



**CITY OF HIALEAH GARDENS
ZONING HEARING
Planning and Zoning Board Meeting
Monday, August 24, 2026, 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 items which may be of interest to your immediate neighborhood.

Project P2603-0004 – Flightway Twenty Two, LLC.

Proposed: Site Plan Review to develop a gas station with convenience store, cell tower, outparcel buildings for commercial and retail uses and parking Variance of 25 Spaces where 322 regular parking spaces are required and 298 regular parking spaces are provided as per Section 78-141 of the Land Development Regulations of the City of Hialeah Gardens including a Special Exception to allow an establishment with a drive-through service facility as per Section 78-45 of the Land Development Regulations of the City Of Hialeah Gardens.

Owner/ Applicant: Flightway Twenty Two, LLC.

Approximate Location: Southeast intersection of N.W. 138th Street and N.W. 107th Avenue, Hialeah Gardens, FL.

Folio: 27-2029-001-0330.

Land Use Category: Neighborhood Retail (NR).

Zoning District: B-1 (Neighborhood business).

Project P2606-0001 – AGS Transport, INC.

Proposed: Site Plan Review to develop an off-street parking with a prefabricated building for office and storage units.

Landowner: Tri-Group Holdings.

Applicant: AGS Transport / Jorge Rodriguez – Manny Reus, Architect.

Approximate Location: West of N.W 112 Avenue and between N.W. 140 Street and theoretical N.W. 141 Street, Hialeah Gardens, FL.

Folio: 27-2019-001-0400.

Land Use Category: Industrial Use (IN).

Zoning District: Light Industrial District (IN-1)

Project P2607-0001 – 0080 Lot 1 LLC. & 0090 lot 2 LLC.

Proposed: Site Plan Review to develop an off-street parking with a building for office and ADA bathroom.

Owner / Applicant: Orelbys Hernandez-Martin.

Approximate Location: Between NW 119th Street and theoretical NW 118th Street and between theoretical NW 89th Court and theoretical NW 89th Place, Hialeah Gardens, FL.

Folios: 27-2033-004-0080 and 27-2033-004-0090.

Land Use Category: Commercial Business (CM).

Zoning District: Commercial Business (B-3).