

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**April 15<sup>th</sup>, 2026**  
*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 6:06 P.M.**

Invocation and pledge of allegiance.

**REPORT: Planning and Zoning Board Chairman, Diego Perez, led the invocation and the pledge of allegiance.**

**MEETING GUIDELINES**

The following guidelines apply to today's Planning and Zoning Board Meeting:

- Any person interested in making comments or posing questions on any item on the agenda, may do so during the meeting.
- Individuals should be respectful of the Planning and Zoning Board Members, and make every effort to speak with a moderate tone using appropriate language and avoiding personal attacks.
- The public can view the Planning and Zoning Board meetings on the City's YouTube page ([www.youtube.com/cityofhialeahgov](http://www.youtube.com/cityofhialeahgov)).

**REPORT: Planning and Zoning Hearing Specialist, Yumai Oliva, read the meeting guidelines for the record.**

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO THE 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. Perez, Mr. Lluch, Mr. Iglesias, Mrs. Henriquez, Mr. Ulloa, Mr. Castellanos, Mr. Morales, Yumai Oliva, Zoning Hearing Specialist, Claudia Hasbun, Planning and Zoning Official, Anthony L. Recio, Esq., Special Counsel.**

**A quorum was present.**

2. Approval of Planning and Zoning Board Summary Agenda of March 25<sup>th</sup>, 2026, as submitted.

**Motion to Approve: Mrs. Henriquez**

**Second: Mr. Iglesias**

**Motion Passed: 7-0.**

***Item approved.***

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

**REPORT: Planning and Zoning Hearing Specialist, Yumai Oliva, administered the oath to all applicants and individuals who would be speaking before the Board or any items listed on the agenda.**

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, APRIL 28<sup>TH</sup>, 2026.**

3. **Variance** permit to allow 23 parking spaces, where 53 parking spaces are required; to allow 10 of the proposed parking spaces to back out into the right-of-way, where back-out parking is only permitted on properties located in Low-Density Residential districts; to allow 0% pervious area, where 10% is the minimum pervious area required, and to allow a waiver of the minimum landscape requirements through landscape mitigation pursuant to Section 98-2235 of the City Code, to facilitate the adaptive reuse, renovation, and reactivation of the existing warehouses. Properties are located at **5650 NW 36<sup>th</sup> Avenue and 5660 NW 36<sup>th</sup> Avenue**, Hialeah, zoned M-2 (Industrial District).

**Applicant: Ben J. Fernandez, Esq. on behalf of 5650-5660 NW 36<sup>TH</sup> Ave Hialeah FL, LLC.**

**Planner's recommendation: Approval with conditions.**

**Application No.: [VAR-000149-2026](#)**

**REPORT: Planning and Zoning Hearing Specialist, Yumai Oliva, read the item into the record.**

**REPORT: Planning and Zoning Official, Claudia Hasbun, spoke on this item.**

**REPORT: Ben J. Fernandez, Esq. (Lobbyist), 200 S. Biscayne Boulevard, Suite 300, Miami, Florida 33131, addressed the Planning and Zoning Board.**

**REPORT: Planning and Zoning Board Chairman, Diego Perez, spoke on this item.**

**REPORT: Planning and Zoning Board Member, John Ulloa, spoke on this item.**

**REPORT: Anthony L. Recio, Esq., Special Counsel, spoke on this item.**

**REPORT: Joe Airgood, 5650 NW 36 Avenue, Hialeah, Florida 33142, spoke on this item.**

**Motion to approve with conditions: Mr. Iglesias**

**Second: Mrs. Henriquez.**

**Motion Passed: 7-0.**

**Item approved with the following conditions:**

- **The applicant shall submit a Declaration of Restriction (DOR) requiring that the property be improved in substantial accordance with the plans submitted and prepared by Erik Kasuba of Twenty Lake Architects, LLC, signed and sealed on November 19<sup>th</sup>, 2025.**
  - **The DOR shall also restrict the use of the property to warehouse and industrial uses according to the current zoning classification, with the prohibition of automotive, boat, motorcycle, or other vehicle-related uses, as well as any other uses that generate a higher parking demand or beyond the parking analysis submitted along with this application.**
  - **The applicant shall demolish and/or legalize all existing structures on the properties; however, any increase beyond the existing 52,856 square feet of warehouse area shall require additional variance approval.**
  - **The site shall be modified in substantial accordance with the revised parking study and site plan submitted, which address all comments provided by Bowman Consulting Group, including ADA-compliant parking placement, accessible pedestrian pathways, installation of wheel stops, proper dimensioning of parking and loading spaces per Section 98-2188 of the City Code, and adequate service and circulation on-site.**
  - **The applicant shall provide landscape mitigation fees at the time of building permit issuance.**
4. **Variance** permit to allow the required off-street parking spaces to be located partially within the right-of-way, where off-street parking spaces are required to be located within the property lines; to allow 11 parking spaces, where 16 parking spaces are required, for the properties located at 4725 East 10<sup>th</sup> Court and 4735 East 10<sup>th</sup> Court, operating as a manufacturing use and an automotive body shop; to allow all parking spaces to back out into the right-of-way, where back-out parking is only permitted on properties located in Low-Density Residential districts; to allow 0% pervious area, where 10 % is the minimum pervious area required, and to allow a waiver of the minimum landscape requirements

through landscape mitigation pursuant to Section 98-2235 of the City Code. Properties are located at **4725 East 10<sup>th</sup> Court and 4735 East 10<sup>th</sup> Court**, Hialeah, zoned M-1 (Industrial District).

**Applicant: Ernesto Perez.**

**Planner's recommendation: Approval with conditions.**

Application No.: [VAR-000144-2026](#)

**REPORT: Planning and Zoning Hearing Specialist, Yumia Oliva, read the item into the record.**

**REPORT: Planning and Zoning Official, Claudia Hasbun, spoke on this item.**

**REPORT: Ernesto Perez, (Tenant), addressed the Planning and Zoning Board.**

**REPORT: Planning and Zoning Board Chairman, Diego Perez, spoke on this item.**

**Motion to approve with conditions: Mrs. Henriquez.**

**Second: Mr. Iglesias.**

**Motion Passed: 7-0.**

**Item approved with the following conditions:**

- **The applicant shall enter into a Declaration of Restriction (DOR) to define the parking and operational plan provided by the business owner of NextGen Motors Miami; and**
- **That no additional uses will be permitted on the property; and**
- **The applicant agrees that random inspections regarding parking will be conducted to maintain compliance within the property.**

5. **Variance** permit to allow a free-standing LED pylon sign on an existing legal nonconforming pole sign located on a property outside the permitted LED geographic area; to allow the LED pylon sign to be located 86.25 feet from the property line of a residential zoned property, where 300 feet are required; to allow a front setback of 5.66 feet, where 10 feet are required; to allow a full-color LED display, where only single-color and grayscale LED displays are permitted; to allow a total sign area of 240 square feet, where 120 square feet is the maximum LED sign area permitted; and to allow a total sign height of 30 feet, with an LED display height of 24.83 feet, where 20 feet is the maximum permitted height from street grade to the top of the sign structure and 15 feet is the maximum permitted height for an LED display. Property is located at **5375 West 20<sup>th</sup> Avenue**, Hialeah, zoned C-2 (Liberal Retail Commercial District).

**Applicant: Josenrique Cueto and Giancarlo Hernandez on behalf of 5375 Property Holding, LLC.**

**Planner's recommendation: Approval.**

Application No.: [VAR-000105-2026](#)

**REPORT: Planning and Zoning Hearing Specialist, Yumai Oliva, read this item into the record.**

**REPORT: Planning and Zoning Official, Claudia Hasbun, spoke on this time.**

**REPORT: Joseenrique Cueto, (Lobbyist), 850 NW 42 St, Suite 310, Miami, Florida 33126, addressed the Planning and Zoning Board.**

**REPORT: Giancarlo Hernandez, (Lobbyist), 850 NW 42 St, Suite 310, Miami, Florida 33126, addressed the Planning and Zoning Board.**

**REPORT: Planning and Zoning Board Chairman, Diego Perez, spoke on this item.**

**REPORT: Planning and Zoning Board Member, John Ulloa, spoke on this item.**

**Report: Planning and Zoning Board Member, Leonardo Castellanos, spoke on this item.**

**REPORT: Planning and Zoning Board Member, Esmiley Iglesias, spoke on this item.**

**REPORT: Planning and Zoning Board Member, Luis Morales, spoke on this item.**

**REPORT: Annthony L. Recio, Esq., Special Counsel, spoke on this item.**

**REPORT: Henry Michael Kohler, (Neighbor), 1950 West 54<sup>th</sup> Street, Apt. 417, Hialeah, Florida 33012, spoke in opposition to this item.**

**Motion to approve with conditions: Mr. Morales.**

**Second: Mr. Iglesias.**

**Motion Passed: 6-0-1 with Board Member Mr. Ulloa voting NO.**

- **The applicant shall proffer a Declaration of Restrictions (DOR) to include:**
  - a. **A reduction of luminaires on the LED sign at sunset;**
  - b. **Apply Miami Dade County Code Sections 33-96 and 33-96(1);**
  - c. **Apply Florida Statute Chapter 479;**
  - d. **Modify the structure affecting the LED sign to either rotate towards 826 or apply shade to reduce view toward the residential building.**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

6. **Old Business** - Mr. Ulloa raised a question regarding whether artificial grass is acceptable in Hialeah as part of the pervious area requirements.  
Planning and Zoning Official, Mrs. Hasbun, explained the reasoning behind the pervious area requirements.
7. **New Business** - LED signs throughout the City were also discussed and compared to those in other municipalities.

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Mr. Recio, Esq., Special Counsel, explained the differences in requirements for LED signs between Hialeah and other municipalities.

**REPORT: Planning and Zoning Board Chairman, Diego Perez, adjourned the meeting at 7:30 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, APRIL 29<sup>TH</sup>, 2026 AT 6:00 P.M.**