

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**March 9<sup>th</sup>, 2022**  
*Summary Agenda- Minutes*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

6:00 P.M.  
HIALEAH

Call to order.

**REPORT: Planning and Zoning Board Chairman, Diego Perez called the meeting to order at 6:05 P.M.**

Invocation and pledge of allegiance

**REPORT: Planning and Zoning Board Member, John Ulloa led the invocation and pledge of allegiance.**

**MEETING GUIDELINES**

The following guidelines apply to today's Planning and Zoning Board Meeting:

- Any person, whether participating via the web platform, telephonic conferencing or physical presence at City Hall, interested in making comments or posing questions on any item on the agenda, may do so during the meeting.
- Members of the public may hear the meeting live through telephonic conferencing using any telephone or cellular phone service. A smart device or computer are not necessary to participate in the meeting if you join by phone.
- All persons participating via the web platform will be muted during the meeting until called upon to be heard. Participation through Zoom requires a computer or smart mobile device with a microphone and web camera. The participant may elect to participate in the meeting using audio only or appear through both audio and video. The video function of all participants appearing through video will be turned off until called upon to be heard.

**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. Jimenez, Mr. D. Perez, Mr. Ulloa, Mr. Gamon, Mr. Casanova & Mrs. Henriquez**

**Absent: Mr. Iglesias**

2. Approval of Planning and Zoning Board Summary Agenda of February 16<sup>th</sup>, 2022 as submitted.

**Motion to Approve: Mr. Casanova; Second: Mr. Ulloa**

**Motion Approved: 6-0-1 with board member Mr. Iglesias being absent.**

*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, APRIL 12<sup>TH</sup>, 2022.**

3. **Final decision** to allow rear setback of 16.34 feet, where 20 feet are required for addition to be legalized; allow rear setback of 3.15 feet, where 7.5 feet are required and allow interior north side setback of 3.03 feet, where 7.3 feet are required for an existing accessory building to be legalized. Property located at **6447 East 4<sup>th</sup> Avenue**, Hialeah, zoned R-1 (One-Family District).

**Applicant: Anailys Anoceto**

**Planner's recommendation: Approve with conditions**

**Motion to Approve: Mr. Ulloa; Second: Mr. Casanova**

**Motion Approved: 6-0-1 with board member Mr. Iglesias being absent.**

**FINAL DECISION NO. 2022-04**

*Item approved with the condition that the two side doors on the north side of the addition be removed and that a 6 feet opening is provided to connect the house and addition in a manner consistent with a single-family home layout.*

4. **Final decision** to allow rear setback of 9.83 feet, where 20 feet are required for existing terrace to be legalized. Property located at **7105 West 15<sup>th</sup> Avenue**, Hialeah, zoned R-4 (Townhouses).

**Applicant: Lizvette Hermida**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Casanova; Second: Mr. Jimenez**

**Motion Approved: 6-0-1 with board member Mr. Iglesias being absent.**

**FINAL DECISION NO. 2022-05**

*Item approved*

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, MARCH 22<sup>ND</sup>, 2022.

5. ~~Rezoning~~ property from RO (Residential Office) to B-1 (Highly Restricted Retail District). Property located at ~~301 East 49<sup>th</sup> Street~~, Hialeah, zoned RO (Residential Office).

~~Applicant: Manny Reus~~

~~Planner's recommendation: Withdraw and readvertise~~

WITHDRAWN

6. ~~Rezoning~~ property from R-1 (One-family District) to P (Parking). Property located at ~~390 East 43<sup>rd</sup> Street~~, Hialeah, zoned R-1 (One-Family District).

~~Applicant: Ricardo Largo~~

~~Planner's recommendation: Approval~~

**\*REPORT: Teresa Mejides-Perez, 322 East 43<sup>rd</sup> Street, Hialeah, addressed the Planning and Zoning Board in opposition to the approval of this item.**

**\*REPORT: Maria Mejides, 625 West 60<sup>th</sup> Street, Hialeah, addressed the Planning and Zoning Board in opposition to the approval of this item.**

**Motion to Deny: Mr. Ulloa; Second: Mrs. Henriquez**

**Motion failed: 3-3-1 with board member Mr. Iglesias being absent and Mr.**

**Casanova, Mr. Gamon, and Mr. Jimenez voting NO.**

*Motion failed*

**Motion to Table Item: Mr. Ulloa; Second: Mrs. Henriquez**

**Motion Approved: 6-0-1 with board member Mr. Iglesias being absent.**

*Item tabled*

7. ~~Special Use Permit (SUP)~~ to allow the expansion of the Neighborhood Business District Overlay for the development of a 27-unit multifamily building. Variance permit to allow only residential uses where mixed use is required; allow residential use on the ground floor, where residential use is allowed above ground floor level; allow 18 residential units with an area of 595 square feet, where 850 square feet is the minimum required and only 10% of the units may have an area of 600 square feet; allow 7 feet front setback on East 7<sup>th</sup> Avenue, for encroachment of balconies above the ground floor, where 10 feet built-to-line are required; allow 40 parking spaces, where 61 parking spaces are required and allow 29.6% pervious area, where 30% is the minimum

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required. Property located at ~~40 East 10<sup>th</sup> Avenue~~, Hialeah, zoned ~~C-2~~ (Liberal Retail Commercial District).

~~Applicant: Java Holding Group Inc.~~

~~Planner's recommendation: Withdraw and readvertise~~

WITHDRAWN

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

8. TENTATIVE PLAT OF HIALEAH LAS BRISAS

Planner's recommendation: Approval

Motion to Approve: Mr. Ulloa; Second: Mr. Casanova

Motion Approved: 6-0-1 with board member Mr. Iglesias being absent.

*Item approved*

9. Old Business. None.

10. New Business. Planning and Zoning Chairman, Diego Perez welcomed new board member Abdel Jimenez.

**REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:32 P.M.**

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.**

**NEXT PLANNING AND ZONING BOARD MEETING:  
WEDNESDAY, MARCH 23<sup>RD</sup>, 2022 AT 6:00 P.M.**