

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
January 29th, 2020
Agenda

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.
2. Approval of Planning and Zoning Board Summary Agenda of January 15th, 2020 as submitted.

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, FEBRUARY 25TH, 2020.

3. **Final decision** to allow rear setback of 9 feet, where 20 feet is the minimum required for an existing terrace to be legalized. Property located at 7764 West 14th Court, Hialeah, zoned R-1 (One-Family District).
Applicant: Javier Gonzalez and Alicia R. Gonzalez

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4. **Final decision** to allow interior east side setback of 5 feet, where 6 feet is the minimum required for an existing addition to be legalized. Property located at 911 East 32nd Street, Hialeah, zoned R-1 (One-Family District).
Applicant: Aime Cruz Gonzalez and Jaime Gonzalez

5. **Final decision** to allow rear setback of 5 feet, where 20 feet is the minimum and interior west side setback of 6 feet, where 6.2 feet is the minimum required for an existing addition and conversions to be legalized. Property located at 611 SE 4th Street, Hialeah, zoned R-1 (One-Family District).
Applicant: Sonia Ubieta

6. **Final decision** to allow rear setback of 16 feet, where 20 feet is the minimum required, interior west side setback of 5.4 feet, where 6 feet is the minimum required for an existing addition to be legalized and east side setback of 2.5 feet, where 3 feet are required for a utility shed. Property located at 860 SE 1st Place, Hialeah, zoned R-1 (One-Family District).
Applicant: Jennifer Quevedo

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, FEBRUARY 11TH, 2020.

7. **Rezoning** of Lot 14 from R-1 (One-Family District) to R-2 (One- and Two-Family Residential District) and variance permit to allow the construction of a duplex on a substandard lot with 40 feet frontage and area of 4,000 square feet, where 75 feet frontage and 7,500 square feet are required; allow 0 feet south side interior setback, where 7.5 feet are required; allow 18 feet rear setback where 25 feet are required and allow 39% lot coverage, where 30% is the maximum allowed. Property located at 851 E 43rd Street (Lot 14), Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq.

8. **Rezoning** of Lot 15 from R-1 (One-Family District) to R-2 (One- and Two-Family Residential District) and variance permit to allow the construction of a duplex on a substandard lot with 40 feet frontage and area of 4,000 square feet, where 75 feet frontage and 7,500 square feet are required; allow 0 feet north side interior setback, where 7.5 feet are required; allow 10 feet street side setback, where 15 feet are required; allow 18 feet rear setback where 25 feet are required and allow 39% lot coverage, where 30% is the maximum allowed. Property located at 851 E 43rd Street (Lot 15), Hialeah, zoned R-1 (One-Family District).
Applicant: Ceasar Mestre, Esq.

9. **Variance** permit to allow 32 parking spaces, where 65 parking spaces are required. Property located at 7963 West 28th Avenue, Hialeah, zoned M-1 (Industrial District).
Applicant: Toptier, Christopher Gutierrez

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

10. Old Business.

11. New Business.

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.