

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
April 10th, 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. Sanchez

Absent: Mr. Casanova, Mr. Suarez

2. Approval of Planning and Zoning Board Summary Agenda of March 27th, 2019 as submitted.

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

Motion Approved: 5-0-2

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, MAY 14TH, 2019.

3. **Final decision** to allow 4.2 rear setback for gazebo and 5 feet rear setback for accessory building, where 7.5 feet is the minimum required and allow 10 feet distance separation

between a proposed terrace and existing gazebo and accessory building. Property located at 5354 West 10th Court, Hialeah, zoned R-1 (One-Family District).

Applicant: Angel Casanueva

Tabled item from March 27th, 2019 meeting

Planner's recommendation: Approve setback adjustment for accessory building and distance separation as requested.

Motion to Remove from Table: Mr. O. Perez; Second: Mr. Iglesias

Motion Approved: 5-0-2

Item removed from tabled

Motion to Approve Setback Adjustment for Accessory Building and Distance

Separation as Requested: Mr. O. Perez; Second: Mr. Rodriguez

Motion Approved: 5-0-2

Approved setback adjustment for accessory building and distance separation as requested.

4. **Final decision** to allow rear setback of 14.2 feet, where 20 feet is the minimum required. Property located at 1475 West 83rd Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Orlando Blanco

Planner's recommendation: Approval

Motion to Approve: Mr. Rodriguez; Second: Mr. Sanchez & Mr. Iglesias

Motion Approved: 5-0-2

Item approved

5. **Final decision** to allow east side setback of 2.82 feet, where 6 feet is the minimum required and allow distance separation of 6.15 feet, where 20 feet is the minimum required. Property located at 128 East 58th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Yolaisbel Licea Sanchez

Planner's recommendation: Table item as per applicant's request.

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

Motion Approved: 5-0-2

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, APRIL 23RD, 2019.

6. **Variance** permit to allow a LED pylon sign outside the geographical area, where LED signs are allowed; allow 5 feet setback, where 20 feet is the minimum required for pylon signs; allow height of 36 feet and 4 feet embellishment, where 20 feet is the maximum allowed and allow sign area of 200 square feet, where 150 feet is the maximum sign area allowed. Property located at 8155 West 28th Avenue, Hialeah zoned M-1 (Industrial District).

Applicant: Ceasar Mestre, Esq. on behalf of David De La Sierra

Planner's recommendation: Approve with conditions

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

Motion Approved: 5-0-2

Item approved with the condition that the sign is placed outside of the triangle of vision area, that the sign face is not placed higher than 36 feet and that the 4 feet on top of the 36 feet sign height is only improved with an embellishment representing a mast, consistent with the plans submitted with this application.

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

7. TENTATIVE PLAT OF AQUABELLA NORTH REPLAT

Motion to Approve: Mr. Rodriguez; Second: Mr. Sanchez

Motion Approved: 5-0-2

Item approved

8. TENTATIVE PLAT OF COUNTYLINE CORPORATE PARK SOUTH

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

Motion Approved: 5-0-2

Item approved

9. TENTATIVE PLAT OF COUNTYLINE CORPORATE PARK CENTRAL

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

Motion Approved: 5-0-2

Item approved

10. Old Business. None

11. New Business. Board member, Mr. Sanchez announced that he will not be attending the April 24th, 2019 Planning and Zoning meeting.

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.