



## CITY OF MIAMI GARDENS

### SUNSHINE STATE INTERNATIONAL PARK INFORMATION PACKAGE

#### SUMMARY SHEET

1. **Name:** Sunshine State Industrial Park.
2. **Owner:** City of Miami Gardens
3. **Location:** SE corner of Palmetto Expressway/SR 826 and NW 17<sup>th</sup> Avenue Miami Gardens, Florida
4. **Folio:** Various (144 total)
5. **Area:** 265.34 Acres
6. **Access:**
  - East/West  
SR 826/ Palmetto Expressway  
NW 167<sup>th</sup> Street
  
  - North/South
    - NW 10<sup>th</sup> Avenue
    - NW 13<sup>th</sup> Avenue
    - NW 15<sup>th</sup> Avenue
    - NW 17<sup>th</sup> Avenue
7. **Miami Gardens Zoning District Classification:** I-1 Special Industrial District
8. **Miami Gardens Future Land Use Designation:** Commerce
9. **Historic Designation:** Local Historic Structure designation for the “Arch of Industry” at the NW 13<sup>th</sup> Avenue entrance of the Sunshine State Industrial Park; City’s first historic landmark.
10. **Road Frontages:**
  - SR 826/Palmetto Expressway frontage: 4,900 feet approx.
11. **Annual Average Daily Traffic (AADT)**
  - SR 826/Palmetto Expressway East of NW 13<sup>th</sup> Avenue = 150,000 trips
  - SR 826/Palmetto Expressway West of NW 13<sup>th</sup> Avenue = 164,000 trips
  - NW 17<sup>th</sup> Avenue West of Industrial Park = 6,100 trips
12. **Flood Zone:** X (Other Areas. Areas of 0.2% annual chance flood; areas of 1% annual chance flood) and AE6 (Areas of 1% annual flood; 100 year flood; having 1% chance or equaled or exceeded in any year).
13. **Flood Insurance Rate Map (FIRM) Panel Number:** 12086C0136L
14. **Miami Gardens Community Rating System (CRS) Rating:** 6 (on a scale of 1 to 10)
15. **Water and Sewer Service Provider:** City of North Miami Beach
16. **Transportation Concurrency Management Area (TCMA):** TCMA Area # 4 South Palmetto Area
17. **Part of Federal Enterprise Zone Program:** Yes
18. **Part of Federal Brownfield Area:** Carol City Area- Area ID: BF 139902000; Federal Code: 025
19. **Phase 1 Environmental Analysis:** Clean
20. **Prepared by:** City of Miami Gardens Planning and Zoning Department <[www.miamigardens-fl.gov](http://www.miamigardens-fl.gov)>

# SUNSHINE STATE INDUSTRIAL PARK

## Summary Table Permitted Uses

This summary table of permitted uses in the I-2, Industrial zoning district is excerpted from Article IX of the City of Miami Gardens Land Development Regulations/Zoning Code (Chapter 34 of the City Code). It is intended to provide an overview. "P" stands for "permitted by right," "SE" stands for "permitted by Special Exception (public hearing)" and an asterisk, "\*", means that additional requirements apply. For additional requirements to establish a specific use, see the City's Zoning Code at [www.municode.com](http://www.municode.com)

Zoning Districts/Uses	I-1
<b>RESIDENTIAL TYPE USES</b>	
Hotels, Motels, Lodging*	P
<b>PUBLIC AND INSTITUTIONAL TYPE USES</b>	
Educational and child care facilities – non-public*	P
Educational facilities – public	P
Educational facilities – technical, vocational, specialty –non-public	P
Public parks and recreational facilities	P
Public safety facility	P
Sewage lift or pumping station*	P
Solid waste transfer station	P
<b>VEHICLE RELATED COMMERCIAL TYPE USES</b>	
Car Wash – enclosed*	P
Car wash – outside, hand wash*	P
Parking Garage. lot - commercial	P
Rental-automobile only (No standards in Section 9-20)	P
Rental-Truck and other vehicles	P
Transit, passenger terminals.	SE
Vehicle Fueling stations and sales	P
Vehicle major repair – mechanical, body (No standards in Section 9-20)	P
Vehicle minor repair – mechanical, service (No standards in Section 9-20)	P
Vehicle - parts sales and installation and service – new	P
Vehicle -parts sales and installation – used	SE
Vehicle sales-used automobiles (No standards in Section 9-20)	SE
Vehicle sales-new automobiles (No standards in Section 9-20)	P

<b>RECREATION, ENTERTAINMENT TYPE USES</b>	
Gun, pistol range, gun clubs, archery clubs - indoor, outdoor	SE
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys - indoor	P
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities - outdoor	P
<b>RESTAURANT, FOOD AND BEVERAGE SERVICE TYPE USES</b>	
Adult entertainment establishment*	P
Catering Service*	P
Nightclub, Discotheque, Club, Cabarets.	SE
Restaurant – sports bar, amusement restaurant/bar, coffee/sandwich shop, cafeteria, outdoor cafe*	P
<b>PLACES OF ASSEMBLY TYPE USES*</b>	
(See Section 9-20 under "Places of Assembly)	
Auction House- indoor	P
Banquet hall	P
Funeral Homes	P
Place of religious assembly	P
Private clubs, not public	P
Theater (movie, performing arts)	P
<b>COMMERCIAL TYPE USES</b>	
Convenience store	P
Donated goods Center - new/used*	P
Drug, Pharmacy store	P
Flea market	SE
Food specialty store	P
Grocery store	P
Liquor package store*	P
Pawn shop	SE
Plant nursery, retail or wholesale *	P
Retail – big box, club membership, department	P
Retail – general, single use	P
Retail - Home improvement, building materials*	P
Secondhand merchandise store/consignment store	SE
<b>OFFICE TYPE USES</b>	
Call center	P
Office- business, sales, professional, semi-professional services	P
Office - medical office/medical clinic	P

<b>SERVICE TYPE USES</b>	
Animal grooming and pet sitting - indoor	P
Animal Hospital/Veterinarian clinic	P
Animal kennel, boarding*	SE
Animal shelters	P
Blood banks, diagnostic medical treatment centers	P
Check cashing, bill payments	P
Copy, printing center	P
Customer service center	P
Cosmetic Surgery, beauty clinics	P
Dry cleaning	P
Equipment and tool rental	P
Financial institution – banks, credit unions, investment brokerage establishments*	P
Package shipping, mail service	P
Personal care services	P
Repair and service shop - general merchandise	P
Self service storage facility	P
Studios – photographic, and instructional	P
Tattoo parlor, body piercing	P
<b>OTHER USES</b>	
Cemetery, mausoleums, crematory*	SE
Wireless Antennas and support services*	P
<b>INDUSTRIAL TYPE USES</b>	
Distribution center	P
Dry cleaning- commercial laundry plant	P
Industrial uses - heavy	P
Industrial uses- light	P
Laboratory- medical, research, testing	P
Mining/extraction, rock quarry	SE
Outdoor Storage, open air storage*	P
Salvage yard, junkyard	P
Self-storage facility	P
Showrooms, retail sales	P
Showrooms, wholesale sales	P
Studio for movie, television, music production	P
Radio and transmitting station	P
Recycling facility, Refuse disposal	P
Warehouse	P
<b>AGRICULTURAL TYPE USES</b>	
Outdoor storage – agriculture*	P

