

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**January 25<sup>th</sup>, 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 6:03 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.**

1. Roll Call.

**Present: Mr. Gamon, Mr. D. Perez, Mr. Ulloa, Mr. Iglesias, Mr. Jimenez & Mrs. Henriquez**

**Absent: Mr. Casanova**

2. Approval of Planning and Zoning Board Summary Agenda of January 11<sup>th</sup>, 2023 as submitted.

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

*Item approved*

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

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, FEBRUARY 14<sup>TH</sup>, 2023.**

3. **Conditional Use Permit (CUP)** to allow a K-4<sup>th</sup> grade elementary school with a maximum capacity of 100-students in conjunction with a 43-children daycare. Property is located at **1905 West 35<sup>th</sup> Street**, Hialeah, zoned M-1 (Industrial District).  
**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 155<sup>th</sup> Street, Miami Lakes, Florida 33016, addressed the Planning and Zoning Board through zoom.**

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

*Item approved with the following conditions:*

- **Cars on the proposed Pick-up/drop-off lane need to enter through the West 20th Avenue entrance and exit through the one on West 35th Street.**
- **A minimum of 2 staff members need to assist in traffic circulation and pick-up/drop-off to make sure cars enter on West 20th Avenue, exit on West 35th Street, and move quickly.**

- *Bollards need to be installed around the entire perimeter of the playground within 3 months of the approval of the ordinance.*
  - *Expansion of the original daycare into an adjacent bay needs to be legalized if no proof of permit is provided.*
  - *School operator needs to make sure that dumpsters are within the walls built for that purpose and not interrupting the area designated for the drop-off pick-up lane.*
4. **Special Use Permit (SUP)** to allow a mural outside the Artist Live/Work Overlay District (ALWOD) geographic area, where murals are only allowed in the ALWOD district. Property is located at **1675 West 49<sup>th</sup> Street, Space 1004**, Hialeah, zoned C-2 (Liberal Retail Commercial District).  
**Applicant: Samantha Linneroath**

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

**REPORT: Cindy Jang, 1675 West 49<sup>th</sup> Street, Space 1004, Hialeah, Florida 33012, addressed the Planning and Zoning Board through zoom.**

**Motion to Approve with Conditions: Mr. Ulloa; Second: Mr. Iglesias**

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

***Item approved with the condition that when the retailer (Foot Locker) no longer uses the bay the murals shall be removed and that any design change will require a new Special Use Permit.***

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

5. **TENTATIVE PLAT OF BALLIA'S VILLAGE SUBDIVISION**  
Planner's recommendation: Approval subject to comments.

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

**Motion to Approve Subject to Comments: Mr. Ulloa & Mr. Jimenez; Second: Mrs. Henriquez**

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

***Item approved subject to comments.***

6. **TENTATIVE PLAT OF WEST BUENA VISTA 2**  
Planner's recommendation: Approval subject to comments.

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

**Motion to Approve Subject to Comments: Mr. Ulloa & Mr. Iglesias; Second: Mrs. Henriquez**

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

***Item approved subject to comments.***

7. Old Business. **None.**

8. New Business. None.

**REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 6:29 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 8<sup>TH</sup>, 2023 AT 6:00 P.M.**