

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2023 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
February 8th, 2023
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 6:02 P.M.

Invocation and pledge of allegiance.

REPORT: Planning and Zoning Board board member, John Ulloa 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. Gamon, Mr. D. Perez, Mr. Ulloa, Mr. Iglesias, Mr. Jimenez, Mrs. Henriquez & 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 14TH 28TH, 2023.

LU-1. Small Scale Map Amendment from Industrial to Commercial. Property is located at **7551 West 4th Avenue**, Hialeah, zoned M-1 (Industrial District).
Applicant: Alejandro J. Arias, Esq., on behalf of Prestige 7551, LLC
Planner's recommendation: Approval

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Hugo P. Arza, Esq., 701 Brickell Avenue, Suite 3300, Miami, Florida 33131, addressed the Planning and Zoning Board.

Motion to Approve: Mr. Jimenez; Second: Mr. Iglesias
Motion Passed: 7-0

Item approved

LU-2. Small Scale Map Amendment from Low-Density Residential to Medium-Density Residential. Property is located at **1797 West 1st Avenue**, Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq.
Planner's recommendation: Approval

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Ceasar Mestre, Esq., 8105 NW 155th Street, Miami Lakes, Florida 33016, addressed the Planning and Zoning Board through zoom.

REPORT: Ronald Fernandez Campa, 1840 Bright Drive, Hialeah, Florida 33010, addressed the Planning and Zoning Board in opposition to the approval of this item.

REPORT: Daisy Maria Mukaty, 141 West 17 Street, Hialeah, Florida 33010, addressed the Planning and Zoning Board in opposition to the approval of this item.

Motion to Approve: Mr. Iglesias; Second: Mr. Casanova
Motion Passed: 5-2 with board members Mr. Ulloa and Mrs. Henriquez voting NO.

Item approved

LU-3. Small Scale Map Amendment from Industrial to Commercial. Properties are located at **455 East 10th Avenue and Folio No. 04-3117-000-0148**, Hialeah, zoned M-1 (Industrial District).

Applicant: Ceasar Mestre, Esq.
WITHDRAWN

LU-4. Small Scale Map Amendment from Residential Office to Commercial. Properties are located at **218 East 49th Street and 226 East 49th Street**, Hialeah, zoned R-1 (One-Family

District) and RO (Residential Office).

Applicant: Ceasar Mestre, Esq.

Planner's recommendation: Approve with conditions

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Ceasar Mestre, Esq., 8105 NW 155th Street, Miami Lakes, Florida 33016, addressed the Planning and Zoning Board through zoom.

Motion to Approve with conditions: Mr. Casanova & Mr. Gamon; Second: Mr. Iglesias

Motion Passed: 7-0

Item approved with the condition that the properties get consolidated through a unity of title and rezoned to B-1 (Highly Restricted Retail District).

LU-5. Small Scale Map Amendment from Low-Density Residential to Transit Oriented Development District. Properties are located at **901 East 26th Street, 911 East 26th Street,**

921 East 26th Street, 931 East 26th Street, 941 East 26th Street, 951 East 26th Street, 961

East 26th Street, 971 East 26th Street, 983 East 26th Street, 906 East 27th Street, 910 East 27th Street, 912 East 27th Street, 922 East 27th Street, 932 East 27th Street, 950 East 27th Street, 962 East 27th Street, 980 East 27th Street, 984 East 27th Street, and 990

East 27th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Metro Parc Hialeah II, LLC

Planner's recommendation: Approval

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Melissa Tapanes Llahues, Esq., 200 South Biscayne Boulevard, Suite 300, Miami, Florida 33131, addressed the Planning and Zoning Board.

REPORT: Yadira Bello, 901 East 28 Street, Hialeah, Florida 33010, addressed the Planning and Zoning Board in opposition to the approval of this item.

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

Motion Passed: 5-2 with board members Mr. Ulloa and Mrs. Henriquez voting NO.

Item approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. Old Business. None.
7. New Business.

Reschedule March 2023 Planning and Zoning Board Meetings from March 8th, 2023, and March 22nd, 2023 to March 15th, 2023, and March 29th, 2023.

Motion to Reschedule Meetings: Mrs. Henriquez & Mr. Casanova; Second: Mr. Gamon

Motion Passed: 7-0

Motion approved

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:22 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) 883-8008 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 22ND, 2023 AT 6:00 P.M.**