

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**2023 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**August 9<sup>th</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, AUGUST 22<sup>ND</sup>, 2023.**

**LU-1. Small Scale Map Amendment** from Low-Density Residential to Transit-Oriented Development District. Properties are located at **901 East 28<sup>th</sup> Street, 915 East 28<sup>th</sup> Street, 923 East 28<sup>th</sup> Street, 929 East 28<sup>th</sup> Street, 941 East 28<sup>th</sup> Street, 961 East 28<sup>th</sup> Street, 971 East 28<sup>th</sup> Street, 981 East 28<sup>th</sup> Street, 991 East 28<sup>th</sup> Street, 910 East 29<sup>th</sup> Street, 920 East 29<sup>th</sup> Street, 930 East 29<sup>th</sup> Street, 940 East 29<sup>th</sup> Street, 950 East 29<sup>th</sup> Street, 960 East 29<sup>th</sup> Street, 976 East 29<sup>th</sup> Street, 990 East 29<sup>th</sup> Street, 998 East 29<sup>th</sup> Street, and 2861 East 9<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District)  
**Applicant: Tomas Vasquez****

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**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING**

1. Approval of Planning and Zoning Board Summary Agenda of June 28<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, AUGUST 22<sup>ND</sup>, 2023.**

2. **Rezoning** properties from R-1 (One-Family District) to TOD (Transit-Oriented Development District). Properties located at **901 East 28<sup>th</sup> Street, 915 East 28<sup>th</sup> Street, 923 East 28<sup>th</sup> Street, 929 East 28<sup>th</sup> Street, 941 East 28<sup>th</sup> Street, 961 East 28<sup>th</sup> Street, 971 East 28<sup>th</sup> Street, 981 East 28<sup>th</sup> Street, 991 East 28<sup>th</sup> Street, 910 East 29<sup>th</sup> Street, 920 East 29<sup>th</sup> Street, 930 East 29<sup>th</sup> Street, 940 East 29<sup>th</sup> Street, 950 East 29<sup>th</sup> Street, 960 East 29<sup>th</sup> Street, 976 East 29<sup>th</sup> Street, 990 East 29<sup>th</sup> Street, 998 East 29<sup>th</sup> Street, and 2861 East 9<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Tomas Vasquez****
3. **Rezoning** property from R-1 (One-Family District) to TOD (Transit-(Oriented Development District) and variance permit to allow 0 feet Step-back required above ground floor for buildings fronting 11<sup>th</sup> Avenue, where 10 feet step-back is required. Property is located at **1092 East 21<sup>st</sup> Street**, Hialeah, zoned R-1 (One-Family District).

**Applicant: Ceasar Mestre, Esq.**

- 4. Rezoning** property from R-1 (One-Family District) to TOD (Transit-Oriented Development District) and variance permit to allow 13 feet front setback on East 30<sup>th</sup> Street, where 17 feet built-to-line setback is required. Property is located at **3011 East 8<sup>th</sup> Avenue**, Hialeah, zoned R-1 (One-Family District).

**Applicant: Ceasar Mestre, Esq.**

- 5. Rezoning** property from R-1 (One-Family District) to R-2 (One- and Two-Family Residential District) and variance permit to allow a duplex on a substandard lot with frontage of 40 feet, where 75 feet are required and area of 4,000 square feet, where 7,500 square feet are required; allow 5 feet side setbacks, where 7.5 feet are required and allow 22.92 feet front setback, where 30 feet are required. Property is located at **4448 East 10<sup>th</sup> Avenue (Lot 28)**, Hialeah, zoned R-1 (One-Family District).

**Applicant: Israel Pino**

- 6. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, AMENDING THE HIALEAH CODE OF ORDINANCES CHAPTER 98, ENTITLED "ZONING", AMENDING §98-2200 "PARKING COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS OR VESSELS ON PROPERTY ZONED RESIDENTIAL" REGULATING THE PLACEMENT AND NUMBER OF RECREATIONAL VEHICLES, VESSELS AND BOATS PERMITTED ON PROPERTY ZONED RESIDENTIAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**TABLED ITEM FROM JUNE 28<sup>TH</sup>, 2023 MEETING**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 7. FINAL PLAT OF MIDPOINT LOGISTICS**
- 8. Old Business.**
- 9. 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.

**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, AUGUST 23<sup>RD</sup>, 2023 AT 6:00 P.M.**