

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**September 25<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 September 11<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, OCTOBER 22<sup>ND</sup>, 2019.**

3. **Final decision** to allow interior north side setback of 3.0 feet, where 7.5 feet is the minimum required and allow 8.5 feet rear setback, where 20 feet is the minimum required for the legalization of an aluminum terrace. Property located at 6481 West 12<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Carlos Fernandez and Mariela Alcolea**  
**Tabled item from August 28<sup>th</sup>, 2019**

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- 4. Final decision** to allow rear setback of 16.10 feet, where 20 feet is the minimum required for an existing addition to be legalized. Property located at 1595 West 57<sup>th</sup> Terrace, Hialeah, zoned R-1 (One-Family District).

**Applicant: Geronimo J. Vallejos**

**Tabled item from September 11<sup>th</sup>, 2019**

- 5. Final decision** to allow rear setback of 10 feet, where 20 feet is the minimum required for a proposed 360 square feet bedroom and bathroom addition. Property located at 7082 West 4<sup>th</sup> Court, Hialeah, zoned R-1 (One-Family District).

**Applicant: Williams Garcia**

- 6. Final decision** to allow street side setback of 13.5 feet, where 15 feet is the minimum required for a proposed terrace and to allow east side setback of 5.55 feet, where 6 feet is the minimum required. Property located at 898 West 34<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Maidelis Rodriguez**

**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, OCTOBER 8<sup>TH</sup>, 2019.**

- 7. Rezoning** from M-1 (Industrial District) to M-3 (Industrial District); Special Use Permit (SUP) to allow the operation of a metal recycling facility; variance permit to a 264 square feet building, where 1,000 square feet is the minimum building area required; allow 6.9% pervious area, where 10% is the minimum required and allow a waiver of minimum landscaping requirements with landscape mitigation for 5 trees and 50 shrubs. Properties located at 4938 E 11<sup>th</sup> Avenue and 4951 E 10<sup>th</sup> Lane, Hialeah, zoned M-1 (Industrial District).

**Applicant: CMR Metal Processors LLC**

- 8. Special Use Permit (SUP)** to allow the use of a prefabricated building on a property zoned M-1 for an extended period of time not exceeding 12 months from the effective day of the ordinance, for a temporary sorting facility for the loading and unloading, sorting and distribution of mail packages (extending the 12 month period previously granted by the City of Hialeah, FL Ordinance 2018-113). Property located at 6001 East 8<sup>th</sup> Avenue, Hialeah, zoned M-1 (Industrial District).

**Applicant: United Parcel Service Inc.**

- 9. Conditional Use Permit (CUP)** to allow the continued operation of an existing hospital in order to be able to build additions and /or expand uses, in the future. Property located at 1435 and 1475 West 49<sup>th</sup> Place, Hialeah, zoned C-2 (Liberal Retail Commercial District).

**Applicant: Simon Ferro, Esq. on behalf of Larkin Community Hospital Palm Springs Campus**

- 10. Conditional Use Permit (CUP)** to allow the expansion of an existing 55-student, K-8 school to a 100-student K-12 school and variance permit to allow 33 parking spaces, where 327 are required and allow 9 of those 33 existing parking spaces to back out into

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the street. Property located at 5800 Palm Avenue, Hialeah, zoned R-1 (One-Family District).

**Applicant: North Hialeah Baptist Church, Daniel Ramos**  
**Tabled item from August 28<sup>th</sup>, 2019**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**11. Old Business.**

**12. 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.**