

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**2022 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**September 7<sup>th</sup>, 2022**  
*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, SEPTEMBER 27<sup>TH</sup>, 2022.**

**LU-1. Small Scale Map Amendment** from Residential Office to Commercial. Property located at **3375 West 4<sup>th</sup> Avenue**, Hialeah, zoned RO (Residential Office).

**Applicant: Ceasar Mestre, Esq.**

**LU-2. Small Scale Map Amendment** from Low Density Residential to Commercial. Property located at **374 West 34<sup>th</sup> Street**, Hialeah, zoned R-1 (One-Family District).

**Applicant: Ceasar Mestre, Esq.**

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

1. Approval of Planning and Zoning Board Summary Agenda of August 24<sup>th</sup>, 2022 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, SEPTEMBER 27<sup>TH</sup>, 2022.**

2. **Rezoning** property from RO (Residential Office) to RO (Residential Office) to incorporate a new site plan as required by Sec. 98-784 of the City of Hialeah Code of Ordinances. Property located at **260 Hialeah Drive**, Hialeah, zoned RO (Residential Office).  
**Applicant: Nelson Sanchez**
3. **Rezoning** property from C-1 (Restricted Retail Commercial District) to C-3 (Extended Liberal Commercial District) to allow a proposed expansion of the adjacent gas station and convenience store. Property located at **336 West 9<sup>th</sup> Street**, Hialeah, zoned C-1 (Restricted Retail Commercial District).  
**Applicant: 9<sup>th</sup> Street Crossing LLC**
4. **Variance** permit to allow the expansion of a legal non-conforming use for the redevelopment of an existing senior living facility currently having 100 Assisted Living

**HIALEAH PLANNING AND ZONING BOARD MEETING- SEPTEMBER 7<sup>TH</sup>, 2022**

Facility beds and 276 skilled nursing beds and\_ Conditional Use Permit (CUP) to allow a 276-bed skilled nursing facility with a distance separation of less 500 feet from single family homes and less than 1,200 feet from another existing similar facility. Properties located at **195 West 27<sup>th</sup> Street, 141 West 27<sup>th</sup> Street, 130, 140, 150 & 160 West 28<sup>th</sup> Street**, Hialeah, zoned R-3 (Multiple-Family District).

**Applicant: Javier L. Vazquez, Esq.**

- 5. Conditional Use Permit (CUP)** to allow a K-6<sup>th</sup> grade elementary school with a maximum capacity of 47-students in conjunction with a 36-children daycare. Property located at **380 West 21<sup>st</sup> Street**, Hialeah, zoned M-1 (Industrial District).

**Applicant: AJM Hialeah Holdings LLC**

- 6. Special Use Permit (SUP)** to allow the expansion of the Neighborhood Business District Overlay for the development of a 58-unit multifamily mixed-use building. Variance permit to allow all residential units with areas ranging from 523 square feet to 728 square feet, where 850 square feet is the minimum required and only 10% of the units may have an area of 600 square feet; allow 5.5 feet front setback for staircase, where 10 feet built-to-line are required; allow 18% pervious area, where 30% is the minimum required and parking variance to allow 160 parking spaces, where ~~277~~ 266 are required. Property located at **8155 West 12<sup>th</sup> Avenue**, Hialeah, zoned C-1 (Restricted Retail Commercial District).

**Applicant: Alejandro J. Arias, Esq. on behalf of Daniel Caamano**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 7. Old Business.**
- 8. 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, SEPTEMBER 21<sup>ST</sup>, 2022 AT 6:00 P.M.**