

Bryan Calvo Esq.
Mayor

Carl Zogby
President

Melinda De La Vega
Vice President



Council Members
Luis Gonzalez
William Marrero
Gelien Perez
Monica Perez
Luis Rodriguez

City Council Meeting Agenda April 28, 2026 5:30 p.m.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

The invocation is to be led by Marbelys Fatjo, City Clerk.

4. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance is to be led by Council Member Luis Rodriguez.

5. **MEETING GUIDELINES**

The following guidelines have been established by the City Council:

- **ALL LOBBYISTS MUST REGISTER WITH THE CITY CLERK**
- As a courtesy to others, please refrain from using cellular telephones or other similar electronic devices in the Council Chamber.
- A maximum of three (3) speakers in favor and three (3) speakers in opposition will be allowed to address the Council on any one item. Each speaker's comments will be limited to three (3) minutes.
- No signs or placards, in support of or in opposition to an item or speaker, shall be permitted within the Council Chamber.
- Any person interested in making comments or posing questions on matters of public concern or on any item on the agenda, may do so during the meeting.
- Members of the public may address the City Council on any item pertaining to City business during the Comments and Questions portion of the meeting. A member of the public is limited to one appearance before the City Council and the speaker's comments will be limited to three (3) minutes.
- Individuals should be respectful of the elected officials and staff, and make every effort to speak with a moderate tone using appropriate language and avoiding personal attacks. Members of the public in the audience shall refrain from shouting or making remarks from their seats to the Mayor, Council Members or staff sitting on the dais.
- The public can view public meetings on the City's YouTube page (www.youtube.com/cityofhialeahgov).

6. **PRESENTATIONS**

7. **COMMENTS AND QUESTIONS**

8. **ANNOUNCEMENT OF AMENDMENTS/CORRECTIONS TO THE AGENDA**

9. **BOARD APPOINTMENTS**

- A. **RESOLUTION:** Proposed resolution appointing **Francisco Perez** to the Veteran's Affairs Committee of the City of Hialeah, as Council Member William Marrero's appointment, for a (2)-year term beginning on April 28, 2026, and ending on April 27, 2028.

(COUNCIL MEMBER MARRERO'S APPOINTMENT)

- B. **RESOLUTION:** Proposed resolution appointing **Asael Amaro** to the Youth Advisory Committee, as Council Member William Marrero's appointment, for a two (2)-year term beginning on April 28, 2026, and ending on April 27, 2028.

(COUNCIL MEMBER MARRERO'S APPOINTMENT)

10. **CONSENT AGENDA**

All items listed with letter designations are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember, the Mayor or a resident so requests, in which case the item will be removed from the consent agenda and considered along with the regular order of business.

- A. Request permission to approve the minutes of the City Council Meeting held on April 14, 2026, at 5:30 p.m.

(OFFICE OF THE CITY CLERK)

- B. **RESOLUTION:** Proposed resolution approving a piggyback to Contract #PS25850 between the League of Oregon Cities and Zoll Medical Corporation and authorizing the Mayor or his designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to Zoll Medical Corporation for the purchase of eighteen (18) Zenix Monitor/Defibrillators (EMS/Fire Configuration) for the Fire Department Rescue Transportation Division and approving the expenditure in an amount not to exceed \$1,045,500.08, to be paid in five (5) equal annual payments of \$209,100.02; in substantial conformity with the agreement attached hereto and made a part hereof as Exhibit "A"; and providing for an effective date.

(FIRE DEPARTMENT)

- C. **RESOLUTION:** Proposed resolution accepting the Invitation for Bid ("IFB") response for #2025-26-007 for the roadway and drainage improvements to West 38 Place, West 39 Place, and West 40 Street from West 16 Avenue to West 18 Avenue; and authorizing the Mayor or his designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to Florida Engineering and Development Corporation ("vendor") for the amount of \$3,737,716.66, and if required, a ten percent (10%) contingency amount of \$373,771.67, expressly subject to budgetary approval, for a total cumulative amount not to exceed \$4,111,488.33, for the roadway and drainage improvements to West 38 Place, West 39 Place, and West 40 Street from West 16 Avenue to West 18 Avenue; and in substantial conformity with IFB 2025-26-007, attached hereto and made a part hereof as "Exhibit A;" and authorizing the Mayor or designee to sign any related and customary purchasing documents to effectuate this resolution; and providing for an effective date.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTRUCTURE AND ASSET MANAGEMENT)

- D. **RESOLUTION:** Proposed resolution accepting the Invitation for Bid ("IFB") response for IFB #2025-26-011 for the purchase of two-hundred fifty (250) Epic Responder Plus Ballistic Helmets with NVG Shrouds and Galvion Viper Batskin Visors; and authorizing the Mayor or his designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to Tactical Edge Consulting, LLC. for an amount not to exceed \$208,000.00, for the above-referenced goods; and in substantial conformity with IFB #2025-26-011, attached hereto and made a part hereof as "Exhibit A"; and authorizing the Mayor or his designee to sign any related and customary purchasing documents to effectuate this resolution; and providing for an effective date.

(POLICE DEPARTMENT)

- E. **RESOLUTION:** Proposed resolution accepting the Request for Qualifications (RFQ) response for RFQ # 2021-2022-9500-00-001 for Engineering and Architectural Services including City funded and American Rescue Plan Act (ARPA) funded projects; and authorizing the Mayor or his designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to R.J. Behar & Company, Inc. in an amount not to exceed \$301,335.00, for Construction Engineering & Inspection (CEI) Services for the roadway and drainage improvements between East 8th and 10th Avenue from 5th to 9th Street, and in substantial conformity with the attached RFQ # 2021-2022-9500-00-001, attached hereto and made a part hereof as "Exhibit A", and authorizing the Mayor or designee to sign any related and customary purchasing documents to effectuate this resolution; and providing for an effective date.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTRUCTURE AND ASSET MANAGEMENT)

- F. **RESOLUTION:** Proposed resolution accepting the Request for Qualifications (RFQ) response for RFQ #2021-2022-9500-00-001 for Construction Engineering & Inspection (CEI) Services for the roadway and drainage improvements along West 38th Place, 39th Place, and 40th Street from 16th to 18th Avenue; and authorizing the Mayor or his designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to the Corradino Group, Inc. in an amount not to exceed \$241,290.00, for the above referenced CEI Services, and in substantial conformity with the attached RFQ #2021-2022-9500-00-001, attached hereto and made a part hereof as "Exhibit A", and authorizing the Mayor or designee to sign any related and customary purchasing documents to effectuate this resolution; and providing for an effective date.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTRUCTURE AND ASSET MANAGEMENT)

- G. **RESOLUTION:** Proposed resolution accepting the response for Request for Qualifications (RFQ) 2021-22-9500-00-001, attached hereto as "Exhibit A," for both General and Project-Specific Construction Engineering Inspection (CEI) and Architectural Consulting Services pertaining to roadway and drainage improvements along West 25th Court, from West 56th Street to West 60th Street (IFB #2024-25-041); and authorizing the Mayor or his designee and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to AECOM Technical Services, Inc. in an amount not to exceed \$84,564.98, for the above referenced CEI and Construction Management Services; and in substantial conformity with the attached RFQ #2021-22-9500-00-001, attached hereto and made a part hereof as "Exhibit A"; and providing for an effective date.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTRUCTURE AND ASSET MANAGEMENT)

- H. Request permission to ratify the issuance of a purchase order to Category Five Technologies, Inc., the vendor having provided the lowest quotation, for the purchase of six (6) outdoor pedestal bottle-filler drinking fountains to be installed at Babcock Park for patrons, in a total cumulative amount not to exceed \$34,782.00. The approval of the item requires the waiving of the small purchase threshold.

(PARKS AND RECREATION DIVISION)

(DEPARTMENT OF PARKS AND COMMUNITY ENGAGEMENT)

- I. Request permission to issue a purchase order to IDEMIA Identity & Security USA LLC, for the acquisition of one (1) MBIS 5.x Latent Expert Workstation, including associated software, installation services, and post-warranty maintenance support, for use by the Hialeah Police Department's Crime Scene Unit, in a total cumulative amount not to exceed \$48,650.00. The approval of the item requires the waiving of the small purchase threshold.

(POLICE DEPARTMENT)

- J. **RESOLUTION:** Proposed resolution accepting and executing the proposed Off-System Construction and

Maintenance Agreement between the City of Hialeah, Florida and the Florida Department of Transportation (FDOT), attached hereto and made a part hereof as "Exhibit A"; for right of way improvements within the City's right of way; and providing for an effective date.

- On April 14, 2026, the item was postponed administratively until the City Council Meeting of April 28, 2026, at 5:30 p.m.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTRUCTURE AND ASSET MANAGEMENT)

- K. **SPECIAL EVENT PERMIT:** Request from Frank Diaz, on behalf of Fly High Fireworks, for permission to install a tent for the sale of fireworks at Nima Plaza located at 5350 West 16 Avenue, Hialeah, Florida 33012, zoned Liberal Retail Commercial District, with sales commencing on Saturday, June 27, 2026, and ending on Saturday, July 4, 2026, from 10:00 a.m. to 10:00 p.m., subject to compliance with the requirements set forth by the Fire Department and the Risk Management Division, as well as subject to the issuance of a regulatory license by the Business Tax Division.

(OFFICE OF THE CITY CLERK)

- L. **RESOLUTION:** Proposed resolution authorizing the Mayor of his designee and the City Clerk as attesting witness, on behalf of the City, to execute a Memorandum of Agreement between Miami-Dade County through its Department of Transportation and Public Works and the City of Hialeah for the delivery of engineering design for safety road improvements at East 4th Avenue within City jurisdictional limits, and in substantial conformity with Exhibit "A", attached hereto and made a part hereof, for right of way improvements within the City's right of way; and providing for an effective date.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTURE AND ASSET MANAGMENT)

- M. **RESOLUTION:** Proposed resolution accepting the Request for Qualifications (RFQ) response to RFQ No. 2021-2022-9500-00-001 for engineering and architectural services including City funded and ARPA (American Rescue Plan Act) funded projects; and authorizing the Mayor, or his designee, and the City Clerk, as attesting witness, on behalf of the City, to issue a purchase order to the Corradino Group in an amount not to exceed \$499,516.10, for the design services of Vision Zero MDC Safety Improvements along East 4th Avenue Project No. 454979-1, and in substantial conformity with the attached RFQ No. 2021-2022-9500-00-001, attached hereto and made a part hereof as "Exhibit A", and authorizing the Mayor, or designee, to sign any related and customary purchasing documents to effectuate this resolution; and providing for an effective date.

(STREETS DIVISION)

(DEPARTMENT OF INFRASTRUCTURE AND ASSET MANAGMENT)

11. **ADMINISTRATIVE ITEMS**

- A. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance amending Chapter 2 entitled "Administration" of the Code of Ordinances, Article V. entitled "Finance", Division 2. entitled "Fees and Charges", and in particular, amending Section 2-873(a) to increase the City's Standard Violation and Lien Research Fee from \$375.00 to \$500.00; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for inclusion in code; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the City Council approved the item on first reading. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.

(OFFICE OF THE CITY CLERK)

- B. **ORDINANCE:** First reading of proposed ordinance repealing and rescinding Hialeah Ordinance No. 2021-140

(attached hereto as Exhibit "A") granting a Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District (NBD) Overlay pursuant to Hialeah Code of Ordinances § 98-1630.8; and granting a Variance Permit to allow 24 units (86%) with floor areas ranging from 695 square feet to 729 square feet, where 850 feet is the minimum required and only 10% of the units may have an area of 600 square feet; allow 46 parking spaces where 67 parking spaces are required; all contra to Hialeah Code of Ordinances §§ 1630.2 and 98-2189(16)a. and b., for the **property located at 167 West 23 Street and 187 West 23 Street, Hialeah, zoned M-1 (Industrial District)**; authorizing release of the Declaration of Restrictive Covenants recorded in Official Records Book 33228, Page 860 of the Public Records of Miami-Dade County, Florida; repealing all ordinances or parts of ordinances in conflict herewith; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the item was postponed administratively until the City Council Meeting of April 28, 2026, at 5:30 p.m.

(PLANNING DIVISION)

(COMMUNITY DEVELOPMENT DEPARTMENT)

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

14. **ZONING**

Administration of Oath to all applicants and anyone who will be speaking before the City Council on any Zoning, Land Use or Final Decision Item.

Attention Applicants:

- a. Items approved by the City Council are subject to the Mayor's approval or veto. The Mayor may withhold his signature or veto the item. If the Mayor's signature is withheld, the item is not effective until the next regularly scheduled meeting. If the Mayor vetoes the item, the item is rejected unless the Council overrides the veto at the next regular meeting.

15. **LAND USE AMENDMENTS**

- A. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance amending the Future Land Use Map of the City of Hialeah Comprehensive Plan pursuant to Section 163.3187, Florida Statutes, (Small-Scale Development Amendment) to change the land use designation from Low Density Residential to Transit Oriented Development District for the **property located at 1081 East 17 Street, Hialeah, zoned R-1, legally described herein**; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the City Council approved the item on first reading. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.
- On March 25, 2026, the Planning and Zoning Board recommended approval of this item.
- Planner's recommendation: Approval.
- Property Owners: Casa Amigos VI LLC, 100 South Ponte Drive, #2702, Miami Beach, Florida 33139 and Nancy Ortiz, 100 South Ponte Drive, #2702, Miami Beach, Florida 33139.
- Registered Lobbyist: Ceaser Mestre Esq., 8105 Northwest 155th Street, Miami Lakes, Florida 33016, on behalf of the property owner, Casa Amigos VI LLC.

16. **ZONING ITEMS**

- A. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance granting variances:
 - (i) to allow an existing accessory building with a floor area of 881 square feet, and
 - (ii) to allow the existing accessory structure to exceed 35% of the building, where the maximum floor area allowed for an accessory structure is 500 square feet and where the maximum accessory structure size allowed is 35 percent of the size of the main building pursuant to Hialeah Code of Ordinances § 98-1666 for the **property**

located at 640 East 60 Street, Hialeah, zoned R-1 (Single-Family); repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the item was postponed. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.
- On March 24, 2026, the City Council approved the item on first reading. Second reading and public hearing was scheduled for April 14, 2026, at 5:30 p.m.
- On March 11, 2026, the Planning and Zoning Board recommended the approval of the item subject to conditions.
 - Conditions:
 1. The applicant shall continue and obtain all required building permits to legalize the existing accessory structure and all previously unpermitted work under Permit No. BLDR-006679-2025.
 2. The aluminum-covered porch and the utility room attached to the accessory building shall be demolished as indicated on the submitted site plan.
 3. The accessory building shall be used for storage purposes only and shall not be converted into a dwelling unit, living quarters, or any habitable space.
 4. The applicant shall maintain the required two-foot drainage separation along the east and west property lines, as shown on the submitted site plan.
 5. Proffer a Declaration of Use to maintain the property as a single-family residence with only one kitchen on the premises, in accordance with the R-1 zoning regulations.
- Planner's recommendation: Approval with conditions, including the following two (2) additional conditions:
 - (1) Prior to closing the existing code violation (No. BWOP-3810-2025), a full interior demolition permit for the accessory structure shall be approved and finalized; and
 - (2) The property owner agrees to be subject to random inspections by the City of Hialeah inspectors of the accessory structure to confirm the use of the structure. Any code violation issued for the use of the accessory structure will be deemed a violation of this variance permit and will be subject to revocation.
- Property Owners: Orlando and Elsa Lopez, 640 East 60 Street, Hialeah, Florida.

B. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance granting a Special Use Permit (SUP) pursuant to Hialeah Code of Ordinances § 98-161 to allow the expansion of the Neighborhood Business District (NBD) Overlay to permit a three-story mixed-use development, including 44 residential units, 670 square feet of fitness center space, and 7,163 square feet of medical office commercial space; and granting variances to allow:

(i) residential units on the ground floor, where residential units are allowed only above ground floor level;
(ii) 44 multifamily units (100%) with an area less than 700 square feet, where 700 square feet is the minimum required, except that only 25% of residential units may have a minimum area of 500 square feet;
(iii) 81 parking spaces through a Covenant in lieu of Unity of Title, with properties located at **2855 West 12th Avenue and 2801 West 12th Avenue**, where 84 parking spaces are required; and
(iv) 21.4% pervious area, where 30% is the minimum pervious area required;
all contra to the City of Hialeah Code of Ordinances § 98-1630.2, 98-2189 (16), and the Hialeah Landscape Manual, updated July 2025, Section "E"; and granting a partial waiver of minimum landscape requirements through landscape mitigation pursuant to § 98-2235; all as to **property located at 1160 & 1170 West 29th Street, and 2891, 2855 & 2801 West 12th Avenue, Hialeah, zoned C-1 and C-2 (Restricted and Liberal Retail Commercial District) legally described herein**; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the City Council approved the item on first reading. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.
- On March 24, 2026, the first reading of the proposed ordinance was postponed until April 14, 2026, at 5:30 p.m., as per the applicant's request.
- On March 11, 2026, the Planning and Zoning Board recommended approval of the item subject to conditions.
 - Conditions:
 1. Provide a Declaration of Restrictions stipulating all conditions, NBD time limitation for development, and provide a recorded Covenant in Lieu of Unity of Title for the parcels to operate the shared parking lots.
 2. Provide a Tree Protection Plan to keep the maximum number of trees as possible on-site and to mitigate any tree removals.

3. Project shall be developed according to plans prepared by Alberto O. Gonzalez, PA and sealed by Eduardo Perez and dated January 19, 2026.

- Planner's recommendation: Approval with conditions.
- Registered Lobbyists: Alejandro Vilarello, Esq., and Valerie M. Sanchez, Esq., on behalf of the property owner, Prestige 29th Street, LLC.
- Property Owner: Prestige 29 Street, LLC.

C. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance granting variances to allow:

(i) a 3 foot 5 inch set back, where 45 feet is required, and
(ii) 5 parking spaces, where 21 parking spaces are required,
(iii) 2 parking spaces to be located at the front setback, where parking in the front setback is not permitted,
(iv) a dumpster enclosure to be located 5 feet from the right-of-way along West 48 Street, where 10 feet is required, and
(v) a dumpster enclosure with an interior east side setback of 1 foot, where a minimum of 2 feet is required;
all contra to Hialeah Code of Ordinances § 98-781, § 98-2189, § 98-782, § 78-108, and § 3-5 (h) for the **property located at 391 West 48 Street, Hialeah, zoned RO (Residential Office District), legally described herein**; providing for conditions; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the City Council approved the item on first reading. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.
- On March 25, 2026, the Planning and Zoning Board recommended approval subject to conditions.
 - Conditions:
 1. Submit a Declaration of Restrictions (DOR) requiring that the property be improved in substantial accordance with the plans submitted and prepared by Manny Reus, P.A., signed and sealed on January 22, 2026. The Declaration of Restrictions shall restrict the use of the property to a medical office only; and
 2. Submit a Site Plan and Concurrence Plans to the Planning Division within six (6) months following approval of this application; and
 3. Obtain approval from the Streets Division to improve all swale areas with parking, curb and gutter, and landscaping in substantial accordance with the plans submitted as part of this variance application.
- Planner's recommendation: Approval with conditions.
- Property Owners: Dr. Pablo M. Guala and Clara Baccini Jauregui, 391 West 48th Street, Hialeah, Florida 33012.
- Registered Lobbyist: Manny Reus (Architect), 18501 Pines Boulevard, Suite 342, Pembroke Pines, Florida 33029, on behalf of property owner, Dr. Pablo M. Guala.

D. **ORDINANCE:** Second reading and **public hearing** of proposed ordinance granting a Special Use Permit (SUP) pursuant to Hialeah Code of Ordinances § 98-161 to allow an outdoor storage area for bulk materials and equipment; and granting variances to allow:

(i) the proposed outdoor storage area to be enclosed by a 12 foot-high tubular steel fence, where an 8 foot-high masonry wall is required, and
(ii) 1,552 parking spaces, where 1,611 parking spaces are required;
contra to the City of Hialeah Code of Ordinances § 98-1371 and § 98-2189, for the **property located at 1650 West 37 Street, Hialeah, zoned M-1 (Industrial District), legally described herein**; providing for conditions; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the City Council approved the item on first reading. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.
- On March 25, 2026, the Planning and Zoning Board recommended the approval of the item subject to conditions.
 - Conditions:
 1. The applicant proffers a Declaration of Restrictions stipulating the restrictions of use for the outdoor storage area, which shall be limited to materials and equipment associated with the operation of the Lowe's Home Improvement Store and shall not be used for unrelated outdoor storage, including that the project shall be developed in accordance with the plans submitted with this application, prepared by CPH Engineers submitted on January 26, 2026; and
 2. The outdoor storage area shall have the proper lighting and landscaping buffers along West 16th Avenue; and

3. The fence will extend up to 12 feet along the north, south, and east sides, and up to 16 feet along the west side; and
 4. All required permits and approvals from applicable City departments and outside agencies shall be obtained prior to the issuance of any building permits.
- Planner's recommendation: Approval with conditions.
 - Property Owner: Hialeah Speed Way LLC.
 - Applicant: Richie Chapman, on behalf of Lowes Home Centers, LLC.

E. **ORDINANCE:** Second reading and public hearing of proposed ordinance rezoning property from R-1 One-Family District to TOD Transit Oriented Development District; granting variances to allow:

- (i) a single-use, four-story multifamily residential building containing 12 dwelling units, where mixed commercial and residential uses are required,
 - (ii) a front setback of 6.75 feet, where 20 feet is required, and
 - (iii) 6% pervious area, where a minimum of 10% is required,
- all contra to Hialeah Code of Ordinances § 98-1543, § 98-1544, and the Hialeah Landscape Manual, updated July 2025, Section "E"; and granting a partial waiver of minimum landscape requirements through landscape mitigation pursuant to § 98-2235 for the **property located at 1081 East 17 Street, Hialeah, zoned R-1, legally described herein**; providing for conditions; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 14, 2026, the City Council approved the item on first reading. Second reading and public hearing is scheduled for April 28, 2026, at 5:30 p.m.
- On March 25, 2026, the Planning and Zoning Board recommended approval of the item subject to conditions.
 - Conditions:
 1. The applicant shall enter into and record a Declaration of Restrictions (DOR) to develop the site in accordance with the plans signed and sealed by Oscar J. Gonzalez, Architect, dated January 4, 2026, which will later be modified to include conditions # 2 and # 3. The Declaration of Restrictions shall also stipulate the required time limitation for development; and
 2. The applicant shall submit a one-time landscape mitigation payment, the amount of which shall be calculated during the Site Plan and Concurrency review process, in accordance with Section 98-2235 of the City of Hialeah Code of Ordinances; and
 3. The Site Plan shall be revised to show a 6-foot-high concrete wall along the east, west, and north property lines, as this is the maximum height permitted by the City of Hialeah Landscape Manual.
- Planner's recommendation: Approval with conditions.
- Property Owner: Casa Amigos VI LLC, 100 South Ponte Drive, #2702, Miami Beach, Florida 33139
- Registered Lobbyist: Ceaser Mestre Esq., 8105 Northwest 155th Street, Miami Lakes, Florida 33016, on behalf of the property owner, Casa Amigos VI LLC.

F. **ORDINANCE:** First reading of proposed ordinance granting variances to allow:

- (i) the required off-street parking spaces to be located partially within the right-of-way, where off-street parking must be located within the property lines;
 - (ii) 11 parking spaces, where 16 parking spaces are required;
 - (iii) all parking spaces to back out into the right-of-way, where back-out parking is not permitted, and
 - (iv) 0% pervious area, where 10% is the minimum pervious area required,
- contra to Hialeah Code of Ordinances § 98-2191, § 98-2189, § 98-2190, and the Hialeah Landscape Manual, updated July 2025, Section "E," respectively; and granting a waiver of the minimum landscape requirements through landscape mitigation pursuant to § 98-2235 for the **property located at 4725 East 10th Court and 4735 East 10th Court, Hialeah, zoned M-1 (Industrial District)**; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 15, 2026, the Planning and Zoning Board recommended approval of this item subject to conditions.
 - Conditions:
 1. The applicant shall enter into a Declaration of Restrictions to define the parking and operational plan provided by the business owner of NextGen Motors Miami; and
 2. No additional uses will be permitted on the property; and
 3. The applicant agrees that random inspections regarding parking will be conducted to maintain

compliance within the property.

- Planner's recommendation: Approval with conditions.
- Property Owners: Gregory T. Jones, Jeannette V. Jones, Rem Gregory Stuart Jones, 873 Crestview Circle, Weston, Florida 33327
- Applicant: Ernesto Perez (*tenant*)

G. **ORDINANCE:** First reading of proposed ordinance granting variances to allow:

(i) 23 parking spaces, where 53 parking spaces are required;

(ii) 10 of the proposed parking spaces to back out into the right-of-way, where back-out parking is not allowed; and

(iii) 0% pervious area, where 10% is the minimum pervious area required,

contra to Hialeah Code of Ordinances § 98-2189, § 98-2190, and the Hialeah Landscape Manual, updated July 2025, Section "E," respectively; and granting a waiver of the minimum landscape requirements through landscape mitigation pursuant to § 98-2235 for the **property located at 5650 Northwest 36th Avenue and 5660 Northwest 36th Avenue, Hialeah, zoned M-2 (Industrial District)**; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 15, 2026, the Planning and Zoning Board recommended approval of the item subject to conditions.

- Conditions:

1. The applicant shall submit a Declaration of Restrictions 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 19th, 2025.
2. The Declaration of Restrictions 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.
3. 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.
4. 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.
5. The applicant shall provide landscape mitigation fees at the time of building permit issuance.

- Planner's recommendation: Approval with conditions.
- Property Owner: SBDC Management LLC, 700 S. Rosemary Avenue, Suite 204-680, West Palm Beach, Florida 33401.
- Registered Lobbyists: Ben J. Fernandez, Paul Hernandez, and Maritza Haro Salgado, on behalf of property owner, SBDC Management, LLC.

H. **ORDINANCE:** First reading of proposed ordinance granting variances to allow:

(i) a freestanding LED pylon sign, outside the LED geographic area;

(ii) the LED pylon sign to be located 86.25 feet from the property line of a residential zoned property, where 300 feet are required;

(iii) a front setback of 5.66 feet, where 10 feet are required;

(iv) a full-color LED display, where only single-color and gray scale LED displays are permitted;

(v) a total sign area of 240 square feet, where only 120 square feet is permitted;

(vi) a total sign height of 30 feet with an LED display height of 24.83 feet, where 20 feet is the maximum height permitted for the sign structure and where 15 feet is the maximum permitted height for an LED display,

contra to Hialeah Code of Ordinances § 74-149 and § 74-218, for the **property located at 5375 West 20th Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial District)**; repealing all ordinances or parts of ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.

- On April 15, 2026, the Planning and Zoning board recommended approval of the item subject to

conditions:

1. A reduction of luminaires on the LED sign at sunset;
2. Apply Miami-Dade County Code Sections 33-96 and 33-96(1);
3. Apply Chapter 479 of the Florida Statutes;
4. Modify the structure affecting the LED sign to either rotate towards 826 or apply shade to reduce the view towards the residential building.

- Planner's recommendation: Approval.
- Property Owners: Ivannia Herrera and John L. Herrera, 850 Northwest 42nd Avenue, Suite 310, Miami, Florida 33126.
- Registered Lobbyist: Jose Enrique Cueto, on behalf of property owners, Ivannia Herrera and John L. Herrera.

17. **ADJOURNMENT**

NEXT CITY COUNCIL MEETING: Tuesday, May 12, 2026, at 5:30 p.m.

Anyone wishing to obtain a copy of an agenda item should contact the Office of the City Clerk at (305) 883-5820 or visit at 501 Palm Avenue, 3rd Floor, Hialeah, Florida, between the hours of 8:30 a.m. and 5:00 p.m.

Persons wishing to appeal any decision made by the City Council, with respect to any matter considered at the meeting, will need a record of the proceedings and, for such purposes, 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.

An ordinance or resolution shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto. If the Mayor's veto is sustained, the affected ordinance or resolution does not become law and is deemed null and void.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 883-5820 for assistance no later than two (2) days prior to the proceeding; if hearing impaired you may telephone the Florida Relay Service at (800) 955-8771 (TDD), (877) 955-8773 (Spanish) or (800) 955-8770 (Voice).