

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
May 10th, 2023
Summary Agenda- Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

6:00 P.M.
HIALEAH

Call to order.

REPORT: Planning and Zoning Board Chairman, Diego Perez called the meeting to order at 6:08 P.M.

Invocation and pledge of allegiance.

REPORT: Planning and Zoning Board Vice-Chairwoman, Julissa Henriquez led the invocation and pledge of allegiance.

MEETING GUIDELINES

The following guidelines apply to today's Planning and Zoning Board Meeting:

- Any person, whether participating via the web platform, telephonic conferencing or physical presence at City Hall, interested in making comments or posing questions on any item on the agenda, may do so during the meeting.
- Members of the public may hear the meeting live through telephonic conferencing using any telephone or cellular phone service. A smart device or computer are not necessary to participate in the meeting if you join by phone.
- All persons participating via the web platform will be muted during the meeting until called upon to be heard. Participation through Zoom requires a computer or smart mobile device with a microphone and web camera. The participant may elect to participate in the meeting using audio only or appear through both audio and video. The video function of all participants appearing through video will be turned off until called upon to be heard.

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. Jimenez, Mr. D. Perez, Mr. Ulloa, Mr. Iglesias, Mrs. Henriquez, Mr. Casanova & Mr. Gamon

2. Approval of Planning and Zoning Board Summary Agenda of April 26th, 2023 as submitted.

Motion to Approve: Mr. Casanova; Second: Mr. Iglesias
Motion Passed: 7-0

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, JUNE 13TH, 2023.

3. **Final decision** to allow west side setback of 5.4 feet, where 5.9 feet is the minimum required for an existing terrace to be legalized; allow interior east side setback of 4.2 feet, where 5.9 feet are required, and allow rear setback of 5.2 feet, where 7.5 feet are required for the legalization of a 258 square feet accessory building. Property is located at **234 West 19th Street**, Hialeah, zoned R-1 (One-Family District).

Applicant: Amado Morejon Cordova
Planner's recommendation: Approval

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Zulien Perez Martinez (Representative), 234 West 19th Street, Hialeah, Florida 33012 spoke on this item.

Motion to Approve: Mr. Iglesias; Second: Mr. Casanova & Mr. Gamon
Motion Passed: 7-0
FINAL DECISION NO. 2023-07

Item approved

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, MAY 23RD, 2023.

4. **Rezoning** property from C-2 (Liberal Retail Commercial District) to R-3-5 (Multiple-Family District). Variance permit to allow 15 parking spaces, where 16 parking spaces are required; allow 2.5 feet interior side setback, where 10 feet are required and allow 22% pervious area, where 30 % pervious area is the minimum required. Property is located at **3090 Palm Avenue**, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Ceasar Mestre, Esq.

Planner's recommendation: Approve rezoning from C-2 to R-3-5 with the condition that the legalization process gets completed within 18 months including the re-location of the laundry room and compliance with landscaping regulations.

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Ceasar Mestre, Esq. (Lobbyist), 8105 NW 155th Street, Miami Lakes, Florida 33016 spoke on this item.

Motion to Approve with Conditions: Mr. Iglesias; Second: Mr. Gamon

Motion Passed: 7-0

Item approved with the condition that the legalization process gets completed within 18 months including the re-location of the laundry room and compliance with landscaping regulations.

5. **Variance** permit to allow a duplex on a substandard lot having a frontage of 50 feet and a total lot area of 6,750 square feet, where 75 feet frontage and 7,500 square feet is the minimum required; allow interior east side setback of 5 feet, where 7.5 feet are required and allow street side setback of 10 feet, where 15 feet are required. Property is located at **302 East 17th Street**, Hialeah, zoned R-2 (One-and Two-Family Residential District).

Applicant: Veloz Family Investments LLC

Planner's recommendation: Table the item.

Motion to Table Item as Per Applicant's Request: Mr. Casanova; Second: Mr. Iglesias

Motion Passed: 7-0

Item tabled as per applicant's request

6. **Variance** permit to allow 3 parking spaces, where 11 parking spaces are required for a proposed 1,570 square feet banquet hall to be located within a warehouse condominium bay. Property is located at **2250 West 10th Avenue, Unit 10**, Hialeah, zoned M-2 (Industrial District).

Applicant: Yudinis Diaz

Planner's recommendation: Approve with conditions.

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

REPORT: Yudinis Diaz (Owner of Business), 2250 West 10th Avenue, Unit 10, Hialeah, Florida 33010 spoke on this item.

Motion to Approve with Conditions: Mr. Gamon; Second: Mr. Iglesias & Mr. Jimenez
Motion Passed: 7-0

Item approved with the condition that the parking variance could be allowed only for the proposed business and during the hours that the extra parking spaces are available (Monday-Sunday starting at 6:00 PM).

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 7. FINAL PLAT OF BARACOA PALMS SUBDIVISION**
Planner's recommendation: Approval

REPORT: Debora Storch, Planning and Zoning Director spoke on this item.

Motion to Approve: Mr. Iglesias; Second: Mr. Gamon
Motion Passed: 7-0

Item approved

- 8. Old Business. None.**
- 9. New Business. Planning and Zoning Director, Debora Storch informed the board members that the Planning and Zoning Board Meetings in September need to be rescheduled from September 13th, 2023, and September 27th, 2023 to September 6th, 2023, and September 20th, 2023.**

REPORT: Planning and Zoning Board Chairman, Diego Perez adjourned the meeting at 8:14 P.M.

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.

NEXT PLANNING AND ZONING BOARD MEETING:
WEDNESDAY, MAY 24TH, 2023 AT 6:00 P.M.