

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**2022 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**August 24<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 13<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 Residential Office to Commercial. Property located at **355 West 49<sup>th</sup> Street**, Hialeah, zoned RO (Residential Office).  
**Applicant: Felix M. Lasarte, Esq.**
- LU-3. Small Scale Map Amendment** from Industrial to Transit Oriented Development District. Property located at **1140 East 25<sup>th</sup> Street**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: 1140 East Owner, LLC**
- LU-4. Small Scale Map Amendment** from Low-Medium Density Residential to Mixed Use (Hialeah Heights). Property located at **Folio No. 04-2021-001-0480**, Hialeah, zoned GU (Interim District a Miami-Dade Zoning Designation).  
**Applicant: Hugo P. Arza, Esq. on behalf of Security Estates**
- LU-5. Small Scale Map Amendment** from Major Institutions to Commercial. 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**
- LU-6. Small Scale Map Amendment** from Industrial to Commercial. Property located at **7445 West 4<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Alejandro J. Arias, Esq. on behalf of Feuer Family 2, LLC**
- LU-7. Small Scale Map Amendment** from Low Density Residential and Major Institutions to Medium Density Residential. Property located at **585 East 26<sup>th</sup> Street, 591 East 26<sup>th</sup> Street, 595 East 26<sup>th</sup> Street, Folio No. 04-3108-001-2570 & 04-3108-001-2580**, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Manny Reus**
- LU-8. Small Scale Map Amendment** from Low Density Residential to High Density Residential. Property located **350 East 40<sup>th</sup> Street**, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Suny Comfort Home, LLC**
- LU-9. Small Scale Map Amendment** from Low Density Residential to Medium Density Residential. Property located at **10 West 53<sup>rd</sup> Terrace**, Hialeah, zoned A (Agricultural District).  
**Applicant: Pedro Felipe Alvarez Pena**
- LU-10. Small Scale Map Amendment** from Medium Density Residential to Major Institutions. Properties located at **141 West 27<sup>th</sup> Street, 130, 140, 150 & 160 West 28<sup>th</sup> Street**, Hialeah, zoned R-3 (Multiple-Family District).

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**Applicant: Javier L. Vazquez, Esq. on behalf of 140 LLC**

**LU-11. Small Scale Map Amendment** from Residential Office to Commercial. Property located at **291 West 49<sup>th</sup> Street**, Hialeah, zoned RO (Residential Office).

**Applicant: Dr. Pablo Guala**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**12.** Old Business.

**13.** 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 7<sup>TH</sup>, 2022 AT 6:00 P.M.**