

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2023 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
June 28th, 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 6:04 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. D. Perez, Mr. Gamon, Mr. Ulloa, Mr. Casanova, Mrs. Henriquez
Absent: Mr. Iglesias
Late: Mr. Jimenez

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, AUGUST 8TH, 2023.

LU-1. Small Scale Map Amendment from Low-Density Residential and Commercial to Major Institutions. Properties are located at **374 East 12th Street, 398 East 12th Street, and 400 East 12th Street**, Hialeah, zoned R-2 (One-and Two-Family Residential District) and B-1 (Highly Restricted Retail District)
Applicant: Ceasar Mestre, Esq.

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

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

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

Motion Passed: 5-0-2 with board members Mr. Jimenez and Mr. Iglesias absent.

Item approved

LU-2. Small Scale Map Amendment from Low-Density Residential to Transit-Oriented Development District. Property is located at **1092 East 21st Street**, Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq.

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

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

REPORT: Jesse Jones, 1082 East 21st Street, Hialeah, 33013 addressed the Planning and Zoning Board with some concerns surrounding the neighborhood.

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

Motion Passed: 6-0-1 with board member Mr. Iglesias absent.

Item approved

LU-3. Small Scale Map Amendment from Low-Density Residential to Transit-Oriented Development District. Property is located at **3011 East 8th Avenue**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq.

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

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

REPORT: Mirta Lopez, 730 East 30th Street, Hialeah, 33013 addressed the Planning and Zoning Board with questions and concerns about the surrounding neighborhood.

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

Motion Passed: 6-0-1 with board member Mr. Iglesias absent.

Item approved

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 6:32 P.M.

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

REPORT: Planning and Zoning Board Chairman, Diego Perez called the meeting to order at 6:33 P.M.

1. Approval of Planning and Zoning Board Summary Agenda of June 14th, 2023 as submitted.

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

Motion Passed: 6-0-1 with board member Mr. Iglesias absent.

Item approved

A WRITTEN DECISION AND RESOLUTION 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 IS ADOPTED, CONTACT A MEMBER OF THE CITY CLERK'S OFFICE TO OBTAIN A COPY OF THE FINAL DECISION AND RESOLUTION. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. 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, AUGUST 8TH, 2023.

2. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, AMENDING THE HIALEAH CODE OF ORDINANCES CHAPTER 98, ENTITLED "ZONING", AMENDING §98-2200 "PARKING COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, BOATS OR VESSELS ON PROPERTY ZONED RESIDENTIAL" REGULATING THE PLACEMENT AND NUMBER OF RECREATIONAL VEHICLES, VESSELS AND BOATS PERMITTED ON PROPERTY ZONED RESIDENTIAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT: Assistant City Attorney, Alexander Magrisso explained the ordinance in more detail to the board.

Motion to Table: Mr. Jimenez; Second: Mr. Casanova

Motion Passed: 5-1-1 with board member Mr. Ulloa voting NO & Mr. Iglesias absent.

Item tabled

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

3. Old Business. **None.**
4. New Business.

REPORT: Planning and Zoning Director, Debora Storch addressed the board to wish them a safe and healthy summer.

REPORT: Assistant City Attorney, Alexander Magrisso addressed the board to inform everyone of City Attorney Lorena Bravo leaving the City. Mr. Magrisso praised her for her service. The board gave Ms. Bravo a round of applause.

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:04 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, AUGUST 9TH, 2023 AT 6:00 P.M.**