

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2023 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
April 26th, 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, MAY 9TH, 2023.

LU-1. Small Scale Map Amendment from Low-Density Residential to Transit Oriented Development District. Properties are located at **901 East 27th Street, 921 East 27th Street, 931 East 27th Street, 941 East 27th Street, 951 East 27th Street, 957 East 27th Street, 967 East 27th Street, 971 East 27th Street, 981 East 27th Street, 991 East 27th Street, 902 East 28th Street, 912 East 28th Street, 922 East 28th Street, 932 East 28th Street, 952 East 28th Street, 962 East 28th Street, 972 East 28th Street, 982 East 28th Street, 992 East 28th Street and 2740 East 10th Avenue**, Hialeah, zoned R-1 (One-Family District).
Applicant: Tomas Vasquez

LU-2. Small Scale Map Amendment from Low-Density Residential and High-Density Residential to Transit Oriented Development District. Properties are located at **965 East 24th Street, 975 East 24th Street, 981 East 24th Street, 991 East 24th Street and 997 East 24th Street**, Hialeah, zoned R-1 (One-Family District) and R-3-4 (Multiple-Family District).
Applicant: Carlos L. Diaz, Esq.

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

1. Approval of Planning and Zoning Board Summary Agenda of April 12th, 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, MAY 9TH, 2023.

HIALEAH PLANNING AND ZONING BOARD MEETING- APRIL 26TH, 2023

- 2. Rezoning** properties from R-1 (One-Family District) to TOD (Transit Oriented Development District). Properties are located at **901 East 27th Street, 921 East 27th Street, 931 East 27th Street, 941 East 27th Street, 951 East 27th Street, 957 East 27th Street, 967 East 27th Street, 971 East 27th Street, 981 East 27th Street, 991 East 27th Street, 902 East 28th Street, 912 East 28th Street, 922 East 28th Street, 932 East 28th Street, 952 East 28th Street, 962 East 28th Street, 972 East 28th Street, 982 East 28th Street, 992 East 28th Street, and 2740 East 10th Avenue, Hialeah, zoned R-1 (One-Family District).**

Applicant: Tomas Vasquez

- 3. Rezoning** properties from R-1 (One-Family District), R-3-4 (Multiple-Family District), and C-1 (Restricted Retail Commercial District) to TOD (Transit Oriented Development District). Variance permit to allow a maximum building height of 10 stories, where 8 stories is the maximum allowed. Properties are located at **965 East 24th Street, 975 East 24th Street, 981 East 24th Street, 991 East 24th Street, 997 East 24th Street, 934 East 25th Street, and 954 East 25th Street, Hialeah, zoned R-1 (One-Family District), R-3-4 (Multiple-Family District), and C-1 (Restricted Retail Commercial District).**

Applicant: Carlos L. Diaz, Esq.

- 4. Rezoning** 390 East 43rd Street from R-1 (One-Family District) to P (Parking) for the construction of a new parking lot to serve the existing restaurant located at 4290 East 4th Avenue and rezoning of property with folio no. 04-3106-009-0040 from R-1 (One-Family District) to C-1 (Restricted Retail Commercial District) to make the zoning consistent with the existing land use. Variance permit to allow 27 parking spaces, where 38 parking spaces are required related to the proposed expansion of the existing restaurant. Properties are located at **390 East 43rd Street, 4290 East 4th Avenue, and Folio no. 04-3106-009-0040, Hialeah, zoned R-1 (One-Family District) and C-1 (Restricted Retail Commercial District).**

Applicant: Ricardo Largo

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 5. Old Business.**
- 6. 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, MAY 10TH, 2023 AT 6:00 P.M.**