

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
September 21st, 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 6:07 P.M.

Invocation and pledge of allegiance.

REPORT: Planning and Zoning Board Chairman, Diego Perez 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. Gamon, Mr. D. Perez, Mr. Ulloa, Mrs. Henriquez, Mr. Jimenez, Mr. Iglesias

Absent: Mr. Casanova

2. Approval of Planning and Zoning Board Summary Agenda of September 7th, 2022 as submitted.

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

Motion Passed: 6-0-1 with board member Mr. Casanova 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, OCTOBER 11TH, 2022.

3. **Rezoning** properties from R-1 (One-Family District) to R-3-3 (Multiple-Family District); Special Use Permit to allow the expansion of the NBD overlay and variance permit to only residential uses, where mixed use is required; allow front setback of 3 feet fronting East 6th Avenue, 7.25 feet fronting East 26th Street and 9.16 feet fronting East 27th Street, where 10 feet built-to-line are required; allow 10 feet interior side setback, where 15 feet are required; allow 26.2% pervious area, where 30% pervious area is the minimum required and allow 56 parking spaces, where 63 parking spaces are required. Properties located at **585 East 26th Street, 591 East 26th Street, 595 East 26th Street, Folio No. 04-3108-001-2570 and 04-3108-001-2580**, Hialeah, zoned R-1 (One-Family District).

Applicant: Manny Reus

Planner's recommendation: Approval

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

Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item approved

4. ~~**Rezoning** property from RO (Residential Office) to B-1 (Highly Restricted Retail District). Variance permit to allow front setback of 5 feet, where 20 feet are required, and allow 17 parking spaces, where 19 parking spaces are required. Property located at **355 West 49th Street**, Hialeah, zoned RO (Residential Office).~~

~~**Applicant: Felix M. Lasarte, Esq.**~~

~~**Planner's recommendation: Withdraw to be readvertised**~~

WITHDRAWN

5. **Conditional Use Permit (CUP)** to allow a Kindergarten grade elementary school with a maximum capacity of 7-students in conjunction with a 29-children daycare. Property located at **4305 East 8th Avenue, bays A and B**, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: The Creative Child Day Care and Learning Center
Planner's recommendation: Approval

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

Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item approved

6. **Special Use Permit (SUP)** to allow the expansion of the Neighborhood Business District Overlay for the development of a 58-unit multifamily mixed-use building. Variance permit to allow all residential units with areas ranging from 523 square feet to 728 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 5.5 feet front setback for staircase, where 10 feet built-to-line are required; allow 18% pervious area, where 30% is the minimum required and parking variance to allow 460 166 parking spaces, where 277 266 are required. Property located at **8155 West 12th Avenue**, Hialeah, zoned C-1 (Restricted Retail Commercial District).

Applicant: Alejandro J. Arias, Esq. on behalf of Daniel Caamano
Planner's recommendation: Approval subject to Streets Department required improvements.

TABLED ITEM FROM SEPTEMBER 7TH, 2022 MEETING

Motion to Remove Item from Tabled: Mr. Iglesias; Second: Mrs. Henriquez

Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item removed from tabled

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

Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item approved with the condition that improvements be constructed at the West 12th Avenue median, with the purpose of improving safety at the West 82nd Avenue intersection.

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

7. **FINAL PLAT OF SNAKE SON**

Planner's recommendation: Approval

Motion to Approve: Mrs. Henriquez; Second: Mr. Ulloa

Motion Passed: 6-0-1 with board member Mr. Casanova being absent.

Item approved

8. Old Business. None.

9. New Business. None.

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 6:42 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, OCTOBER 12TH, 2022 AT 6:00 P.M.**