

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
August 28th, 2019
Summary Agenda- Minutes

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. Rodriguez, Mr. Iglesias, Mr. O. Perez, Mr. Suarez, Mr. Banegas

Absent: Mr. Casanova

2. Approval of Planning and Zoning Board Summary Agenda of August 14th, 2019 as submitted.

Motion to Approve: Mr. Suarez; Second: Mr. Iglesias

Motion Approved: 6-0-1

Item approved

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, SEPTEMBER 24TH, 2019.

3. **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 36th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Elvis Garcia and Alina Hernandez

Tabled item from June 12th, 2019

Motion to Remove Item from Tabled: Mr. Suarez; Second: Mr. Rodriguez

Motion Approved: 6-0-1

Motion approved

Motion to Approve with Conditions: Mr. O. Perez; Second: Mr. Suarez

Motion Approved: 6-0-1

Item approved with the condition that the accessory building is legalized as shown in the plans mentioned above and the legalization process gets completed within 90 days.

4. **Final decision** to allow rear setback of 13.93 feet, where 20 feet is the minimum required for existing addition to be legalized. Property located at 495 West 15th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Isabel Vega

Planner's recommendation: Denial

Motion to Table Item: Mr. Suarez; Second: Mr. O. Perez

Motion Approved: 6-0-1

Item Tabled

5. **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 12th Avenue, Hialeah, zoned R-1 (One-Family District).

Applicant: Carlos Fernandez and Mariela Alcolea

Planner's recommendation: Denial

Motion to Table Item: Mr. Suarez; Second: Mr. Iglesias

Motion Approved: 6-0-1

Item Tabled

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, SEPTEMBER 10TH, 2019.

6. **Variance** permit to allow existing lot coverage of 57%, where 50% is the maximum allowed and allow rear setback of 12.6 feet, where 20 feet is the minimum required. Property located at 862 West 79th Street, Hialeah, zoned R-4 (Townhouses).

Applicant: Manuel Vecin

Planner's recommendation: Approval

Motion to Approve: Mr. Rodriguez; Second: Mr. Iglesias & Mr. O. Perez

Motion Approved: 6-0-1

Item approved

7. **Variance** permit to allow existing lot coverage of 34.5%, where 30% is the maximum allowed and allow front setback of 24.70 feet, where 25 feet is the minimum required. Property located at 51 West 28th Street, Hialeah, zoned R-3 (Multiple-Family District).
Applicant: Ricardo Avila and Yamile Lopez
Planner's recommendation: Approve with conditions
Motion to Approve with Conditions: Mr. Suarez; Second: Mr. Iglesias
Motion Approved: 6-0-1

Item approved with the condition that the proposed side door in the playroom to be legalized, is eliminated.

8. **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 the street. Property located at 5800 Palm Avenue, Hialeah, zoned R-1 (One-Family District).
Applicant: North Hialeah Baptist Church, Daniel Ramos
Planner's recommendation: Table the item and resubmit as recommended
***REPORT: Mike Marrero 15 West 58th Terrace, Hialeah in opposition**
***REPORT: Adriana Pino 175 West 28th Terrace, Hialeah in opposition**
***REPORT: Celia Morales 80 West 58th Street, Hialeah in opposition**
Motion to Table Item: Mr. Suarez; Second: Mr. Rodriguez
Motion Approved: 6-0-1

Item Tabled

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. **FINAL PLAT OF ATLANTICO AT AQUABELLA**
Motion to Approve: Mr. O. Perez; Second: Mr. Iglesias
Motion Approved: 6-0-1

Item approved

10. Old Business. **None**

11. New Business. **Planning and Zoning Official, Debora Storch welcomed the new board member Oscar Banegas.**

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.