

Two apartment projects planned near Miami-Dade transit stations



Pointe Companies plans to build 216 apartments and 3,700 square feet of retail at 955 East 25th Street, Hialeah.

MODIS ARCHITECTS



By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
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Two apartment projects have been proposed near Metrorail public transit stations in Hialeah, where the city has encouraged transit-oriented development with new mixed-use zoning categories.

Both plans will go before the City Council on the evening of Dec. 11. Hialeah has [encouraged redevelopment](#) to attract younger residents.

The bigger project would have 216 apartments, plus 3,700 square feet of ground-floor retail, at 955 East 25th Street. The developer is seeking an exception to raise the permitted height from eight to 10 stories.

The Metrorail/Tri-Rail transfer station is a few blocks to the east.

The 1.32-acre site currently has a 26,918-square-foot commercial building constructed in 1959. The current owner is Hialeah Evocative LLC, managed by [Michael L. Osman](#), but the application says it's under contract to Center State Pointe, an affiliate of Bay Harbor Islands-based Pointe Cos., led by [Maurice Egozi](#) and [Alan Sakowitz](#).

Egozi said it's a great location for apartments because it's so close to the public transit station and city officials are encouraging new development.

"It is a prime area for redevelopment," Egozi said.

He hopes to break ground in about a year.

Designed by Modis Architects, the project would feature a pool and playground on top of the parking garage, which would be decorated with a mural. The developer is represented in the application by attorney [Jorge L. Navarro](#).

This would be the second project in Hialeah for Pointe Cos. It has also proposed a [mixed-use project](#) at 1033 E. 25th Street.

Expansion of apartments

An apartment complex a few blocks from the Okeechobee Metrorail Station could be significantly expanded.

Oceanmar Park Apartments LLC, managed by [Martin Caparros](#) and [Patricia Caparros](#) in Miami Lakes, owns 104 apartments spread between 26 buildings at 1200, 1205, 1265, and 1280 W. 25th Place. The 5.8-acre site was developed in 1967.

According to the application, the current zoning permits 139 units on the property, and the owner wants to change the zoning from medium-density residential to high-density residential, which would raise the total to 148 units. The developer plans to build 44 one-bedroom units by constructing two-story additions to the existing apartment buildings. The additional demand for parking would be handled with a tandem parking arrangement, the application stated.

"The project's location within a unique mixture of retail, residential and civic uses also allows for an excellent opportunity for employees in the immediate vicinity to live within close proximity of their jobs," attorney [Anthony Escarra](#) stated in the application on behalf of Oceanmar Park Apartments.