

**Summary Agenda
MINUTES
CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING**

APRIL 23, 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.

**Present: Mr. D. Perez, Mr. Gonzalez, Mr. O. Perez, Mr. Suarez,
Mr. Avila, Mr. Sanchez**
Absent: Mrs. Castellanos

2. Approval of Planning and Zoning Board Summary Agenda of April 9, 2014, as submitted.

Motion to approve: Mr. Suarez; Second: Mr. Avila
Item 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.

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 REGULARLY-SCHEDULED MEETING OF TUESDAY MAY 27, 2014:

- 3. Final Decision** to adjust the rear setback to 2' (5' required) for existing aluminum-terrace. Property located at 3293 West 77 Place, Hialeah, zoned RZ (Residential Zero Lot Line District)

Applicant: Gonzalo Gonzalez & Lisandra Gonzalez

Motion to approve with conditions: Mr. O. Perez; Second: Mr. Gonzalez

Item approved with conditions: 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, MAY 13, 2014:

- 4. Conditional Use Permit (CUP)** to allow a house of worship, and consider granting a variance permit to allow 17 parking spaces, 5 of them backing out into the street (118 parking spaces required and back-out parking only allowed in low density residential areas). Property located at 460 West 83 Street, Hialeah, zoned M-1 (Industrial District).

Applicant: Centro Biblico Puertas De Sion

Tabled Item from Mar 12, 26 & Apr 9 2014

Motion to remove item from table: Mr. Gonzalez; Second: Mr. Suarez

Item removed from table: 6-0

Motion to deny: Mr. O. Perez; Second: Mr. Suarez

Item denied: 6-0

- 5. Conditional Use Permit (CUP)** to allow an increase to the number of rooms of an existing motel from 17 to 77 for a new facility providing hotel, motel and restaurant services on property zoned C-2 (Liberal Retail Commercial); and granting a variance to allow 22' of front setback on main frontage facing Okeechobee Road (25' required) and eliminating side street setback requirement on frontage facing the west side of East 7 Avenue (15' required); and rezoning of Lots 33 and 34 from R-3 (Multiple Family District) to P (Parking District), to be used for overflow parking. Property located at 699 E Okeechobee Road, Hialeah, zoned C-2 (Liberal Retail Commercial) and R-3 (Multiple Family District).

Applicant: Ceasar Mestre

Item Withdrawn to be Re-Advertised

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 6. Old Business.**

None

- 7. New Business.**

None

8. Planner's Report.

Planning and Zoning Official shares with the board that the Planning & Zoning Division is receiving numerous requests for consultation on new development proposal projects.

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.