

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
Summary Agenda  
Minutes  
December 10<sup>th</sup>, 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 November 12<sup>th</sup>, 2014,  
as submitted.

**Motion to Approve: Mr. Suarez; Second: Mr. Sanchez  
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,  
JANUARY 27, 2015:**

3. **Final Decision** to adjust rear setback to 15' (20' required) and east side setback to 5.5' (7.5' required), for proposed addition. Property located at 1399 West 82 Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Frances Gonzalez REM Hector P. Gonzalez Jr.**

**Planners Recommendation: Approval**

**Motion to Table: Mr. Gonzalez; Second: Mr. Sanchez**

**Approved: 7-0**

4. **Final Decision** to adjust from setback to 4.3' (20' required), for existing canvas-roofed carport. Property located at 2692 Palm Avenue, zoned C-2 (Liberal Retail Commercial).

**Applicant: Irma Torres & Juan G. Torres – J & P Auto Parts Inc.**

**Planners Recommendation: Denial.**

**Motion to Deny: Mr. O. Perez; Second: Mr. Suarez**

**Approved: 7-0**

**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 13, 2015:**

5. **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 28<sup>th</sup>, June 11<sup>th</sup>, June 25<sup>th</sup>, August 13<sup>th</sup>, August 27<sup>th</sup>, September 24<sup>th</sup> October 8<sup>th</sup> October 22<sup>nd</sup> & November 12<sup>th</sup> 2014**

**Planners Recommendation: Denial**

**ITEM WAS WITHDRAWN BY APPLICANT**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

6. **Tentative Plat Erudition Subdivision**

**Motion to Approve: Mr. Casanova; Second: Mr. O. Perez**

**Approved: 7-0**

7. **Final Plat FPL Seminola Substation**

**Motion to Approve: Mr. Gonzalez; Second: Mr. Cabrera**

**Approved: 7-0**

8. **Old Business.**

**NONE**

9. **New Business.**

**NONE**

10. Planner's Report.

**Planner D. Storch thanks the board for a great year and wishes everyone a happy holidays as this is the last meeting of the year.**

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.