

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**June 12<sup>th</sup>, 2019**  
*Agenda*

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.
2. Approval of Planning and Zoning Board Summary Agenda of May 15<sup>th</sup>, 2019 as submitted.

**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, CONTACT A MEMBER OF THE CITY CLERK'S OFFICE TO OBTAIN A COPY OF THE FINAL DECISION AND RESOLUTION. 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, AUGUST 13<sup>TH</sup>, 2019.**

3. **Final decision** to allow side street setback of 1.5 feet, where 15 feet are required, for an existing aluminum accessory building attached to the main house; allow interior side setback of 3.5 feet, where 7.5 feet are required for an existing utility shed and allow 2.8 feet interior side setback for an existing screened porch, where 7.5 feet are required. Property located at 4041 West 6<sup>th</sup> Court, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Victor Delgado**

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- 4. Final decision** to allow 4 feet interior side setback for addition to the main house , where 6 feet is the minimum required; allow 14.4 street side setback; where 15 feet is the minimum required; allow 1 foot side setback for a carport, where 2 feet is the minimum required and allow 6.7 feet side setback and 6 feet rear setback for accessory building, where 7.5 feet is the minimum required for side and rear setbacks. Property located at 202 East 36<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Elvis Garcia and Alina Hernandez**

- 5. Final decision** to allow 3.11 interior side setback, for an addition to the main house, where 5.9 feet is the minimum required; allow 2.5 feet interior west side setback and 2.5 feet rear setback for a terrace, where 5.9 feet and 7.5 feet respectively are the minimum required and allow 4.70 street side setback, where 15 feet is the minimum required. Property located at 590 East 55<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Francisco Tabares and Yanet Mora**

**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 25<sup>TH</sup>, 2019.**

- 6. Special Use Permit (SUP)** to allow a temporary trailer and a shelter for an ATM machine to be used by the bank that is currently on site while the existing structure is demolished and the site redeveloped. Property located at 2899 West 4<sup>th</sup> Avenue, Hialeah, zoned M-3 (Industrial District).

**Applicant: Belsize Park LLC**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 7.** Old Business.
- 8.** New Business.

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.**