

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
2022 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
April 27th, 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 Vice-Chairman, Lazaro Gamon 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.

Roll Call.

Present: Mr. Jimenez, Mr. D. Perez, Mr. Ulloa, Mr. Gamon, Mr. Iglesias, Mrs. Henriquez & Mr. Casanova

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

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 10TH, 2022.

LU-1. Small Scale Amendment from Commercial to Transit Oriented Development District.
Property located at **1067 East 25th Street**, Hialeah zoned C-2 (Liberal Retail Commercial District).
Applicant: BEC Housing Trust, LLC.
Planner's recommendation: Approval

Motion to Approve: Mr. Casanova & Mr. Iglesias; Second: Mr. Jimenez
Motion Passed: 7-0

Item approved

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING**

1. Approval of Planning and Zoning Board Summary Agenda of April 13th, 2022 as submitted.

Motion to Approve: Mr. Casanova; Second: Mr. Gamon
Motion Passed: 7-0

Item approved

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 24TH, 2022.

2. **Final decision** to allow interior west side setback of 5.7 feet, where 6 feet are required, and allow rear setback of 14.8 feet, where 20 feet are required for an existing terrace to be legalized. Property located at **780 SE 5th Place**, Hialeah, zoned R-1 (One-Family District).

Applicant: Justo A. Diaz

Planner's recommendation: Approve with condition

Motion to Approve with Condition: Mr. Jimenez; Second: Mr. Ulloa

Motion Passed: 7-0

FINAL DECISION NO. 2022-08

Item approved with the condition that the terrace remains open on three sides.

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 10TH, 2022.

3. **Rezoning** property from C-2 (Liberal Retail Commercial District) to TOD (Transit Oriented Development District) and variance permit to allow 10 stories, where 8 stories is the maximum allowed. Property located at **1067 East 25th Street**, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: BEC Housing Trust, LLC.

Planner's recommendation: Approval

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

Motion Passed: 7-0

Item approved

4. **Rezoning** property from R-1 (One-Family District) to R-3-3 (Multiple-Family District) and variance permit to allow front setback of 21.8 feet, where 25 feet are required; allow street side setback of 6 feet, where 15 feet are required; allow rear setback of 11.6 feet, where 20 feet are required; allow total lot coverage of 31%, where 30% is the maximum allowed and allow 23% pervious area, where 30% is the minimum required. Property located at **782 East 37th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq.

Planner's recommendation: Approval

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

Motion Passed: 7-0

Item approved

5. **Rezoning** from R-1 (One-Family District) to GUD (Governmental Use District) of property located at 815 W 75th Street and Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District Overlay. Variance permit to allow residential use on the ground floor, where residential use is allowed above ground floor level; allow 1,049 parking spaces, where 1,544 parking spaces are required, and allow 19.8% pervious area, where 30% is the minimum required. Property located at **7605**

West 10th Avenue and 815 West 75th Street, Hialeah, zoned GUD (Governmental Use District) and R-1 (One-Family District).

Applicant: Alejandro J. Arias, Esq.

Planner's recommendation: Approval subject to keeping buildings facing West 8th Avenue at a height not exceeding five stories and without commercial uses.

Motion to Approve as Recommended: Mr. Jimenez; Second: Mr. Iglesias & Mr. Casanova

Motion Passed: 7-0

Item approved as recommended

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. TENTATIVE PLAT OF FLIGHTWAY NORTH

Planner's recommendation: Approval subject to comments

Motion to Approve subject to comments: Mr. Casanova; Second: Mr. Iglesias

Motion Passed: 7-0

Tentative Plats are approved subject to compliance with reviewing departments' comments.

7. Old Business. None.

8. New Business. None.

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 7:26 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, MAY 11TH, 2022 AT 6:00 P.M.**