



**PUBLIC HEARING ADVERTISEMENT**  
**City of Miami Gardens**  
**Wednesday, March 11, 2026 at 5:30 PM**  
**City Hall, City Council Chambers**  
**18605 NW 27th Avenue**  
**Miami Gardens, FL 33056**

**APPLICANT:** EASTGROUP PROPERTIES, L.P.

**LOCATION:** 1500 NW 215<sup>TH</sup> STREET, MIAMI GARDENS, FLORIDA 33056

**PROCESS NUMBER:** CSPE-2026-001004 and CVAR-2026-000009

**SUBJECT PROPERTY**



**PURPOSE:** APPLICANT IS REQUESTING A SPECIAL EXCEPTION FROM SECTION 34-287(I) TO PERMIT WAREHOUSE, DISTRIBUTION, LIGHT PRODUCTION, OR LIGHT ASSEMBLY USES ON THE SUBJECT PROPERTY WITHIN THE ENTERTAINMENT OVERLAY DISTRICT AND A VARIANCE FROM SECTION 34-288.(48)a.1 TO PERMIT WAREHOUSE, DISTRIBUTION, LIGHT PRODUCTION, OR LIGHT ASSEMBLY USES WITHIN THE ENTERTAINMENT OVERLAY ON A +/-6.860 ACRE PARCEL WHERE 40 ACRES IS REQUIRED.

**REQUESTED ACTION: TO ADOPT THE FOLLOWING RESOLUTION:**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE VARIANCE AND SPECIAL EXCEPTION APPLICATION FOR THAT CERTAIN PROPERTY LOCATED AT 1500 NW 215<sup>TH</sup> ST, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, PERMITTING A WAREHOUSE, DISTRIBUTION, LIGHT PRODUCTION, OR LIGHT ASSEMBLY USE ON THE SUBJECT PROPERTY WITHIN THE ENTERTAINMENT OVERLAY DISTRICT AND A VARIANCE TO PERMIT WAREHOUSE, DISTRIBUTION, LIGHT PRODUCTION, OR

LIGHT ASSEMBLY USES WITHIN THE ENTERTAINMENT OVERLAY ON A +/-6.860 ACRE PARCEL WHERE 40 ACRES IS REQUIRED AS SET FORTH IN SECTION 34-288.(48)a.1. OF THE CITY OF MIAMI GARDENS CODE OF ORDINANCES; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

This notice is to advise you that a zoning hearing application has been filed with the City of Miami Gardens, Planning and Zoning Services Division, which may be of interest to you and your immediate neighborhood. This information is provided to assist you in determining if you want to participate in the zoning hearing process. Please note that the application may change during the hearing process. Please note this for your information only. You are NOT required to respond to this notice; however, comments may be made in person at the hearing or filed in writing prior to the hearing date.

A written report regarding the application may be obtained from the Planning and Zoning Services Division prior to the hearing date. The Planning and Zoning Services Division may be contacted via phone at 305-914-9097 or by email [ZoningInfo@miamigardens-fl.gov](mailto:ZoningInfo@miamigardens-fl.gov).

For further information please contact the City Clerk's office at 305-622-8000 ext. 2830 or via email to Mario Bataille, CMC City Clerk, City of Miami Gardens, [mbataille@miamigardens-fl.gov](mailto:mbataille@miamigardens-fl.gov)

Article VII of the City of Miami Gardens Code entitled "Lobbyist", requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence "City" action. "City" action is broadly described to include the ranking and selection of professional consultants, and virtually all-legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

In accordance with the Americans With Disabilities Act of 1990, persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Mario Bataille, CMC, City Clerk (305) 622-8000 ext. 2830, no later than 48 hours prior to such proceeding.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.