

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**February 26<sup>th</sup>, 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. Horgan & Mr. Lavin**

**Absent: Mr. Casanova & Mr. O. Perez**

2. Approval of Planning and Zoning Board Summary Agenda of February 12<sup>th</sup>, 2020 as submitted.

**Motion to Approve: Mr. Rodriguez; Second: Mr. Iglesias**

**Motion Approved: 5-0-2**

*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, MARCH 24<sup>TH</sup>, 2020.**

3. **Final decision** to allow distance separation between an accessory building converted into a living unit and existing covered terrace of 2 inches, where 10 feet is the minimum distance separation required, and allow distance separation of 5 feet 1 inch between said accessory building and shed, where 10 feet is the minimum distance separation required. Property located at 262 West 34<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Adriana M. Perez**

**Planner's recommendation: Denial**

**Motion to Deny: Mr. Rodriguez; Second: Mr. Lavin**

**Motion Approved: 5-0-2**

*Item denied*

4. **Final decision** to allow rear setback of 5.7 feet, where 20 feet is the minimum required for a proposed new terrace. Property located at 631 East 14<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Anaelys Rodriguez**

**Planner's recommendation: Denial**

**Motion to Table: Mr. Rodriguez; Second: Mr. Iglesias**

**Motion Approved: 5-0-2**

*Item tabled*

5. **Final decision** to allow rear setback of 8.82 feet, where 20 feet is the minimum required, for the legalization of a terrace; allow interior north side setback of 7.14 feet, where 7.5 feet is the minimum required for existing addition to be legalized, and allow 2 feet interior north side setback, where 3 feet are required, for the legalization of a shed. Property located at 1502 East 10<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District).

**Applicant: Dunielys Zaldivar**

**Planner's recommendation: Denial**

**Motion to Tabled: Mr. Iglesias; Second: Mr. Rodriguez**

**Motion Approved: 5-0-2**

*Item tabled*

**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, MARCH 10<sup>TH</sup>, 2020.**

6. **Rezoning** property from R-1 (One-Family District) to R-2 (One- and Two-Family Residential District and variance permit to allow a new duplex on a substandard lot having a frontage of 60 feet, where 75 feet is the minimum required; allow lot coverage of 31.2%, where 30% is the maximum allowed and allow rear setback of 24 feet, where 25 feet is the minimum required. Property located at 631 East 40<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Ceasar Mestre, Esq. on behalf of Hammer Holdings, Inc.**

**Planner's recommendation: Withdraw to be re-advertised**

**WITHDRAWN NO ACTION**

HIALEAH PLANNING AND ZONING BOARD MEETING- FEBRUARY 26<sup>TH</sup>, 2020

7. **Variance** permit to allow an existing oversized accessory building with a total area of 708 square feet, where 500 square feet is the maximum allow, and allow distance separation of 5 feet between the carport and metal roof, where 10 feet is the minimum distance separation required. Property located at 368 East 64<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Rafael Fernandez**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Rodriguez; Second: Mr. Iglesias**

**Motion Approved: 5-0-2**

*Item approved*

8. **Variance** permit to allow the addition of two 550 square feet residential units, for a total of four, to an existing building, where 750 square feet is the minimum area required for each residential unit; allow 62.24 feet front setback, where 10 feet are required; allow interior east side setback of 4.49 feet, where 5 feet are required; allow parking in the front setback, where no parking in front setbacks is allowed. Property located at 225 East 6<sup>th</sup> Street, Hialeah, zoned R-3-D (Multifamily District).

**Applicant: Rafael Molina, Ulysses Molina, Nelson Molina and Norma Molina**

**Planner's recommendation: Denial**

**Motion to Table: Mr. Rodriguez; Second: Mr. Iglesias**

**Motion Approved: 5-0-2**

*Item tabled*

9. **Variance** permit to allow proposed lot coverage of 34.7%, where 30% lot coverage is the maximum allowed; allow distance separation between proposed terrace and front unit of 5 feet, where 10 feet is the minimum required; allow front setback of 24.3 feet and rear setback of 24.5 feet, where 25 feet are required. Property located at 318-320 East 38<sup>th</sup> Street, Hialeah, zoned R-2 (One- and Two-Family Residential District).

**Applicant: Julio R. Perez de Prado**

**Planner's recommendation: Withdraw to be re-advertised**

**WITHDRAWN NO ACTION**

10. **Conditional Use Permit (CUP)** to allow the sale and consumption of alcohol within the facility located on the Alwod Artist Live/Work Overlay District, "Leah Art District". Property located at 901 East 10<sup>th</sup> Avenue, Bay # 24, Hialeah, zoned M-1 (Industrial District).

**Applicant: Ceasar Mestre, Esq. on behalf of Soy Guajiro Restaurant**

**Planner's recommendation: Approve with conditions**

**Motion to Table: Mr. Rodriguez; Second: Mr. Lavin**

**Motion Approved: 5-0-2**

*Item tabled*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

11. **TENTATIVE PLAT OF BRIDGE HIALEAH WEST**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Rodriguez; Second: Mr. Iglesias**  
**Motion Approved: 5-0-2**

*Item approved*

**12. TENTATIVE PLAT OF BEACON LOGISTICS**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Rodriguez; Second: Mr. Iglesias**  
**Motion Approved: 5-0-2**

*Item approved*

**13. Old Business. None.**

**14. 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.**