

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**2023 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**February 22<sup>nd</sup>, 2023**  
*Agenda*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

6:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance.

**MEETING GUIDELINES**

The following guidelines apply to today's Planning and Zoning Board Meeting:

- Any person, whether participating via the web platform, telephonic conferencing or physical presence at City Hall, interested in making comments or posing questions on any item on the agenda, may do so during the meeting.
- Members of the public may hear the meeting live through telephonic conferencing using any telephone or cellular phone service. A smart device or computer are not necessary to participate in the meeting if you join by phone.
- All persons participating via the web platform will be muted during the meeting until called upon to be heard. Participation through Zoom requires a computer or smart mobile device with a microphone and web camera. The participant may elect to participate in the meeting using audio only or appear through both audio and video. The video function of all participants appearing through video will be turned off until called upon to be heard.

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

Roll Call.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

**SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MARCH 14<sup>TH</sup>, 2023.**

- LU-1. Small Scale Map Amendment** from Industrial to Transit Oriented Development District.  
Property is located at **2691 East 11<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Metro Station, LLC**
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**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING**

1. Approval of Planning and Zoning Board Summary Agenda of February 8<sup>th</sup>, 2023 as submitted.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, CONTACT A MEMBER OF THE CITY CLERK'S OFFICE TO OBTAIN A COPY OF THE FINAL DECISION AND RESOLUTION. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MARCH 14<sup>TH</sup>, 2023.**

2. **Rezoning** property from M-1 (Industrial District) to TOD (Transit-Oriented Development District) and variance permit to allow front setback of 5 feet, where 0 feet is required along East 11<sup>th</sup> Avenue. Property is located at **2691 East 11<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Metro Station, LLC**
3. **Rezoning** properties from R-1 (One-Family District) to TOD (Transit-Oriented Development District). Variance permit to allow a single-use, multifamily residential building, where a vertical mix of uses is required. Properties are located at **901 East 26<sup>th</sup> Street, 911 East 26<sup>th</sup> Street, 921 East 26<sup>th</sup> Street, 931 East 26<sup>th</sup> Street, 941 East 26<sup>th</sup> Street, 951 East 26<sup>th</sup> Street, 961 East 26<sup>th</sup> Street, 971 East 26<sup>th</sup> Street, 983 East 26<sup>th</sup> Street, 906 East 27<sup>th</sup> Street, 910 East 27<sup>th</sup> Street, 912 East 27<sup>th</sup> Street, 922 East 27<sup>th</sup> Street, 932 East 27<sup>th</sup> Street, 950 East 27<sup>th</sup> Street, 962 East 27<sup>th</sup> Street, 980 East 27<sup>th</sup> Street, 984 East 27<sup>th</sup> Street, & 990 East 27<sup>th</sup> Street**, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Metro Parc Hialeah II, LLC**

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4. **Rezoning** property from RO (Residential Office) to B-1 (Highly Restricted Retail District). Property is located at **3375 West 4<sup>th</sup> Avenue**, Hialeah, zoned RO (Residential Office).  
**Applicant: Ceasar Mestre, Esq.**
5. **Rezoning** property from R-1 (One-Family District) to P (Parking). Property is located at **374 West 34<sup>th</sup> Street**, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Ceasar Mestre, Esq.**
6. **Rezoning** property from M-1 (Industrial District) to C-3 (Extended Liberal Commercial District); Variance permit to allow 27 parking spaces (20 off-street and 7 on-street), where 322 parking spaces are required (258 off-street and 64 on-street); allow a waiver of the minimum landscaping requirements allowing trees, where 58 trees are required; allow a waiver of a landscape buffer along West 74<sup>th</sup> Street, where 7 feet landscape buffer is required, and allow 3.11% pervious area, where 30% is the minimum required. Property is located at **7445 West 4<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Alejandro J. Arias, Esq., on behalf of Feuer Family 2 LLC**
7. **Rezoning** property from M-1 (Industrial District) to C-3 (Extended Liberal Commercial District); Variance permit to allow rear setback of 3.6 feet, where 15 feet are required; allow 84 parking spaces, where 300 parking spaces are required; allow a waiver of the minimum landscaping requirements allowing 30 trees, where 58 trees are required; allow a reduced width landscape buffer along West 4<sup>th</sup> Avenue, where 7 feet landscape buffer is required allow 3% pervious area, where 30% pervious area is required, and grant a Special Use Permit (SUP) to allow the site to operate 24 hours a day, seven days a week in connection to planned entertainment events. Property is located at **7551 West 4<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Alejandro J. Arias, Esq., on behalf of 7551 Prestige, LLC**
8. **Variance** permit to allow 32 parking spaces, where 65 parking spaces are required. Property is located at **7963 West 28<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Toptier, Christopher Gutierrez**
9. **Special Use Permit (SUP)** to allow the expansion of the Neighborhood Business District Overlay; variance permit to allow building height of 126 feet, where 95 feet is the maximum allowed; allow 11 stories, where 9 is the maximum allowed, and waive massing setback requirements for building tower and cap. Property is located at **1035 SE 5<sup>th</sup> Street**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Giovanni Molliner on behalf of Oliva's Home Corp.**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

10. Old Business.

11. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING, A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

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**If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need 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.**

**NEXT PLANNING AND ZONING BOARD MEETING:  
WEDNESDAY, MARCH 15<sup>TH</sup>, 2023 AT 6:00 P.M.**