

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**June 26<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 June 12<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 27<sup>TH</sup>, 2019.**

3. **Final decision** to allow front setback of 18.40 feet, where 20 feet is the minimum required and allow rear setback of 4 feet, where 20 feet is the minimum required for a proposed aluminum roof terrace. Property located at 610 East 31<sup>st</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Edel Santana and Maria Hernandez**

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- 4. Variance permit** to allow rear setback of 11.3 feet, where 20 feet is the minimum required; allow interior east side setback of 6.6 feet and interior west side setback of 5 feet, where 10 feet is the minimum required respectively; allow side setback of 1.7 feet, where 10 feet is required for an existing carport; ~~allow distance separation between an existing shed to the main residence and additional residence of 6 feet, where 20 feet is the minimum required for each~~ and allow lot coverage of 34%, where 30% is the maximum allowed. Property located at 75 West 14<sup>th</sup> Street, Hialeah, zoned R-3 (Multiple-Family District).

**Applicant: Maritza I. Galvan**

- 5. Variance permit** to allow 13 off-street parking spaces, where 17 parking spaces are required; allow side setback of 2 feet 4 inches, where 2 feet 7 inches is the minimum required and allow waiver of minimum landscape requirements to allow 7.16% pervious area, where 10% is the minimum required. Property located at 340 West 78<sup>th</sup> Road, Hialeah, zoned M-1 (Industrial District).

**Applicant: Anthony Escarra, Esq. of Alejandro Vilarello P.A. on behalf of Amelia Storage, LLC**

- 6. Conditional Use Permit (CUP)** to allow a fine arts elementary school for a maximum of 20 students. Property located at 4975 West 6<sup>th</sup> Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial District).

**Applicant: PLA Fine Arts Center #2 LLC, Leslie Picallo**

**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.**