

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**March 13<sup>th</sup>, 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: M. D. Perez, Mr. Rodriguez, Mr. Iglesias, Mr. O. Perez, Mr. Suarez, Mr. Sanchez**

**Absent: Mr. Casanova**

2. Approval of Planning and Zoning Board Summary Agenda of February 27<sup>th</sup>, 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, MARCH 26<sup>TH</sup>, 2019.**

3. **Rezoning** property from R-1 (One-Family District) to P (Parking). Property located at 545 East 49<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Octavio A. Santurio on behalf of 551 East 49 Street LLC**  
**Planner's recommendation: Approval with conditions**  
**Motion to Approve with Conditions: Mr. Suarez; Second: Mr. Sanchez**  
**Motion Approved: 6-0-1**

*Item approved with the condition that the construction of the parking lot be completed within 12 months of the approval of the ordinance, that the improvements are built in substantial conformity with the submitted site plan and that a Declaration of Use and Unity of Title be provided in accordance to § 98-1618 of the City of Hialeah Code of Ordinances.*

4. **Variance** permit to allow a single family home on each substandard lots (Lots 16 and 17) having a frontage of 40 feet, where 75 feet is the minimum required and lot area of approximately 4,905.6 square feet, where 7,500 square feet is the minimum required respectively and to allow street side setback of 6.1 feet, where 15 feet is the minimum required for lot 16. Property located at 897 East 20<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Anthony Escarrá, Esq., of Alejandro Vilarello, P.A. on behalf of Horsebit Capital XIII, LLC**  
**Planner's recommendation: Approval**  
**Motion to Approve: Mr. O. Perez; Second: Mr. Iglesias**  
**Motion Approved: 6-0-1**

*Item Approved*

5. **Conditional Use Permit (CUP)** to allow a private school. Property located at 930 East 9<sup>th</sup> Street, Hialeah, zoned C-1 (Restricted Retail Commercial District).  
**Applicant: JM and MZ Properties LLC, Juditt Milian**  
**Planner's recommendation: Withdraw and re-advertise**  
**NO ACTION**

6. **ORDINANCE REPEALING AND RESCINDING HIALEAH, FLA., SECTIONS 98-1770 AND 98-1800, WAIVER OF DISTANCE REQUIREMENTS, IN CHAPTER 98 ZONING; ARTICLE VI SUPPLEMENTARY DISTRICT REGULATIONS; DIVISION 5 USES; SUBDIVISION II ADULT ENTERTAINMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**  
**ITEM POSTPONED UNTIL MARCH 27<sup>TH</sup>, 2019**

7. **ORDINANCE REPEALING AND RESCINDING THE GROWTH MANAGEMENT ADVISORY COMMITTEE (GMAC) AND ANY REFERENCES TO SAME FROM THE HIALEAH CODE OF ORDINANCES; CHAPTER 98 ZONING, ARTICLE II ADMINISTRATION, DIVISION 1 GENERALLY, SECTION 98-38 RECORD OF QUASI-JUDICIAL PROCEEDINGS—ZONING ITEMS; DIVISION 2 LOCAL PLANNING AGENCY, SECTION 98-73 GROWTH MANAGEMENT ADVISORY COMMITTEE; DIVISION 6 CONDITIONAL USE PERMITS, SECTION 98-181(4) CUP CONDITIONAL USE PERMIT; ARTICLE V ZONING DISTRICT**

REGULATIONS, DIVISION 9 RO RESIDENTIAL OFFICE DISTRICT, SECTION 98-785 IMPROVEMENT PLAN; DIVISION 33 NBD NEIGHBORHOOD BUSINESS DISTRICT, SECTION 98-1630.3 DEVELOPMENT STANDARDS, SUBSECTION (d) BUILDING FRONTAGE; ARTICLE VI SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 5 USES, SUBDIVISION I IN GENERAL, SECTION 98-1736 PERMITTED SIMILAR USES; AND REPEALING AND RESCINDING THE GROWTH MANAGEMENT ADVISORY COMMITTEE (GMAC) FROM THE HIALEAH LAND DEVELOPMENT CODE AND ANY REFERENCES TO SAME; REGULATION NO. 1 - LAND DEVELOPMENT PROCEDURES, SECTION 1-2 PROCEDURES FOR APPLICATIONS FOR DEVELOPMENT ORDERS, SUBSECTION (f)(2)(c) GROWTH MANAGEMENT ADVISORY COMMITTEE REVIEW; REGULATION NO. 2 - USES OF LAND AND WATER, SECTION 2-3 REQUIREMENTS FOR THE USE OF LAND AND WATER, SUBSECTION (c)(2), CONDITIONAL USE PERMIT (CUP) REQUIREMENTS; REGULATION NO. 10 - SUBDIVISION OF LAND, SECTION 10-3 PLATS AND PLATTING PROCEDURE, SUBSECTION (a) UNLAWFUL ACTS; AND SECTION 10-5(c) SITE PLAN REVIEW; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**Motion to Approve: Mr. O. Perez; Second: Mr. Iglesias**

**Motion Approved: 6-0-1**

*Item Approved*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**8. TENTATIVE PLAT OF MARCIA'S MONUMENT SUBDIVISION**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. O. Perez; Second: Mr. Suarez**

**Motion Approved: 6-0-1**

*Item Approved*

**9. Old Business. None**

**10. New Business. None**

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.**