

SUMMARY AGENDA
Minutes
HIALEAH PLANNING AND ZONING BOARD MEETING

JANUARY 8, 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.

6 members present; Mr. Rodolfo Suarez absent

2. Approval of Planning and Zoning Board Summary Agenda of December 11, 2013, as submitted.

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.

HIALEAH PLANNING AND ZONING BOARD MEETING January 8, 2014

SUMMARY MINUTES, OR A COPY OF THE TAPE 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 JANUARY 28 , 2014:

3. **Final Decision** to adjust rear setback to 14.27' (20' required), for a proposed aluminum-roofed terrace. Property located at 1565 West 56 Place, Hialeah, zoned R-1 (One Family District)

Applicant: Elena Sanchez Milian

Approved 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 JANUARY 14, 2014:

- 3A. **Conditional Use Permit (CUP)** to allow a church, and consider granting a variance permit to allow 40 parking spaces (60 parking spaces required). Property located at 1475 West Okeechobee Road, No. 150, Hialeah, zoned C-3 (Extended Liberal Commercial)

Applicant: Manuel Lopez & Georgina Lopez

Tabled item #4 from October 23, 2013, November 13, 2013 & Item # 6 from December 11, 2013

Item removed from table 6-0

Approved 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 JANUARY 28, 2014:

4. **PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED “ZONING”, ARTICLE VI. SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 10. PARKING, OF THE CODE OF ORDINANCES AND IN PARTICULAR, REVISING HIALEAH CODE § 98-2189 ENTITLED “MINIMUM REQUIRED OFF-STREET PARKING SPACES” TO ALLOW PROPERTY OWNER TO SATISFY MINIMUM OFF-STREET PARKING REQUIREMENTS FOR GUEST PARKING IN CONNECTION WITH RESIDENTIAL USED THROUGH VALET GUEST PARKING SERVICES FOR RESIDENTIAL USES, AS APPROVED BY THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR**

VIOLATIONS HEREOF; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Approved 6-0

5. PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED “ZONING”, ARTICLE V. ZONING DISTRICT REGULATIONS, DIVISION 33. NBD NEIGHBORHOOD BUSINESS DISTRICT, OF THE CODE OF ORDINANCES AND IN PARTICULAR, REVISING THE PROVISIONS CONCERNING THE PURPOSE, PRECEDENCE OVER OTHER LAND USE AND ZONING REGULATIONS SURFACE PARKING AND PARKING REQUIREMENTS AND HEIGHT AND DENSITY INCENTIVES AND MISCELLANEOUS PROVISIONS’ REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Approved 6-0

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. Final Plat: Palm West

Approved 6-0

7. Old Business.

NONE

8. New Business.

Planning & Zoning member Daisy Castellanos requested that rules to limit use of cell phones during meetings be proposed.

9. Planner’s Report.

Mrs. Storch informed the board that no special land use meetings will be held this year because of new State regulations. There is no more land use cycles limits- land use amendments may be accepted year round.

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.