

## MINUTES

**CITY OF HIALEAH GARDENS  
TUESDAY, January 8, 2019  
CITY COUNCIL CHAMBERS  
10001 NW 87 AVENUE**

- 1. Call to Order:** Chairman Luciano Garcia called the meeting to order at 7:30 p.m.
- 2. Roll Call:** Present were Chairman Luciano Garcia, Councilman Rolando Piña, Councilman Jorge Merida, Councilman Elmo Urra, Mayor Yioset De La Cruz and City Attorney Charles Citrin. Councilman Jorge Gutierrez was absent.
- 3. Invocation:** Chairman Garcia gave the invocation.
- 4. Pledge of Allegiance:** Mr. Citrin led the pledge of allegiance.
- 5. Deletions/Emergency Additions:** None were offered.
- 6. Review of Minutes: December 18, 2018** Chairman Garcia made a motion to approve the minutes of December 18, 2018, seconded by Councilman Merida. The motion was unanimously approved.
- 7. Public Comments:** None were offered.

**8. First Reading for consideration of the following ordinance:**

- A) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A TENTATIVE PLAT FOR HIALEAH STORAGE BUILDERS, LLC., (CUBESMART HIALEAH GARDENS), CONCERNING PROPERTY LEGALLY DESCRIBED: THE NORTH 1/2 OF TRACT 58, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 87090-2518, SHEETS 4 AND 5 OF 15, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO #: 27-2033-001-0760. PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 6-0; P&Z Vote: n/a)

Mr. Citrin read the item into the record. Mr. Hugo Arza with the law firm of Holland & Knight was present for the applicant and came forward. Chairman Garcia stated that this was a first reading and as such an opportunity for public input would be provided upon second reading. No comments were offered by the Council. Chairman Garcia made a motion to approve the item, seconded by Councilman Merida. The item was unanimously approved by individualized voice vote. **(4-0)**

**9. Second Reading/Public Hearing First Reading for consideration and final adoption of the following ordinance:**

**Tabled: 11/06/2018**

- A) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SITE PLAN AND PARKING VARIANCE FOR HIALEAH STORAGE BUILDERS, LLC. CONCERNING PROPERTY LEGALLY DESCRIBED AS: THE NORTH 1/2 OF TRACT 58, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 87090-2518, SHEETS 4 AND 5 OF 15, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

FLORIDA. FOLIO #: 27-2033-001-0760; PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 6-0; P&Z Vote: 5-0)

Chairman Garcia made a motion to remove the item from the table, seconded by Councilman Jorge Merida. The motion was unanimously approved. Mr. Citrin swore in the individuals who would be providing testimony on the item for public hearing. Mrs. Mirtha Gonzalez, Chief Zoning Official came forward and read her memo into the record. Mr. Hugo Arza with the law firm of Holland & Knight was present for the applicant. He also mentioned that Mr. Richard Beavers, the property owner, Mr. Peter Blitstein, architect and Mr. Maximo Polanco, traffic engineer were also present to answer any questions. Mr. Arza proceeded to summarize the history of the project since the initial application. The revised site plan includes three additional parking spaces bringing the total to 25 spaces. The traffic analysis requested by the Council had been submitted and showed that the facility would be served sufficiently with 16 spaces which is below the amount being provided. Mrs. Gonzalez was asked by Chairman Garcia if any complaints had been received from similar facilities in the city, to which she responded that there were none. Mr. Citrin asked the applicant if the total number of units was capped at 752 and to acknowledge that the unit walls will not be movable post construction. Mr. Arza replied affirmative to both. Chairman Garcia opened the public hearing at 7:38 p.m. no one came forward and he closed the public hearing at 7:38 p.m. At this time Councilman Piña asked Mr. Arza how they had managed to add three additional parking spaces to the site plan. Mr. Arza stated that there had been a slight modification to the impervious/pervious area which took about 600 feet of open space for the additional parking. He added that the project remained within the code requirement for green space. Councilman Merida asked Mrs. Gonzalez if she had visited any similar storage facilities in other cities to compare the parking allocation. Mrs. Gonzalez responded that she had and that those facilities had approximately between 10-12 spaces. There were no further comments and Chairman Garcia made a motion to approve, seconded by Councilman Merida. The item was approved unanimously by individualized voice vote. **(4-0)**

- 10. City Attorney's Report:** No comments
- 11. Mayor's Report – Miscellaneous:** The Mayor wished everyone a Happy New Year.
- 12. Council Members Concerns / Reports / Board Appointments:  
Water & Sewer Board Appointments:**  
Councilman Jorge Merida
- 13. Adjournment:** The meeting was adjourned at 7:42 p.m.

Respectfully submitted by:

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Maria L. Joffe  
City Clerk

**Any person desiring to appeal any decision made by the Council with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."**

**SCHEDULE OF MEETINGS**

**CITY COUNCIL**

Tuesday, February 5, 2019, 7:30 P.M.

**PLANNING AND ZONING BOARD**

Monday, February 11, 2019, 7:30 P.M.

**TECHNICAL REVIEW COMMITTEE**

Thursday, February 7, 2019, 11:30 A.M.

**WATER AND SEWER BOARD**

Wednesday, January 23, 2019, 7:00 P.M.

**POLICE PENSION BOARD**

Tuesday, February 2, 2019, 5:30 P.M.