

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2021 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE
PLAN**

March 10th, 2021

Summary Agenda- Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

6:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

MEETING GUIDELINES

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

- Pursuant to emergency management powers as set forth in F.S. §§252.31-252.90, Governor Ron DeSantis issued Executive Order 20-69 (March 20, 2020), suspending the "Florida's Government in the Sunshine Laws" requirement that a quorum of the legislative body holding a public meeting be met in-person and that the meeting be held at a physical location accessible to the public for the duration of the State's Declaration of Emergency issued on March 9, 2020 (Executive Order 20-52) as a result of the COVID-19 pandemic affecting the State of Florida. The nation and the State of Florida remain in a state of emergency. The Governor has extended the declaration every 60 days, as required by law, since the execution of Executive Order 20-52. The latest extension made through the execution of Executive Order 20-276 (November 3, 2020).
- Notwithstanding the continuing statewide threat of COVID-19 to the health, safety and welfare of our citizens, Executive Order 20-69, issued specifically to allow local governments to use communications media technology to hold public meetings during the public health emergency, has expired as of 12:01 a.m. November 1, 2020 (Executive Order 20-246). As such, all public meetings in this City of any deliberative body must comply with the in-person quorum requirement of the Sunshine Law. This means, all Planning and Zoning board members must be present in-person.
- A limited number of members of the public will be allowed to be present at the location of the meeting considering the physical spacing limitations of the location to observe social distancing. As such, only 15 members of the public will be allowed to attend in person any scheduled meeting of the Planning and Zoning Board held in the Chambers on a first-come-first serve basis. Based upon anticipated in-person attendance of any meeting, the City will provide additional space at City Hall to accommodate the public and provide both viewing and participation capabilities. In addition, all public meetings continue to be broadcast live for members of the public to view on the City's Facebook page. As an additional alternative, members of the public may hear the meeting live through telephonic conferencing.

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- Any person of the public wishing to participate via the web platform, telephonic conferencing or physical presence at City Hall, who is interested in making comments or posing questions on any item on the agenda may do so during the meeting. The person interested in joining the meeting to participate for this purpose may register with the Planning and Zoning Division by completing a registration form, providing the information required and submitting the completed form to the Planning and Zoning Division no later than 3:00 p.m. Tuesday, March 9th, 2021. All registered participants 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.
- Members of the public must submit the Public Speaker Registration Card with comments or questions by email to yirodriguez@hialeahfl.gov prior to the meeting taking place. Public Speaker Registration Cards with comments and questions received by the deadline will be read into the record.
- Participants are reminded to maintain decorum in their comments and appearance throughout their participation as the whole meeting will be recorded and published on the City's Facebook page and retained pursuant to the Florida Public Records Law.
- If during the course of the meeting, technical problems develop with the communications network that prevent interested persons from attending, the meeting shall be adjourned until the problems have been corrected.

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. O. Perez, Mr. D. Perez, Mr. Rodriguez, Mr. Horgan, Mr. Iglesias & 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, APRIL 13TH, 2021.

20-YEAR WATER SUPPLY FACILITIES WORK PLAN AND RELATED AMENDMENTS TO THE CITY OF HIALEAH COMPREHENSIVE PLAN

1. The City of Hialeah Planning and Zoning Board, sitting as the Local Planning Agency (LPA), as defined by Chapter 163.3164(30), Florida Statutes will receive public comments on the proposed 20-Year Water Supply Facilities Work Plan Update and related amendments to the City of Hialeah Comprehensive Plan that includes text amendments to the Potable Water, Conservation, Intergovernmental Coordination and Capital Improvement Elements of the Hialeah, Fla. Comprehensive Plan.

Motion to Approve: Mr. O. Perez; Second: Mr. Iglesias & Mr. Casanova

Motion Approved: 6-0

Item approved

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, MARCH 23RD, 2021.

2021 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN

- LU-1. Small Scale Amendment** from Commercial to Major Institutions. Property located at **1020**

West 29th Street, Hialeah zoned C-2 (Liberal Retail Commercial District).

Applicant: Suzanne A. Dockerty on behalf of The Archdiocese of Miami

Planner's recommendation: Approval

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

Motion Approved: 6-0

Item approved

- LU-2. Small Scale Amendment** from Residential Office to High Medium Density Residential. Properties located at **665 East 49th Street, 673 East 49th Street and Folio No. 04-2132-003-1010**, Hialeah, zoned R-1 (One-Family District) and RO (Residential Office District).

Applicant: Alejandro J. Arias, Esq. on behalf of Caribbean Cat Corp. and Jodansi Properties, LLC

Planner's recommendation: Approve change from Residential Office to Medium Density Residential.

Motion to Approve as Amended: Mr. Iglesias; Second: Mr. Rodriguez

Motion Approved: 6-0

Item approved as amended

- ~~**LU-3. Small Scale Amendment** from Residential Office to Medium Density Residential. Property~~

~~located at **291 West 49th Street**, Hialeah, zoned RO (One-Family District).~~

~~**Applicant: Alejandro J. Arias, Esq. on behalf of the Estates of Barbara Marquez**~~

~~**WITHDRAWN**~~

LU-4. Small Scale Amendment from Low Density Residential to Commercial. Property located at **740 East 49th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Carmen Vilela and Sahilyn Reyes

Planner's recommendation: Approve land use change with limitation on uses.

Motion to Approve: Mr. O. Perez; Second: Mr. Iglesias

Motion Approved: 6-0

Item approved

LU-5. Small Scale Amendment from Low Density Residential to Commercial. Property located at **782 East 37th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of New Land Opportunities, Inc.

Planner's recommendation: Denial

Motion to Table Item: Mr. O. Perez; Second: Mr. Iglesias

Motion Approved: 6-0

Item tabled

LU-6. Small Scale Amendment from Low Density Residential to Transit Oriented Development

District. Property located at **909 East 24th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of Macallan Rental Investments, LLC

Planner's recommendation: Approval

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

Motion Approved: 6-0

Item approved

LU-7. Small Scale Amendment from Low Density Residential to Transit Oriented Development

District. Property located at **879 East 24th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of Macallan Rental Properties, LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Casanova; Second: Mr. O. Perez

Motion Approved: 6-0

Item approved

LU-8. Small Scale Amendment from Low Density Residential to Transit Oriented Development

District. Property located at **1091 East 17th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of Miami Rental Partners, LLC

Planner's recommendation: Approval

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

Motion Approved: 6-0

Item approved

LU-9. Small Scale Amendment from Residential Office to Commercial. Property located at **183 West 49th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Manny Reus

Planner's recommendation: Approval

Motion to Approve: Mr. Iglesias; Second: Mr. O. Perez

Motion Approved: 6-0

Item approved

LU-10. Small Scale Amendment from Commercial to Transit Oriented Development District. Properties located at **934 East 25th Street and 954 East 25th Street**, Hialeah, zoned C-1 (Restricted Retail Commercial District).

Applicant: Yoram Izhak, Twenty Fifth St Venture, LLC

Planner's recommendation: Approval

Motion to Approve: Mr. Casanova; Second: Mr. O. Perez

Motion Approved: 5-1 with Board Member Mr. Horgan voting NO.

Item approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. Old Business. None.

12. New Business. Planning and Zoning Director, Debora Storch spoke about the proposed Freebee service that will be heard by the City Council on March 23rd, 2021.

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, MARCH 24TH, 2021 AT 6:00 P.M.**