



# Hialeah Gardens

STATE OF FLORIDA

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## **PUBLIC HEARING PLANNING & ZONING BOARD MEETING**

August 5<sup>th</sup>, 2024 - 7:30 PM

Council Chambers, Hialeah Gardens City Hall

### **A G E N D A**

**Call to Order**

**Roll Call**

**Adoption of minutes: May 13<sup>th</sup>, 2024**

**New business:**

- 1. Project P2403-0001 – Parking Variance – Tenant (PAS CARGO) - Variance to permit existing parking reduction of 21 parking spaces being utilized for staging and storage of empty and unused trailers on a temporary basis until an open dock becomes available. – Rudy & Keith Site Warehouses – Applicant:** Foundry Gallop Miami I, LLC. / Holland & Knight LLP - Amanda Naldjieff, Esq - **Owner:** Foundry Gallop Miami I, LLC. - **Existing Address:** 14501 NW 109 Avenue, Hialeah Gardens, Florida. **Folio #:** 27-2019-001-0560. **Land Use Category:** IN (Industrial Use) **Zoning District:** IN-2 (Heavy Industrial designation).
- 2. Project P2405-0002 – Flightway Nineteen, LLC - Site Plan Review to develop a 10,000 SF Storage-Mezzanine & 71486 SF Ground Floor Storage; total building 91486 SF – Owner:** Flightway Nineteen, LLC - **Applicant:** Flightway Nineteen, LLC / Miguel Cabrera, Architect – **Legal Description:** Tract A, Bowman Trailer Trac, according to the plat thereof as recorded in plat book 176 at page 27 of the public records of Miami-Dade County. **Approximate location:** S.E. intersection of N.W 109 Avenue and N.W. 140 Street, Hialeah Gardens, Florida. **Folio #:** 27-2019-007-0010. **Land Use Category:** IN (Industrial Use) **Zoning District:** IN-1 (Light Industrial District).
- 3. Project P2405-0005 – Holem Warehouse facility - Site Plan Review to develop a new one-story warehouse building with ancillary offices. – Owner / Applicant:** Holem Realty Group, LLC – **Legal Description:** LOT 4 AND THE EAST 23.42 FEET TO 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. CONTAINING 40,873 SQUARE FEET OR 00.94 ACRES, MORE OR LESS, BY CALCULATIONS. **Approximate location:** S.E. intersection of N.W 88 Avenue and N.W. 119 Street, Hialeah Gardens, Florida. **Folios #:** 27-2033-002-0240 and 27-2033-002-0250. **Land Use Category:** CM (Commercial Business) - **Zoning District:** B-3 (Commercial Business).

**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"