

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
September 20th, 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.

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of September 6th, 2023 as submitted.

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

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

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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 26TH, 2023.

- 3. Petition to close, vacate, and abandon** a portion of the public right-of-way located on the east end of Park Drive (Hiawatha Drive) and west of SE 8th Court between Lot 8, Block 3, and Lot 1-4, Block 2 of 36th STREET LAWNS, according to PB 24-38 of the Public Records of Miami-Dade County.
Applicant: Felix M. Lasarte, Esq.

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, OCTOBER 10TH, 2023.

- 4. Petition to close, vacate, and abandon** a portion of the right-of-way adjacent to the west and southwest boundaries of the property located at 701 East 55th Street in accordance with the sketch and legal description dated May 5, 2023, signed and sealed by Arturo R. Toirac, PSM.
Applicant: Jorge J. Clero
- 5. Rezoning** property from R-1 (One-Family District) to R-3 (Multiple-Family Residential District). Variance permit to allow the expansion of a legal non-confirming use of an existing church, solely congregating on the weekend, with 28 parking spaces, where 76 parking spaces are required for the use of the church; Conditional Use Permit (CUP) to allow a K-5th grade elementary school at the church on weekdays with a maximum capacity of 79 students in conjunction with a daycare with a capacity of 41 children and in compliance with parking and stacking requirements. Property is located at **6491 West 2nd Avenue**, Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq.
- 6. Rezoning** property from R-1 (One-Family District) to R-3 (Multiple-Family Residential District). Conditional Use Permit (CUP) to allow a K-5th grade elementary school, on a freestanding campus setting property, with a maximum capacity of 71 students in conjunction with a daycare with a capacity of 199 children. Property is located at **21 East 59th Street**, Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq.
- 7. Special Use Permit (SUP)** to allow a research health center to operate in a 918 square feet bay within an existing strip mall with a maximum of 4 patients per day and 5 staff members. Property is located at **3810 West 12th Avenue**, Hialeah, zoned C-2 (Liberal Retail Commercial District).
Applicant: Alexander Montane De Mesa

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MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

8. TENTATIVE PLAT OF LAGO VISTA

9. Old Business.

10. 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, OCTOBER 11TH, 2023 AT 6:00 P.M.**