

**HIALEAH PLANNING AND ZONING BOARD AGENDA
SPECIAL MEETING
2015 LAND USE & TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN
SUMMARY AGENDA MINUTES
April 22, 2015**

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. D. Perez, Mr. Gonzalez, Mr. Cabrera, Mr. O. Perez,
Mr. Suarez, Mr. Casanova, Mr. Sanchez**

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.

ALL ITEMS HEARD AT THIS MEETING WILL BE FORWARDED TO THE CITY COUNCIL AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, MAY 12, 2015:

2. **Small Scale Amendment** from Low Density Residential to Medium Density Residential. Property located at 382 West 38 Street, Hialeah. Zoned R-1 (One Family District).
Applicant: Alejandro Vilarello, P.A.

ITEM WAS HEARD AFTER ITEM#4

Motion to Approve: Mr. Cabrera; Second; Mr. Gonzalez

Approved: 6-1

Voted No: Mr. Suarez

*APPLICANT'S ATTORNEY ADDRESSED THE BOARD AND PRESENTED THE PROPOSAL.
MEMBERS OF THE PUBLIC ADDRESSED THE BOARD IN OPPOSITION OF THE ITEM.*

3. **Small Scale Amendment** from Low Density Residential to High Density Residential. Property located at 4597 & 4599 Palm Avenue, Hialeah. Zoned R-1 (One Family District).
Applicant: Roberto C. Gonzalez
Motion to Approve: Mr. O. Perez, Mr. Sanchez
Approved: 7-0

4. **Small Scale Amendment** from Low Density Residential to High Density Residential. Property located at 3500 West 9 Avenue. Zoned R-1 (One Family District).
Applicant: Hialeah 10.1 Acres, LLC & Les Chalet Investments, LLC.
Motion to Approve: Mr. Gonzalez; Second; Mr. Cabrera
Denied: 4-2
Voted No: Mr. O. Perez, Mr. Suarez, Mr. Casanova, Mr. D. Perez
MR. SANCHEZ WAS ABSTAINED FROM VOTING DUE TO CONFLICT OF INTEREST.
APPLICANT'S ATTORNEY ADDRESSED THE BOARD AND PRESENTED THE PROPOSAL.
MEMBERS OF THE PUBLIC ADDRESSED THE BOARD IN OPPOSITION OF THE ITEM.

5. **Small Scale Amendment** from Medium Density Residential to High Density Residential. Property located at 20 East 41 Street, Hialeah. Zoned R-3-2 (Multiple Family District).
Applicant: Orlando Rivero
ITEM WAS HEARD AFTER ITEM#11
Motion to Deny: Mr. O. Perez; Second: Mr. Suarez
Approved: 7-0
ITEM WAS DENIED
APPLICANT'S ADDRESSED THE BOARD.
MEMBERS OF THE PUBLIC ADDRESSED THE BOARD IN OPPOSITION OF THE ITEM.

6. **Small Scale Amendment** from **Industrial to High Density Residential**. Property located at 295 West 79 Place, Hialeah. Zoned M-1 (Industrial District).
Applicant: Alejandro Vilarello, P.A.
Motion to Approve: Mr. Gonzalez; Second: Mr. Casanova
Approved: 7-0
APPLICANT'S ATTORNEY ADDRESSED THE BOARD AND PRESENTED THE PROPOSAL.
MEMBERS OF THE PUBLIC ADDRESSED THE BOARD IN OPPOSITION OF THE ITEM.

7. **Small Scale Amendment** from **Industrial & Office to Industrial**. Property located on the West side of W. 36 Avenue at approximately W. 110 Street, Hialeah. Zoned AU (Agricultural) MDC designation.
Applicant: L. Michael Osman, Esq.
Motion to Approve: Mr. Gonzalez; Second: Mr. O. Perez
Approved: 7-0

8. **Small Scale Amendment** from **Industrial & Office to Industrial**. Property located on the NW corner of W 36 Avenue and West 108 Street, Hialeah. Zoned AU (Agricultural), MDC designation.
Applicant: L. Michael Osman, Esq.
Motion to Approve: Mr. Gonzalez; Second: Mr. Cabrera
Approved: 7-0

9. **Small Scale Amendment from Industrial & Office to Industrial.** Property located on North of West 108 Street and West 38 Avenue, Hialeah. Zoned AU (Agricultural), MDC designation.

Applicant: L. Michael Osman, Esq.

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

Approved: 7-0

10. **Small Scale Amendment from Industrial & Office to Industrial.** Property located on North of West 109 Street and West 38 Avenue, Hialeah. Zoned AU (Agricultural), MDC designation.

Applicant: L. Michael Osman, Esq.

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

Approved: 7-0

11. **Small Scale Amendment from Industrial & Office to Industrial.** Property located on North of West 112 Street and West 38 Avenue, Hialeah. Zoned AU (Agricultural) MDC designation.

Applicant: L. Michael Osman, Esq.

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

Approved: 7-0

THIS ITEM WILL BE FORWARDED TO THE CITY COUNCIL AND HEARD AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, APRIL 28, 2015:

12. **Text Amendment to the Future Land Use Element** of its Comprehensive Plan in order to include a new Transit Oriented Development Future Land Use District.

Applicant: City of Hialeah

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

Approved: 7-0

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

13. Old Business.

NONE

14. New Business.

Mrs. D. Storch advises the board that next meeting will be the meeting that the board votes for a Chairman & Vice Chairman.

Mr. Sanchez informs board that he will be unable to attend the following meeting due to family matters. The Planning & Zoning Board then agreed to postpone the vote of Chairman & Vice Chairman until a meeting where all are able to attend.

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.