

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

MAY 14, 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. Gonzalez, Mr. D. Perez, Mr. Suarez,
Mr. Avila, Mr. Sanchez, Mrs. Castellanos**
Absent: Mr. O. Perez

2. Approval of Planning and Zoning Board Summary Agenda of April 23, 2014, as submitted.

Motion to approve: Mr. Gonzalez; Second: Mr. Suarez
Item approved: 6-0

**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 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 REGULARLY-SCHEDULED MEETING OF TUESDAY, JUNE 10, 2014:

3. **Final Decision** to adjust the rear setback to 4' 7" (20' required) for open-terrace.
Property located at 825 East 45 Street, Hialeah, zoned R-1(One Family District)

Applicant: Juvenal A. Pelegrin & Mireya Arevalo

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

Item approved as amended: 6-0

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, MAY 27, 2014:

4. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and consider granting a variance permit to allow a duplex on a substandard lot, having a width of 50' (75' required), total area of 6,750 square feet (7,000 square feet required); allow existing second unit with a total floor area of 428 square feet (minimum of 1,00 square feet required), rear setback of 1.10' (25' required) and west side setback of 1.05' (7.5' required). Property located at 117 East 10 Street, Hialeah

Applicant: Marisol Rodriguez Basuto

Motion to approve: Mrs. Castellanos; Second: Mr. Sanchez

Item approved: 6-0

The applicant proffered to the board that the existing tenants on the illegal units will be removed and a demolition permit for the illegal structure will be obtained, prior to the second reading at City Council.

5. **Rezoning** 21 acres of land from GU, (Interim District-Miami-Dade County zoning classification) to MH (Industrial District) and consider granting a variance to allow a temporary waiver of plat, provided that the property will be replatted. Property located on vacant land, North of NW 138 Street (West of 84 Street) between NW 105 and 107 Avenue, Hialeah.

Applicant: Javier L. Vazquez, Esq.

Motion to approve: Mrs. Sanchez; Second: Mr. Suarez

Item approved: 6-0

6. **Conditional Use Permit (CUP)** to allow an increase to the number of rooms of an existing motel from 17 to 77 for a new facility providing hotel, motel and restaurant services on property zoned C-2 (Liberal Retail Commercial); and granting a variance permit to allow 18.5' of front setback on main frontage facing Okeechobee Road (25' required) and eliminating side street setback requirement on frontage facing the west side of East 7 Avenue (15' required); and rezoning of Lots 33 and 34 from R-3 (Multiple Family District) to P (Parking District), to be used for overflow parking. Property located at 699 E Okeechobee Road, Hialeah, zoned C-2 (Liberal Retail Commercial) and R-3 (Multiple Family District).

Applicant: Ceasar Mestre

Motion to approve: Mrs. Castellanos; Second: Mr. Sanchez

Item approved: 6-0

HIALEAH PLANNING AND ZONING BOARD MEETING May 14, 2014

- 7. Request to close portion of the Right-of-Way** of West of 64 Street (Caroline Street), 110.10'X 246.20', located on the northwest corner of West 64 Street and West 21 Court and legally described as follows: That portion of West 64 Street (Caroline Street) per Richland Tracts, Plat Book 20 at Page 12 and also per Right-of-Way dedication recorded in Official Record Book 8967 at page 1128, all of the Public Records of Miami-Dade County, Florida. Lying and being in Section 34, Township 52 South, Range 40 East, City of Hialeah, Miami-Dade County, Florida

Applicant: Leon Medical Center

Motion to approve: Mrs. Avila; Second: Mr. Sanchez

Item approved: 6-0

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 8.** PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 74 ENTITLED "SIGNS". ARTICLE I. IN GENERAL, OF THE CODE OF ORDINANCES AMENDING THE DEFINITION OF WINDOW SIGNS AND AMENDING ARTICLE III. REGULATIONS, DIVISION 1. GENERALLY, CODE § 74-149 ENTITLED "LED SIGNS" TO PROVIDE REGULATIONS FOR LED WINDOW SIGNS WITHIN THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

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

Item approved: 5-1

Mr. Gonzalez voted - No

- 9.** Old Business.

NONE

- 10.** New Business.

NONE

- 11.** Planner's Report.

The Planning and Zoning Official reported that the P&Z Division is working on an EAR letter that needs to be sent to the Department of Economic Opportunity by August, 2014. She also informed to the P&Z Board that immediately after preparing the EAR letter the City of Hialeah Comprehensive Plan 2003-2015 will also need to be updated.

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.