thence continue S 89°40'20" W for a distance of 586.23 feet to a point on the West line of the East 1/2 of said Tract 16; thence run S 02°36'35" E, along said West line of the East 1/2 of Tract 16, for a distance of 244.92 feet; thence run N 89°40'39" E, along a line 20.00 feet north of and parallel with the South line of said Tract 16, for a distance of 655.48 feet; thence run N 00°20'24" W for a distance of 224.83 feet; thence run S 89°40'28" W for a distance of 58.99 feet; thence run N 45°19'54" W for a distance of 28.22 feet to the POINT OF BEGINNING.

Parcel 2

A portion of Tract 1 and a portion of the East 1/2 of Tract 16, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of Section 29, Township 52 South, Range 40 East, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S 02°34'33" E along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1,

2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W along the North line of Tract 1 for a distance of 1,092.48 feet to the POINT OF BEGINNING of Parcel 2; thence run S 00°19'47" E for a distance of 244.81 feet to a point on a line 20 feet North of and parallel to the South line of Tract 1; thence run S 89°40'39" W for a distance of 223.03 feet; thence run N 00°20'24" W for a distance of 224.83 feet; thence run N 89°40'28" E for a distance of 33.12 feet; thence run N 51°07'51" E for a distance of 32.03 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the north line of Tract 1 for a distance of 164.91 feet to the POINT OF BEGINNING of Parcel 2.

Parcel 3

A portion of Tract 1, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of said Section 29, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S. 02°34'33" E., along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W along the North line of Tract 1 for a distance of 359.91 feet to the POINT OF BEGINNING of Parcel 3; thence run S 00°20'20" E for a distance of 244.87 feet to a point on a line 20 feet North of and parallel to the South line of Tract 1; thence run S 89°40'39" W for a distance of 732.60 feet to a Southeast corner of Parcel 2; thence run N 00°19'47" W along the east line of Parcel 2 for a distance of 244.81 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the North line of Tract 1 for a distance of 430.38 feet; thence run S 77°55'33" E for a distance of 50.69 feet; thence run N 89°40'00" E for a distance of 209.49 feet; thence run N 45°00'00" E for a distance of 15.45 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the north line of Tract 1 for a distance of 32.20 feet to the POINT OF BEGINNING of Parcel 3.

Parcel 4

A portion of Tract 1, of Florida Fruit Lands Company's Subdivision No. 1, according to the map or plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of said Section 29, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence run S. 02°34'33" E., along the East line thereof, for a distance of 65.05 feet to the point of intersection with the South line of the North 65.00 feet thereof as shown on the Right-of-Way Map of N.W. 138 Street approved December 6, 2011, filed February 1, 2012, in Road Plat Book 152 Page 83 of the Public Records of Miami-Dade County, Florida; thence run S 89°40'20" W for a distance of 15.01 feet to the point of intersection with the East line of said Tract 1; thence run S 89°40'20" W for a distance of 81.33 feet along the North line of Tract 1 to the POINT OF BEGINNING of Parcel 4; thence run S 30°59'08" E for a distance of 36.80 feet; thence run S 53°59'55" W for a distance of 9.14 feet; thence run S 02°35'25" W for a distance of 78.74 feet; thence run N 86°55'13" E for a distance of 18.20 feet to the point of curvature of a circular curve concave to the Southwest; thence run Northerly, Northwesterly, and Westerly along the said circular curve concave to the Southwest, having a radius of 6.00 feet, through a central angle of 67°38'38" for an arc distance of 7.08 feet to a point; thence run S 07°21'36" E for a distance of 137.33 feet to a point on a line 20 feet North of and parallel to the South line of Tract 1; thence run S 89°40'39" W for a distance of 308.48 feet to the east line of Parcel 3; thence run N 00°20'20" W for a distance of 244.87 feet to a point on the North line of Tract 1; thence run N 89°40'20" E along the north line of Tract 1 for a distance of 263.57 feet to the POINT OF BEGINNING of Parcel 4. Containing 552,770.14 Square Feet or 12.69 Acres more or less by calculations. - **Approximate Location:** S. W. intersection of N.W. 138th Street and N.W. 97th Avenue, Hialeah Gardens, FL. **Folios #:** 27-2029-001-0010 and 27-2029-001-0171 - **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: 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).**

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 P2106-0002, item # 2.
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 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"