

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2022 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
May 11th, 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, MAY 24TH, 2022.

LU-1. Small Scale Amendment from Low Density Residential to Transit Oriented Development

District. Property located at **922 East 26th Street**, Hialeah zoned R-1 (One-Family District).

Applicant: Jorge L. Navarro, Esq.

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1. Approval of Planning and Zoning Board Summary Agenda of April 27th, 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, MAY 24TH, 2022.

2. **Rezoning** property from R-1 (One-Family District) to TOD (Transit Oriented Development District). Property located at **922 East 26th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Jorge L. Navarro, Esq.

3. **Rezoning** properties from R-1 (One-Family District) and RO (Residential Office) to B-1 (Highly Restricted Retail District) and variance permit to allow front setback of 10 feet, where 20 feet are required. Properties are located at **4915 East Palm Court, 4935 East Palm Court, 4910 East 1st Avenue, and 4930 East 1st Avenue**, Hialeah, zoned R-1 (One-Family District) and RO (Residential Office).

Applicant: JMC Medical Services

4. **Rezoning** property from R-3 (Multiple-Family District) to R-3-5 (Multiple-Family District). Variance permit to allow front setback of 11.4 feet, where 25 feet are required; allow east and west interior side setbacks of 7 feet, where 10 feet are required; allow rear setback of 10.6 feet, where 20 feet are required; allow lot coverage of 34.5%, where

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30% is the maximum allowed and allow 22.3% pervious area, where 30% pervious area is the minimum required. Properties located at **61,63,75 & 77 West 31st Street**, Hialeah, zoned R-3 (Multiple-Family District).

Applicant: Ceasar Mestre, Esq.

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 25TH, 2022 AT 6:00 P.M.**