



Hialeah Gardens

STATE OF FLORIDA

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PUBLIC HEARING
PLANNING & ZONING BOARD MEETING
March 6th, 2023 - 7:30 PM
Council Chambers, Hialeah Gardens City Hall

AGENDA

Call to Order

Roll Call

Adoption of minutes: January 9th, 2023

- 1. Project P2212-0003. Flightway 17 - Site Plan Review to develop a street level multi-tenant warehouses – Owner: Flightway 15, LLC / Applicant: Flightway 17 / Ralph Merrit Construction Corp. - Legal Description:** Tract E, "B.J.'s Plat", according to the map or plat thereof as recorded in Plat Book 155, Page 58, Public Records of Miami-Dade County, Florida. LESS AND EXCEPT: A portion of Tract E, "B.J.'s Plat", according to the map or plat thereof as recorded in Plat Book 155, Page 58, Public Records of Miami-Dade County, Florida, and more particularly described as follows:
Commence at the intersection of the West Line of the SE 1/4 of Section 3, Township 53 South, Range 40 East and the Existing Northerly Right of Way line of State Road 25 (US 27 / Okeechobee Road) as shown on said "B.J.'S Plat"; Thence along said West Line of the SE 1/4 of Section 3, for the following Two (2) courses 1) Thence N 01°44'24" W for a distance of 23.10 feet to the point of intersection with the Existing Northerly Right of Way line of Access Road, said point also being THE POINT OF BEGINNING of the hereinafter described parcel of land; 2) Thence N 01°44'24" W for a distance of 175.89 feet to a point on a curve, said point bears N 17°13'21" E from the center of said curve; Thence Southeasterly along the arc of said curve to the Right, having a radius of 671.00 feet and a central angle of 48°54'13" for an arc distance of 572.72 feet to the point of reverse curvature of a circular curve concave to the Northeast; Thence continue Southeasterly along the arc of said curve to the Left having a radius of 366.00 feet and a central angle of 11°00'47" for an arc distance of 70.35 feet to a point on said curve; Thence S 46°48'19" W for a distance of 1.23 feet to a point on said Existing Northerly Right of Way line of Access Road and a point on a curve concave to the Southwest, said point bears N 46°34'11" E from the center of said curve; Thence continue along previously described Right of Way line, for the following Four (4) courses; 1) Thence Northwesterly along the arc of said curve to the Left, having a radius of 292.00 feet and a central angle of 07°21'58" for an arc distance of 37.54 feet to a point of tangency; 2) Thence N 50°59'16" W for a distance of 251.15 feet to the point of curvature of a circular curve concave to the Southwest; 3) Thence Northwesterly along the arc of said curve to the Left, having a radius of 292.00 feet and a central angle of 36°56'45" for an arc distance of 188.29 feet to a point of reverse curvature of a circular curve concave to the Northeast; 4) Thence continue Northwesterly along the arc of said curve to the Right, having a radius of 208.00 feet and a central angle of 13°15'36" for an arc distance of 48.14 feet to THE POINT OF BEGINNING. **Approximate location:** N.W. intersection of theoretical N.W. 80th court and West Okeechobee Road/ Frontage Road, Hialeah Gardens, Florida. **Folio #:** 27-3003-037-0050 - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3).

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"