

CITY OF HIALEAH
2026 LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN
April 29th, 2026
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 interested in making comments or posing questions on any item on the agenda, may do so during the meeting.
- Individuals should be respectful of the Planning and Zoning Board Members, and make every effort to speak with a moderate tone using appropriate language and avoiding personal attacks.
- The public can view the Planning and Zoning Board meetings on the City's YouTube page (www.youtube.com/cityofhialeahgov).

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 12TH, 2026.

LU-1. Small-Scale Map Amendment from Commercial to Medium-Density Residential. Property located at **2295 West 4th Court**, Hialeah, zoned C-2 (liberal Retail Commercial District).

Applicant: Alexis Gonzalez, Esq, on behalf of EA Dukes, LLC.

Application No.: [LUA-000173-2026](#)

LU-2. Small Scale Map Amendment from Residential Office to Offices and Professional Services. Properties are located at **510 East 49th Street and 520 East 49th Street**, Hialeah, zoned RO (Residential Office District) and R-1 (One-Family District).

Applicant: Frank De La Paz on behalf of Arno J. Lemus & Lemus Law Group, LLC.

Application No.: [LUA-000178-2026](#)

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

1. Approval of Planning and Zoning Board Summary Agenda of April 15th, 2026, as submitted.

A WRITTEN DECISION, RESOLUTION, AND/OR ORDINANCE 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 AND/OR ORDINANCE IS ADOPTED, CONTACT A MEMBER OF THE CITY CLERK'S OFFICE TO OBTAIN A COPY OF THE RESOLUTION AND/OR ORDINANCE. UPON YOUR RECEIPT OF THE RESOLUTION AND/OR ORDINANCE, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE 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 12TH, 2026.

2. **Rezoning** property from C-2 (Liberal Retail Commercial District) to R-3-3 (Multiple-Family District). Property is located at **2295 West 4th Court**, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Alexis Gonzalez, Esq, on behalf of EA Dukes, LLC.

Application No.: [RZ-000174-2026](#)

3. **Repeal and Rescind** City of Hialeah, Florida Ordinance No. 2025-067, and release the existing Declaration of Restrictive Covenants recorded in Official Record Book 34996, Page 1063, of the Public Records of Miami-Dade County, Florida. Rezoning properties from R-1 (One-Family District) and RO (Residential Office District) to

HIALEAH PLANNING AND ZONING BOARD MEETING- APRIL 29TH, 2026

OPS (Offices and Professional Services District). Variance permit to allow fifteen (15) parking spaces, where seventeen (17) parking spaces are required: to allow two (2) of the parking spaces to be located at the front of the properties, where parking shall be located in the rear of the properties; to allow 14% pervious area, where 30% is the minimum required, and to allow a partial waiver of the minimum landscape requirements through landscape mitigation pursuant to Section 98-2235 of the City Code. Properties are located at **510 East 49th Street and 520 East 49th Street**, Hialeah, zoned R-1 (One-Family District) and RO (Residential Office District).

Applicant: Frank De La Paz on behalf of Arno J. Lemus & Lemus Law Group, LLC.

Application Nos.: [RZ-000179-2026](#) and [VAR-000180-2026](#)

- 4. Conditional Use Permit (CUP)** to allow a Vocational School (Real Estate School). Property is located at **3412 West 84th Street, Unit 100**, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Raul O. Encio on behalf of Millen Corp.

Application No.: [CUP-000172-2026](#)

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 13TH, 2026 AT 6:00 P.M.**