

**CITY OF HIALEAH
PLANNING AND ZONING BOARD SPECIAL MEETING
2019 LAND USE AMENDMENTS TO THE COMPREHENSIVE PLAN
May 29th, 2019
*Summary Agenda- Minutes***

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

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. Rodriguez, Mr. Iglesias, Mr. O. Perez, Mr. Suarez, Mr. Casanova, Mr. Sanchez, Mr. D. Perez

***Since the audience was filled with neighbors related to item 8, the chair announced that the item would be postponed since the application was incomplete. The chair then allowed the attorney representing item 8 and 4 neighbors to address the Planning and Zoning board in relation to notice and process. The neighbors were advised that the board would not engage into discussing the proposal's details.**

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, JUNE 11TH, 2019:

SMALL SCALE AMENDMENTS

2. **Small Scale Amendment** from Low Density Residential to Transit Oriented Development District. Property located at 962 and 972 East 26th Street, Hialeah, zoned R-1 (One-Family District).
Applicant: Jorge L. Navarro, Esq. on behalf of Center State Pointe, LLC.

Planner's recommendation: Approval
Motion to Approve: Mr. Casanova; Second: Mr. Suarez
Motion Approved: 7-0

Item approved

3. **Small Scale Amendment** from Low Density Residential to Commercial. Property located at 662 East 27th Street and 2620 East 7th Avenue, Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq. on behalf of Machado Investments Inc.
Planner's recommendation: Approval
Motion to Approve: Mr. O. Perez; Second: Mr. Iglesias
Motion Approved: 7-0

Item approved

4. **Small Scale Amendment** from Low Density Residential to Medium Density Residential. Property located at 811 East 52nd Street, Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq. on behalf of ARB Homes, LLC.
Planner's recommendation: Approval
Motion to Approve: Mr. O. Perez; Second: Mr. Casanova
Motion Approved: 5-1 with Mr. Iglesias abstaining his vote

Item approved

5. **Small Scale Amendment** from Commercial to High Density Residential. Property located at 3090 Palm Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial District).
Applicant: Ceasar Mestre, Esq. on behalf of Thirty Palm Inc.
Planner's recommendation: Table item
Motion to Table Item: Mr. Casanova & Mr. Suarez; Second: Mr. O. Perez
Motion Approved: 7-0

Item tabled

LARGE SCALE AMENDMENTS

6. **Large Scale Amendment** from Industrial to Mixed Use. Property located at 10350 NW 142nd Street and 4030 West 88th Street, Hialeah, zoned GU (Interim District- MDC Zoning Designation) and AU (Agricultural Use District).
Applicant: Ceasar Mestre, Esq. on behalf of JVC Management Corp.
Planner's recommendation: Table item
ITEM WITHDRAWN

7. **Large Scale Amendment** from Industrial to Mixed Use. Property located at 4200 West 84th Street, Hialeah, zoned GU (Interim District- MDC Zoning Designation)
Applicant: Ceasar Mestre, Esq. on behalf of Corner Land LLC.
Planner's recommendation: Table item
ITEM WITHDRAWN

8. **Large Scale Amendment** from Kennels to High Density Residential. Property located at 7218 West 4th Avenue, Hialeah, zoned K (Kennel District).

Applicant: Melissa Tapanes Llahues, Esq. on behalf of Florida Kennels, Inc.

Planner's recommendation: Table item

***REPORT: Claudia Hasbun 780 W 71 Place, Hialeah in opposition**

***REPORT: Maida Blanco 620 West 73 Place, Hialeah in opposition**

***REPORT: Julio Beltran 7063 West 5 Court, Hialeah in opposition**

Motion to Table Item: Mr. O. Perez; Second: Mr. Suarez & Mr. Casanova

Motion Approved: 7-0

Item tabled until August 28th, 2019

***New advertisement and notices to be resent 10 days before the Planning and Zoning meeting.**

9. **Large Scale Amendment** from Industrial and Office to Industrial. Property located at Northeast corner of NW 102nd Avenue and West 108th Street, Hialeah, zoned BDH (Business Development District).

Applicant: Bridge Acquisition, LLC.

Planner's recommendation: Approval

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

Motion Approved: 7-0

Item approved

TEXT AMENDMENT

10. RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA EXPRESSING ITS INTENT TO APPROVE AND ADOPT A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE CITY OF HIALEAH COMPREHENSIVE PLAN TO ELIMINATE POLICY 2.3.5 RELATED TO THE GROWTH MANAGEMENT ADVISORY COMMITTEE (GMAC).

Motion to Approve: Mr. Suarez; Second: Mr. Rodriguez

Motion Approved: 7-0

Item approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. Old Business. Zoning Official Debora Storch announced that the board needed to vote for a Chairman and Vice Chairman.

Mr. Rodriguez nominated Mr. D. Perez for chairman. Mr. D. Perez accepted the nomination.

Motion to Approve: Mr. Rodriguez; Second: Mr. Suarez

Motion Approved: 7-0

Motion approved

Mr. Casanova nominated Mr. Suarez for vice chairman. Mr. Suarez accepted the nomination.

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

Motion Approved: 7-0

Motion approved

12. New Business. Mr. Sanchez announced that he will be retiring from the Planning and Zoning Board after 22 years of serving the community.

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