

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
September 25th, 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, & Mr. Casanova

2. Approval of Planning and Zoning Board Summary Agenda of September 11th, 2019 as submitted.
Motion to Approve: Mr. Suarez; Second: Mr. Casanova
Motion Approved: 7-0

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 22ND, 2019.

3. **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

***REPORT: Joel Alvarez 6496 West 12 Avenue, Hialeah in favor.**

***REPORT: Jesus Vazquez 6464 West 11 Lane, Hialeah in favor.**

***REPORT: Frank Jimenez 6497 West 12 Avenue, Hialeah in favor.**

***REPORT: Alain Mendez 6496 West 11 Lane, Hialeah in favor.**

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

Motion Approved: 7-0

Motion approved

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

Motion Approved: 7-0

Item tabled

4. **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

Tabled item from September 11th, 2019

Planner's recommendation: Approve with conditions

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

Motion Approved: 7-0

Motion approved

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

Motion Approved: 7-0

Item approved with the condition that the connection between the house and the addition to be legalized remains open and the legalization process is completed within 180 days.

5. **Final decision** to allow rear setback of 10 feet, where 20 feet is the minimum required for a proposed 360 square feet bedroom and bathroom addition. Property located at 7082 West 4th Court, Hialeah, zoned R-1 (One-Family District).

Applicant: Williams Garcia

Planner's recommendation: Approve with conditions

Motion to Approve with Conditions: Mr. Rodriguez; Second: Mr. Iglesias & Mr. Casanova

Motion Approved: 7-0

Item approved with the condition that the proposed addition will not include exterior doors.

- 6. Final decision** to allow street side setback of 13.5 feet, where 15 feet is the minimum required for a proposed terrace and to allow east side setback of 5.55 feet, where 6 feet is the minimum required. Property located at 898 West 34th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Maidelis Rodriguez

Planner's recommendation: Approve with conditions

Motion to Approve with Conditions: Mr. Casanova; Second: Mr. Rodriguez

Motion Approved: 7-0

Item approved with the condition that the legalization is completed within 180 days.

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.

- 7. Rezoning** from M-1 (Industrial District) to M-3 (Industrial District); Special Use Permit (SUP) to allow the operation of a metal recycling facility; variance permit to a 264 square feet building, where 1,000 square feet is the minimum building area required; allow 6.9% pervious area, where 10% is the minimum required and allow a waiver of minimum landscaping requirements with landscape mitigation for 5 trees and 50 shrubs. Properties located at 4938 E 11th Avenue and 4951 E 10th Lane, Hialeah, zoned M-1 (Industrial District).

Applicant: CMR Metal Processors LLC

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

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

Motion Approved: 7-0

Item tabled

- 8. Special Use Permit (SUP)** to allow the use of a prefabricated building on a property zoned M-1 for an extended period of time not exceeding 12 months from the effective day of the ordinance, for a temporary sorting facility for the loading and unloading, sorting and distribution of mail packages (extending the 12 month period previously granted by the City of Hialeah, FL Ordinance 2018-113). Property located at 6001 East 8th Avenue, Hialeah, zoned M-1 (Industrial District).

Applicant: United Parcel Service Inc.

Planner's recommendation: Approval

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

Motion Approved: 7-0

Item approved

- 9. Conditional Use Permit (CUP)** to allow the continued operation of an existing hospital in order to be able to build additions and /or expand uses, in the future. Property located at 1435 and 1475 West 49th Place, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Simon Ferro, Esq. on behalf of Larkin Community Hospital Palm Springs Campus

Planner's recommendation: Approval

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

Motion Approved: 6-0-1 with Mr. Suarez abstaining his vote due to a conflict of interest.

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: Approval with conditions

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

Motion Approved: 7-0

Item approved with the condition that the school remains with 60 students and 6 staff members until the proposed parking lot is completed. A Declaration of Restrictive Covenants should describe the operational plan, number of students and staff before and after the completion of the parking lot, number of high school students that will be allowed to park on premises, control method to avoid that other high school students park on the swale areas, pick-up and drop-off times and number of parking control employees to manage that process.

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 11. Old Business. None.**

- 12. 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.