



Hialeah Gardens

STATE OF FLORIDA

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

PHONE 305-558-3862

FAX 305-698-7236

PUBLIC HEARING PLANNING & ZONING BOARD MEETING

August 8th, 2022 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

AGENDA

Call to Order

Roll Call

Adoption of minutes: June 6th, 2022

New Business

- 1. Project P2205-0004. RaceTrac amendment of signage master plan & new Sign Variance - Proposed: Amendment to Signage Master Plan, 1: to modify approved monument Sign #4 dimensions and total sign area of 36 sq. ft. to 77 sq. ft., and include new proposed Sign #5 on the RT Parcel's secondary frontage with a total area of 51 sq. ft., where 32 sq. ft. is required. Owner: Atlas Hialeah 12, LLC. Applicant: RaceTrac Inc. - Legal Description: A PORTION OF TRACT 1, SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 65 FEET THEREOF PURSUANT TO RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 2132, PAGE 44 AND 2132, PAGE 52, AND LESS THAT PORTION AS RECORDED IN OFFICIAL RECORDS BOOK 30433, PAGE 2808, ALL OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 02°34'33" EAST ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, ALSO BEING THE EAST LINE OF SAID TRACT 1 FOR 330.16 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 89°40'32" WEST ON SAID SOUTH LINE 100.08 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF THAT 100 FOOT WIDE CANAL RESERVATION AS RECORDED IN OFFICIAL RECORDS BOOK 1587, PAGE 274, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°40'32" WEST ON SAID SOUTH LINE 282.83 FEET; THENCE NORTH 00°19'47" WEST 264.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID TRACT 1, BEING THE SOUTH RIGHT-OF-WAY LINE OF NW 138TH STREET AS RECORDED IN DEED BOOK 2132, PAGE 44, DEED BOOK 2132, PAGE 52 AND PLAT BOOK 152, PAGE 83, ALL OF SAID PUBLIC RECORDS, LYING 65.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29; THENCE NORTH 89°40'13" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 276.17 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 30433, PAGE 2808; THENCE ON THE WESTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN SAID DOCUMENT, THE FOLLOWING THREE COURSES AND DISTANCES; 1) SOUTH 30°59'16" EAST 36.79 FEET; 2) SOUTH 53°59'17" WEST 9.14 FEET; 3) SOUTH 02°35'17" WEST 78.74 FEET; THENCE SOUTH 86°55'05" WEST ON THE WESTERLY EXTENSION OF A SOUTHERLY LINE OF SAID RIGHT-**

OF-WAY 6.52 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THAT 100 FOOT WIDE CANAL RESERVATION; THENCE SOUTH 02°34'33" EAST ON SAID WEST LINE 149.08 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 74,822 SQUARE FEET (1.7177 ACRES), MORE OR LESS. **Folio #:** 27-2029-001-0010. **Land Use Category:** Neighborhood Retail (NR). **Zoning District:** Neighborhood Business District (B-1).

2. **Project P2203-0004. Rufo the Kangaroo Integral Center LLC – Special Exception to allow private school educational facility to an existing Child Day-Care – Property owner:** Biltmore 87 CT plaza LLC – **Applicant:** Susana Romero - **Existing address:** 11300 NW 87th Court, Suites 125, 126, 127, and 128, Hialeah Gardens, Florida. **Folio #:** 27-2033-006-0010. - **Land Use Category:** BU (General Business). **Zoning District:** B-2. (General Business Use).
3. **Project P2205-0005. Adrian & Ruiz Enterprises, INC.- Proposed: Site Plan Review to develop a truck parking with offices - Owner:** Adrian & Ruiz Enterprises, INC. **Applicant:** Manny Reus, Architect. - **Legal Description:** PER WARRANTY DEED RECORD IN ORB 16053, PAGE 2878 TRACT 11, OF SECTION 19, TOWNSHIP 52 SOUTH. RANGE 40 EAST “FLORIDA FRUIT LANDS COMPANY SUBDIVISION No. 1” ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. – **Approximate Location:** North of N.W 148th Street and between N.W. 109th Avenue and N.W. 112th Avenue, Hialeah Gardens, Fl - **Folio #:** 27-2019-001-0110. **Land Use Category:** IN (Industrial) **Zoning District:** IN-1 (Light Industrial Use).
4. **Project P2202-0001. ARH Holdings - Site Plan Review to develop a new office building. Owner:** ARH Holdings LLC. **Applicant:** Jorge Gonzalez - **Legal Description:** Lot 4 and the East 23.42 feet of Lot 5, Block 2, "WESTWOOD GARDENS INDUSTRIAL PARK", according to the map or plat thereof as recorded in Plat Book 118, Page 46, Public Records of Miami-Dade County, Florida. **Approximate location:** S.E intersection on N.W. 119th Street and N.W. 88th Avenue, Hialeah Gardens, Florida. **Folios #:** 27-2033-002-0240 and 27-2033-002-0250. - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3)
5. **Project P2206-0005. AMC Park I - Site Plan Review to develop a new building with offices and warehouses. - Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** THE WEST 1/2 OF THE WEST 1/2 OF TRACT 58 OF " FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1 “, 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 THE WEST 40.00 FEET AND THE NORTH 35.00 FEET AND THE EXTERNAL AREA OF CURVE IN NEW CORNER FOR RIGHT OF WAY PURPOSES. - **Approximate location:** S.E intersection on N.W. 112th Avenue and N.W. 140th Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0651. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).
6. **Project P2206-0006. AMC Park II - Site Plan Review to develop a new building with offices and warehouses. – Owner / Applicant:** AMC Development Group LLC. - **Legal Description:** THE EAST 165 FEET OF WEST ONE-HALF OF TRACT 58, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LAND COMPANY SUBDIVISION, LESS RIGHT OF WAY FOR ROADS, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - **Approximate location:** Between N.W. 109th Avenue and N.W. 112th Avenue and South of N.W. 140th Street, Hialeah Gardens, Florida. - **Folio #:** 27-2019-001-0652. - **Land Use Category:** Industrial Use (IN). **Zoning District:** IN-1 (Light Industrial District).

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"