

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
September 11th, 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 28th, 2019 as submitted.
Motion to Approve: Mr. O. Perez; 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, OCTOBER 8TH, 2019.

3. **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

Tabled item from August 28th, 2019

Planner's recommendation: Approve with conditions

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

Motion Approved: 6-0-1

Motion approved

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

Motion Approved: 6-0-1

Item approved with the condition that the Florida Room will have an exterior French door and that the legalization process will be completed within 180 days.

4. **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

Tabled item from August 28th, 2019

Planner's recommendation: Denial

NO ACTION

5. **Final decision** to allow the following north rear setbacks: 2.10 feet, where 7.5 feet are required, for a 120 sq. ft. metal utility shed; 17.90 feet, where 20 feet are required for porch attached to the main house. Allow 5.6 feet distance separation between two existing utilities and allow 5 feet distance separation between a 238 square feet utility and the main house, where 10 feet is the required distance separation on both. Allow 5.30 feet interior east side setback for two existing utilities and 6 feet interior east side setback for existing storage attached to the main house, where 7 feet is the required setback. Allow 13.60 feet west side street setback for the main house, where 15 feet are required. Property located at 291 S.E. 6th Avenue, Hialeah, zoned R-1 (One-Family District).

Applicant: Pedro Benitez and Miriam De La Cruz

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 legalization of all structures built without the benefit of a building permit, be completed within 180 days.

6. **Final decision** to allow west side setback of 5.0 feet, where 6.90 feet is the minimum required for the legalization of an existing 377 square feet accessory building, built as an additional unit to be legalized as a storage and pool bathroom. Property located at 240 West 20th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Ramon Morejon and Margarita Morejon

Planner's recommendation: Grant the side setback adjustment for the legalization of the structure as storage without bathrooms and with only one exterior door, with the condition that the legalization is completed within 180 days.

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

Motion Approved: 6-0-1

Grant the side setback adjustment for the legalization of the structure as storage without bathrooms and with only one exterior door, with the condition that the legalization is completed within 180 days.

7. **Final decision** to allow street side setback of 10.13 feet, where 15 feet is the minimum required; allow north side setback of 6.78 feet, where 7.5 feet is the minimum required; allow rear setback of 3.2 feet, where 7.5 feet are required; allow north side setback of 2.4 feet, where 7.5 feet are required for an existing accessory building to be legalized and allow distance separation between accessory building and existing residence of 8.5 feet, where 10 feet is the minimum required. Property located at 7004 West 4th Way, Hialeah, zoned R-1 (One-Family District).

Applicant: Alden Perez

Planner's recommendation: Approve with conditions

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

Motion Approved: 6-0-1

Item approved with the condition that the use of the utility is kept as storage and the legalization process gets completed within 180 days.

8. **Final decision** to allow rear setback of 16.10 feet, where 20 feet is the minimum required for an existing addition to be legalized. Property located at 1595 West 57th Terrace, Hialeah, zoned R-1 (One-Family District).

Applicant: Geronimo J. Vallejos

Planner's recommendation: Approve with conditions

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 24TH, 2019.

9. **Rezoning** properties from R-1 (One-Family District) to B-1 (Highly Restricted Retail District). Properties located at 662 East 27th Street and 2620 East 7th Avenue, Hialeah, zoned R-1 (One-Family District).

Applicant: Ceasar Mestre, Esq. on behalf of Machado Investments Inc.

Planner's recommendation: Approval

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

Motion Approved: 6-0-1

Item approved

10. **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

Tabled item from August 28th, 2019

Planner's recommendation: Remain tabled as per applicant's request

NO ACTION

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. **FINAL PLAT OF AXIS PARK**

Planner's recommendation: Approval

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

Motion Approved: 6-0-1

Item approved

12. Old Business. **None**

13. New Business. **Planning and Zoning Official, Debora Storch asked the board members to vote on moving the Planning and Zoning meeting on October 9th, 2019 to October 2nd, 2019.**

Motion to Change Meeting Date: Mr. Suarez; Second: Mr. O. Perez

Motion Approved: 6-0-1

Motion approved

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.