

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
Summary Agenda  
Minutes  
May 27<sup>th</sup>, 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**

2. Approval of Planning and Zoning Board Summary Agenda of May 13<sup>th</sup>, 2015 as submitted.

**Motion to Approve: Mr. Suarez; Second: Mr. Sanchez**  
**Approved: 7-0**

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

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, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. 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, JUNE 9, 2015:**

**HIALEAH PLANNING AND ZONING BOARD MEETING May 27<sup>th</sup>, 2015**

- 3. Rezoning** from R-2 (One and Two Family Residential District) to R-3 (Multiple Family District) and consider granting a variance permit to allow one parking space to back-out into the street, total of 6 parking spaces provided (back-out into street parking only allowed in Low Density Residential District), allow a lot coverage of 30.6% (maximum of 30% required); pervious area of 21% (minimum of 30% required) and allow the following setbacks: Front of 14.54' (25' required), side of 5' (10' required) , corner side of 5'(15' required) and rear of 19.5' (20' required), for proposed 3-unit residential building. Property located at 130 West 20 Street, Hialeah.

**Applicant: Blanco Family Holdings V LLC**

**Motion to Approve: Mr. O. Perez; Second: Mr. Sanchez**

**Approved: 7-0**

- 4. Special Use Permit (SUP)** to extend the Neighborhood Business District (NBD) overlay on property located at an activity node area, for a proposed mixed-use development including 50,912 square feet of commercial space and 304 residential units; and consider granting a variance permit to allow 739 parking spaces (863 parking spaces required) and allow to satisfy the 76 required guest parking spaces with valet parking services as provided by §98-2189 (16)a, allow 186 units with less than 850 square feet (30% or 10% maximum number of units with less than 850 square feet allowed) from which 12 units have 580 square feet (600 square feet minimum area allowed) and allow the following setbacks: Front and street side of 20' for the tower or middle of the building (22' required) and 20' for the cap or penthouse (34' required); interior side of 20' and 15' for the cap or penthouse (28' required). Property located on the northeast corner of Hialeah Drive and East 4 Avenue, zoned CR (Commercial Residential) CBD (Central Business District land use classification).

**Applicant: Shoma Retail, LLC. c/o Felix M. Lasarte**

**Motion to Table: Mr. Gonzalez; Second: Mr. Casanova**

**Approved: 7-0**

*ITEM TABLED TILL MEETING OF JUNE 10<sup>TH</sup> 2015*

**COMPREHENSIVE PLAN AMENDMENTS:**

- 5.** The City of Hialeah is considering amendments to its Comprehensive Plan Future Land Use Map to designate Transit Oriented Development (TOD) districts.

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

**Approved: 7-0**

- 6.** The City of Hialeah is considering amendments to its Comprehensive Plan based on its Evaluation and Appraisal Report (EAR).

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

**Approved: 7-0**

- 7.** The City of Hialeah Planning and Zoning Board, sitting as the Local Planning Agency (LAP), 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 Improvements Elements of the Hialeah, Fla. Comprehensive Plan.

**Motion to Approve: Mr. Gonzalez; Second: Mr. Suarez**

**Approved: 7-0**

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

8. Old Business.

NONE

9. New Business.

**A. Mr. Gonzalez nominates Mr. D. Perez for Chairman of the board**

**Motion to Nominate: Mr. Gonzalez; Second: Mr. Suarez**

**Approved: 7-0**

*MR. D. PEREZ REMAINS CHAIRMAN*

**B. Mr. Gonzalez nominates Mr. Sanchez for Vice Chairman of the board**

**Motion to Nominate: Mr. Gonzalez; Second: Mr. Suarez**

**Approved: 7-0**

*MR. SANCHEZ REMAINS VICE CHAIRMAN*

**C. Board votes for a recess in the month of July**

**Motion to Recess: Mr. Suarez; Second: Mr. Gonzalez**

**Approved: 7-0**

*THE PLANNING & ZONING BOARD WILL RECESS IN THE MONTH OF JULY*

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.