

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2022 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
January 26th, 2022
Summary Agenda- Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

6:00 P.M.
HIALEAH

Call to order.

REPORT: Planning and Zoning Board Chairman, Diego Perez called the meeting to order at 6:24 P.M.

Invocation and pledge of allegiance

REPORT: Planning and Zoning Board Chairman, Diego Perez led the 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.

Present: Mr. Iglesias, Mr. D. Perez, Mr. Ulloa & Mr. Gamon
Absent: Mr. O. Perez & Mr. Casanova

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, FEBRUARY 8TH, 2022.

LU-1. Small Scale Amendment from Residential Office to Commercial.

Properties located at **4915 E Palm Court, 4935 E Palm Court, 4910 East 1st Avenue & 4930 East 1st Avenue**, Hialeah zoned R-1 (One-Family District) and RO (Residential Office).

Applicant: JCM Medical Services Inc.

Planner's recommendation: Approval

Motion to Approve: Mr. Iglesias; Second: Mr. Ulloa

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

LU-2. Small Scale Amendment from Low Density Residential to Medium Density Residential.

Property located at **1451 West 29th Street**, Hialeah, zoned R-3-3 (Multiple-Family District).

Applicant: Javier L. Vazquez, Esq.

Planner's recommendation: Approval

Motion to Approve: Mr. Iglesias; Second: Mr. Gamon

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

LU-3. Small Scale Amendment from Low Density Residential to Medium Density Residential.

Property located at **541 East 22nd Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ricardo Hernandez and Maria Hernandez

Planner's recommendation: Approval

Motion to Approve: Mr. Iglesias; Second: Mr. Gamon

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

LU-4. Small Scale Amendment from Residential Office to Commercial.

Property located at 301 East 49th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Manny Reus

Planner's recommendation: Approval

Motion to Approve: Mr. Ulloa; Second: Mr. Iglesias

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

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

1. Approval of Planning and Zoning Board Summary Agenda of January 12th, 2022 as submitted.

Motion to Approve: Mr. Iglesias; Second: Mr. Ulloa

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

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.

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2. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE VII ENTITLED "CONCURRENCY MANAGEMENT SYSTEM", DIVISION 1 "GENERALLY", CREATING SECTIONS 98-2397 - 98-2400"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to Approve: Mr. Iglesias; Second: Mr. Ulloa

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

3. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING",

HIALEAH PLANNING AND ZONING BOARD MEETING- JANUARY 26TH, 2022

ARTICLE V. "ZONING DISTRICT REGULATIONS", DIVISION 22. "M-1 INDUSTRIAL DISTRICT", SECTION 98-1371 ENTITLED "PERMITTED USES" OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to Approve: Mr. Iglesias; Second: Mr. Gamon

Motion Approved: 4-0-2 with board members Mr. O. Perez and Mr. Casanova absent.

Item approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

4. Old Business. **None.**

5. New Business. **None.**

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:27 P.M.

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, FEBRUARY 9TH, 2022 AT 6:00 P.M.**