

**Summary Agenda
MINUTES
CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING**

APRIL 9, 2014

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. Gonzalez, Mrs. Castellanos, Mr. O. Perez,
Mr. Suarez, Mr. Avila, Mr. Sanchez**

2. Approval of Planning and Zoning Board Summary Agenda of March 26, 2014, as submitted.

**Motion to approve: Mrs. Castellanos; Second; Mr. Sanchez
Item Approved: 7-0**

**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, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. 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 TAPE 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 REGULARLY-SCHEDULED MEETING OF TUESDAY MAY 13, 2014:

3. **Final Decision** to adjust west side setback to \varnothing 2' (6' required), for existing terrace. Property located at 171 West 63 Street, Hialeah, zoned R-1 (One Family District)

Applicant: Sudierky Companioni & Lisday De Armas

Tabled item #3 from Jan 22, Feb 12, Feb 26, Mar 12 & 26 2014

Motion to remove from table: Mr. Sanchez; Second: Mrs. Castellanos & Mr. Suarez

Item removed from table: 7-0

Motion to approve: Mr. O. Perez; Second: Mrs. Castellanos

Item approved as amended: 7-0

4. **Final Decision** to adjust the existing rear setback to 1' (5' required), for aluminum-roofed terrace and ~~allow the storage shed encroaching on utility easement, to remain on the south side of the property (only allowed on the zero lot line side of the property).~~ Property located at 7157 West 30 Lane, Hialeah, zoned R-1 (One Family District) developed as zero lot homesites.

Applicant: Jose Luis Perez & Zenaida Perez

Motion to approve as amended: Mr. Avila; Second: Mr. Sanchez

Item approved as amended: 7-0

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, APRIL 22, 2014:

5. **Variance** permit to allow 12 occupational licenses on property zoned RO (Residential Office District), where maximum of 2 licenses are permitted. Property located at 215 West 49 Street, Hialeah.

Applicant: Tirso P. Martinez

Tabled Item #6 from Feb 26, Tabled Item #5 from Mar 12 & Mar 26 2014

Motion to remove from table: Mr. Sanchez; Second: Mr. Avila & Mrs. Castellanos

Item removed from table: 7-0

Motion to deny: Mrs. Castellanos; Second: Mr. Suarez

Item denied: 6-1 (Mr. Gonzalez –Voted No)

6. **Conditional Use Permit (CUP)** to allow a house of worship, and consider granting a variance permit to allow 17 parking spaces, 5 of them backing out into the street (118 parking spaces required and back-out parking only allowed in low density residential areas). Property located at 460 West 83 Street, Hialeah, zoned M-1 (Industrial District).

Applicant: Centro Biblico Puertas De Sion

Tabled Item #7 from Mar 12 & 26 2014

NO ACTION

HIALEAH PLANNING AND ZONING BOARD MEETING April 9, 2014

7. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and granting a variance permit to allow a duplex on a substandard lot, having a frontage of 50' (75' required), total area of approximately 6,651.50 feet (7,000 square feet required); total lot coverage of 39% (30% maximum lot coverage allowed), rear setback of 21.7' (25' required) and south side setback of 4.5' (7.5' required). Property located at 4655 East 4 Avenue, Hialeah.

Applicant: Edward Garcia & Nitza Garcia

Motion to deny: Mrs. Castellanos & Mr. Avila; Second: Mr. Sanchez
Item Denied: 7-0

8. **Variance permit** to allow one LED reader board pylon sign, with one LED display located within the sign and on property located outside the LED geographic area (only allowed within specific geographic area), having a distance of less than 300' radius from residential-zoned properties (minimum distance of 300' radius required) and allow existing setback of 2' (minimum of 10' required). Property located at 4640 Palm Avenue, Hialeah, zoned C-1 (Restricted Retail Commercial).

Applicant: Benjamin Ocner

Motion to deny: Mr. Suarez; Second: Mr. O. Perez
Item denied: 5-2 (Mr. D. Perez & Mr. Gonzalez – Voted No)

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. Old Business.

NONE

10. New Business.

Board voted for Chair and Vice-Chair of the Planning & Zoning Board.
Motion to elect Mr. D. Perez for Chair: Mr. O. Perez; Second: Mr. Suarez
Mr. D. Perez for Chair: 7-0
Motion to elect Mr. Sanchez for Vice-Chair: Mr. Avila; Second: Mr. Suarez
Mr. Sanchez for Vice-Chair: 7-0

Debora Storch informed the board of Lorena Bravo's new position as the City Attorney.

11. Planner's Report.

Debora Storch informed the board of the GMAC meeting tomorrow April 10, 2014 to consider a new application for residential development in the annexation area

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.