



**CITY OF HIALEAH GARDENS  
ZONING HEARING  
Planning and Zoning Board Meeting  
Monday, September 9th, 2024, at 7:30 p.m.  
Council Chambers, Hialeah Gardens City Hall.  
10001 N.W. 87 Avenue  
Hialeah Gardens, FL 33016**

The application below contain zoning an item which may be of interest to your immediate neighborhood.

**Project P2407-0002 – Renegade 103 LLC**

**Proposed:** Site Plan Review to develop a new 2-story Commercial building.

**Owner:** Renegade at 103 LLC

**Applicant:** Katya M. Landeiro

**Approximate location:** South on N.W. 103 Street between N.W. 87th Avenue and theoretical N.W. 84th Avenue, Hialeah Gardens, Florida.

**Folio #:** 27-3003-035-0010

**Land Use Category:** BU (General Business)

**Zoning District:** B-2 (General Business).



**CITY OF HIALEAH GARDENS  
PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that a **PUBLIC HEARING** will be held on Tuesday, September 3, 2024, at 7:30 p.m., at the City of Hialeah Gardens Council Chambers, 10001 N.W. 87th Avenue, Hialeah Gardens, Florida 33016 at which time the following ordinances will be considered for final adoption. The proposed ordinances may be read at Hialeah Gardens City Hall, City Clerk's Office. All interested parties are urged to attend the meeting and be heard.

ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A TENTATIVE PLAT FOR GARDENS WAY SUBDIVISION, CONCERNING PROPERTY LEGALLY DESCRIBED AS: THE WEST 1/2 OF TRACT 16, LESS THE WEST 264 FEET IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. APPROXIMATE LOCATION: SOUTH ON N.W. 138 STREET BETWEEN N.W. 102 AVENUE AND THEORETICAL N.W. 101 AVENUE, HIALEAH GARDENS, FLORIDA - FOLIO #: 27-2029-001-0170, PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE.

ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, GRANTING A PARKING SPACES REDUCTION VARIANCE FOR PAS CARGO AS FOLLOW: TO PERMIT EXISTING PARKING REDUCTION OF 21 PARKING SPACES BEING UTILIZED FOR STAGING AND STORAGE OF EMPTY AND UNUSED TRAILERS, LOCATION: 14501 NW 109 AVENUE, HIALEAH GARDENS FL. FOLIO #: 27-2019-001-0560, PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE.

ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SITE PLAN FOR FLIGHTWAY NINETEEN, LLC TO DEVELOP A 10,000 SF STORAGE-MEZZANINE & 71486 SF GROUND FLOOR STORAGE; TOTAL BUILDING 91486 SF, CONCERNING PROPERTY LEGALLY DESCRIBED AS: 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; PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE.

ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SITE PLAN FOR HOLEM WAREHOUSE FACILITY TO DEVELOP A NEW ONE-STORY WAREHOUSE BUILDING WITH ANCILLARY OFFICES, CONCERNING PROPERTY LEGALLY DESCRIBED AS: 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 0.94 ACRES, MORE OR LESS, BY CALCULATIONS. APPROXIMATE LOCATION: S.E. INTERSECTION OF N.W. 88 AVENUE AND N.W. 119 STREET, HIALEAH GARDENS, FOLIOS #: 27-2033-002-0240 AND 27-2033-002-0250; PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE.

Pursuant to Section 286.0105m Florida Statutes, any person desiring to appeal any decision made by the Council with respect to any matter considered at this meeting 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office no later than four days prior to the proceeding. For assistance, the City's telephone number is (305) 558-4114; if hearing impaired the telephone for the Florida Relay Service is (800) 955-8771 (TDD) or (800) 955-8770 (VOICE). Maria L. Joffe, City Clerk

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING  
ELIMINATE .5 FAR BONUS FOR HOTELS LOCATED  
WITHIN CD-2 DISTRICTS IN SOUTH BEACH  
ORDINANCE AMENDING THE RESILIENCY CODE, BY  
AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND  
REGULATIONS," BY AMENDING SECTION 7.2.11.3, ENTITLED  
"DEVELOPMENT REGULATIONS (CD-2)," TO MODIFY THE FLOOR  
AREA RATIO BONUS FOR HOTEL USES IN THE CD-2 DISTRICT**

**SEPTEMBER 11, 2024**

**CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on September 11, 2024, at 10:40 a.m., or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a First Reading/Public Hearing on the following proposed Ordinance:

**ELIMINATE .5 FAR BONUS FOR HOTELS LOCATED WITHIN CD-2 DISTRICTS IN SOUTH BEACH**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.11, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," BY AMENDING SECTION 7.2.11.3, ENTITLED "DEVELOPMENT REGULATIONS (CD-2)," TO MODIFY THE FLOOR AREA RATIO BONUS FOR HOTEL USES IN THE CD-2 DISTRICT; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.

During the September 11, 2024, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl.gov/zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press \*9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received, in either format, will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda>. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meeting or its hearing, such person must 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. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, a sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on BreezeLine Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and Roku device on PEG-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.

**Parking**

Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, FL 33139.

MIAMIBEACH

Rafael E. Granado, City Clerk  
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