

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2022 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
August 24th, 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 6:08 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. Gamon, Mr. D. Perez, Mr. Ulloa, Mrs. Henriquez, Mr. Jimenez & Mr. Iglesias
Late: Mr. Ulloa at 6:16 P.M.

Absent: 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, SEPTEMBER 13TH, 2022.

~~LU-1. Small Scale Map Amendment from Residential Office to Commercial. Property located at 3375 West 4th Avenue, Hialeah, zoned RO (Residential Office).
Applicant: Ceasar Mestre, Esq.~~

ITEM WITHDRAWN TO BE RE-ADVERTISED

LU-2. Small Scale Map Amendment from Residential Office to Commercial. Property located at 355 West 49th Street, Hialeah, zoned RO (Residential Office).
Applicant: Felix M. Lasarte, Esq.
Planner's recommendation: Approval

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

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

Item approved

LU-3. Small Scale Map Amendment from Industrial to Transit Oriented Development District. Property located at 1140 East 25th Street, Hialeah, zoned M-1 (Industrial District).
Applicant: 1140 East Owner, LLC
Planner's recommendation: Approval

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

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

Item approved

~~LU-4. Small Scale Map Amendment from Low-Medium Density Residential to Mixed Use (Hialeah Heights). Property located at Folio No. 04-2021-001-0480, Hialeah, zoned GU (Interim District a Miami-Dade Zoning Designation).
Applicant: Hugo P. Arza, Esq. on behalf of Security Estates~~

ITEM WITHDRAWN BY APPLICANT'S REQUEST

LU-5. Small Scale Map Amendment from Major Institutions to Commercial. Property located at 8155 West 12th Avenue, Hialeah, zoned C-1 (Restricted Retail Commercial District).

Applicant: Alejandro J. Arias, Esq. on behalf of Daniel Caamano
Planner's recommendation: Approval

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

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

Item approved

LU-6. Small Scale Map Amendment from Industrial to Commercial. Property located at **7445 West 4th Avenue**, Hialeah, zoned M-1 (Industrial District).

Applicant: Alejandro J. Arias, Esq. on behalf of Feuer Family 2, LLC
Planner's recommendation: Approval

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

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

Item approved

LU-7. Small Scale Map Amendment from Low Density Residential and Major Institutions to Medium Density Residential. Property located at **585 East 26th Street, 591 East 26th Street, 595 East 26th Street, Folio No. 04-3108-001-2570 & 04-3108-001-2580**, Hialeah, zoned R-1 (One-Family District).

Applicant: Manny Reus
Planner's recommendation: Approval

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

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

Item approved

LU-8. Small Scale Map Amendment from Low Density Residential to High Density Residential.

Property located **350 East 40th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Suny Comfort Home, LLC
Planner's recommendation: Approval

Motion to Approve: Mrs. Henriquez; Second: Mr. Iglesias

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

Item approved

LU-9. Small Scale Map Amendment from Low Density Residential to Medium Density Residential. Property located at **10 West 53rd Terrace**, Hialeah, zoned A (Agricultural District).

Applicant: Pedro Felipe Alvarez Pena
Planner's recommendation: Approval

Motion to Approve: Mr. Iglesias; Second: Mrs. Henriquez

Motion Passed: 5-1-1 with board member Mr. Ulloa voting NO and Mr. Casanova being absent.

Item approved

LU-10. Small Scale Map Amendment from Medium Density Residential to Major Institutions. Properties located at **141 West 27th Street, 130, 140, 150 & 160 West 28th Street**, Hialeah, zoned R-3 (Multiple-Family District).
Applicant: Javier L. Vazquez, Esq. on behalf of 140 LLC
Planner's recommendation: Approval

Motion to Approve: Mr. Ulloa & Mr. Jimenez; Second: Mr. Iglesias
Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item approved

LU-11. Small Scale Map Amendment from Residential Office to Commercial. Property located at **291 West 49th Street**, Hialeah, zoned RO (Residential Office).
Applicant: Dr. Pablo Guala
Planner's recommendation: Approval

Motion to Approve: Mr. Iglesias; Second: Mrs. Henriquez & Mr. Jimenez
Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

12. Old Business. Planning and Zoning Director, Debora Storch reminded the board members that the next Planning and Zoning Board meeting is scheduled for September 7th, 2022.

13. New Business. None.

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:14 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, SEPTEMBER 7TH, 2022 AT 6:00 P.M.**