

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
Summary Agenda
Minutes
November 12th, 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. Cabrera, Mr. O. Perez, Mr.
Suarez, Mr. Casanova, Mr. Sanchez**

2. Approval of Planning and Zoning Board Summary Agenda of October 22, 2014, as
submitted.

**Motion to Approve: Mr. Suarez; Second: Mr. O. Perez
Approved: 7-0**

**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,
NOVEMBER 25, 2014:**

HIALEAH PLANNING AND ZONING BOARD MEETING November 12, 2014

3. **Variance** permit to allow an existing restaurant on property zoned M-1 (Industrial District) to sell, serve and permit for wine and beer to be consumed on premises with meals, State 2-COP licenses, where restaurant on M-1 shall not sell, offer for sale, deliver, serve or permit any alcoholic beverages, wine or beer to be consumed on the premises. Property located at 8200 West 32 Avenue, Bay #3, Hialeah, zoned M-1 (Industrial District)

Applicant: Hernan Hoyos

Tabled item from May 28th, June 11th, June 25th, August 13th, August 27th, September 24th October 8th & October 22nd 2014

Planners Recommendation: Denial

NO ACTION

4. **Rezoning** from R-1 (One Family District) to CR (Commercial-Residential District) and consider granting a variance permit to allow 1 parking space (5 required), allow 15% green area (minimum 20% required) and lot coverage of 49.7% (maximum 45% allowed).

Property located at 17 West 17 Street, Hialeah

Applicant: Lourdes M. Cochez

Planners Recommendation: Approve rezoning, parking variance, 49.7% lot coverage and 18% green area.

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

Approved: 7-0

5. **Rezoning** Lot 6 from R-2 (One and Two Family District) to P (Parking District) and consider granting a variance permit on Lots 1 and 2, to allow a 2.5-foot landscaped buffer between the off-street parking and the right-of-way, (7 feet required), allow existing 0 (zero)-foot side setback for existing building, (minimum of 10 feet required). Property located at 400 & 402 East 41 Street, Hialeah, zoned C-2 (Liberal Retail Commercial) and R-2 (One and Two Family Residential District).

Applicant: Barbara Hernandez Navarro

Planners Recommendation: Approve only rezoning to P and setback along the existing building front on East 41st Street

Motion to Approve: Mr. Suarez; Second: Mr. Cabrera

Approved: 7-0

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. Old Business.

Mr. D. Perez confirms that the following meeting will be held on December 10th due to the Thanksgiving holiday.

7. New Business.

NONE

8. Planner's Report.

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.