

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
January 29th, 2020
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. Horgan & Mr. Lavin

Absent: Mr. Casanova

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

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

Motion Approved: 6-0-1

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, 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

Planner's recommendation: Approval

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

Motion Approved: 6-0-1

Item approved

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

Planner's recommendation: Approve with conditions

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

Motion Approved: 6-0-1

Item approved with the condition that the addition will remain openly connected to the main house and that the proposed bedroom with a side glass sliding door will not be used as a living quarter.

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

Planner's recommendation: Denial

***REPORT: Lydis Chico 401 SE 6th Avenue, Hialeah in opposition**

***REPORT: Chelsea Chico 401 SE 6th Avenue, Hialeah in opposition**

Motion to Deny: Mr. O. Perez; Second: Mr. Iglesias

Motion Approved: 6-0-1

Item denied

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

Planner's recommendation: Approve only 16 feet rear setback and 5.4 west interior setback adjustments.

Motion to approve as recommended: Mr. O. Perez; Second: Mr. Rodriguez

Motion Approved: 6-0-1

Item approved as recommended

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.

**Planner's recommendation: Table item as per applicant's request
POSTPONED UNTIL FEBRUARY 12TH, 2020**

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.

**Planner's recommendation: Table item as per applicant's request
POSTPONED UNTIL FEBRUARY 12TH, 2020**

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

Planner's recommendation: Denial

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

Motion Approved: 6-0-1

Item tabled

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

10. Old Business. **Planning and Zoning Official, Debora Storch proposed the following:**
1. **Cancel the Planning and Zoning meeting on March 11th, 2020**
 2. **Reschedule the meetings in April from April 8th, 2020 to April 15th, 2020 and April 22nd, 2020 to April 29th, 2020.**

Motion to approve as proposed: Mr. Rodriguez; Second: Mr. Iglesias

Motion Approved: 6-0-1

Item approved as proposed

11. New Business. Milagros Herrera 4341 East 8th Lane, Hialeah approached the board with questions and concerns.

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.