



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

March 4th, 2024 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

AGENDA

Call to Order

Roll Call

Adoption of minutes: October 2nd, 2023

- 1. Project P2311-0003 – Hialeah Industrial Storage Center - Site Plan Review for a new truck storage unifying two parcels – Owner / applicant:** 10653 W Okeechobee V1, LLC and 10581 W Okeechobee V1, LLC - **Legal Description:** Begin at a point 695.0 feet West of the Northeast corner of Section 4, Township 53, South, Range 40 East; thence West along the North line of that Section to the Intersection with the Centerline of the Miami Canal; thence Southeasterly along the Centerline of the Canal a distance of 707.6 feet; thence Northeasterly to the point of beginning; LESS that part of the said described parcel platted in Plat Book 9, at Page 65, of the Public Records of Miami-Dade County, Florida. AND A portion of the West 1/2 of Tract 56, Florida Fruit Land Company's Subdivision, in Section 33, Township 52 South, Range 40 East, as recorded in Plat Book 2, of Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: Commencing at the Northwesterly corner of said Lot 10, Hartfordshire Gardens, Plat Book 9, Page 65; thence North 50°36'00" West along the Northeasterly boundary of said Hartfordshire Gardens for 98.59 feet; to the Point of Beginning of the Parcel of land hereinafter described; thence North 39°24'00" East at right angles to the last described course for 110.00 feet; thence East along a line parallel with and 85.00 feet North of as measured at right angles to the North line of said Section 4 for 470.71 feet; thence South 2°16'10" East for 85.07 feet, thence West along the North line of said Section 4 for 543.90 feet to the Point of Beginning; lying and being in Miami-Dade County, Florida. CONTAINING AREA NET: 100,983 SQUARE FEET +/- = 2.318 ACRES AREA GROSS: 157,480 SQUARE FEET +/- = 3.615 ACRES. **Existing address:** 10651 W Okeechobee Road and 10581 W Okeechobee Road, Hialeah Gardens, Florida. **Folios #:** 27-2033-001-0710 and 27-3004-000-0020 - **Land Use Category:** Commercial Business (CM). **Zoning District:** Commercial Business (B-3). **T-PLAT DEFERRED**

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"