

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
February 25th 2015**

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.

2. Approval of Planning and Zoning Board Summary Agenda of February 11th, 2015 as submitted.

**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,
MARCH 10, 2015:**

3. **Rezoning** from CR (Commercial-Residential District) to CBD (Central Business District) and Special Use Permit (SUP) to allow a 6-unit Residential Care and Treatment Facility; and variance permit to allow 2 parking spaces backing out into the street, where 9 parking spaces is the minimum required by the CBD zoning designation, parking is not permitted in front setbacks and back out parking is not allowed and 4 parking spaces is the minimum required for a 12-bed Residential Care and Treatment Facility; allow 21.5 feet front setback where 0 feet front setback is required and allow a building frontage of 0%, where 100% building frontage is required. Property located at 306 East 9 Street, Hialeah.
Applicant: Citrus Health Network, Inc

4. Variance permit to allow a waiver of plat for the legalization of existing addition extending outside the building envelope and allow the following existing setbacks: Front of 18.5' (25' required) and rear of 5.5' (20' required). Property located at 4251 West 10 Avenue, Hialeah, zoned R-1 (One Family District) and variance pursuant to Ordinance No. 76-3085, 7-27-76 and Ordinance No. 72-2603, 7-11-72. Built as a "Zero Lot Line" single family living unit.
Applicant: Mercedes Pineda

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

6. **PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE II. ADMINISTRATION, DIVISION 7. ZONING CHANGES, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, AND IN PARTICULAR, REVISING HIALEAH CODE §98-195 ENTITLED "FEES", INCREASING THE APPLICATION FEES FOR AMENDMENTS TO THE FUTURE LAND USE MAP OF THE HIALEAH COMPREHENSIVE PLAN AND ZONING VARIANCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**
7. **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 I. GENERALLY, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, AND IN PARTICULAR, REVISING HIALEAH CODE §98-415 ENTITLED "CERTIFICATE OF REOCCUPANCY", INCREASING THE INSPECTION, RE-INSPECTION AND EXTENSION FEES; REPEALING ALL ORDINANCE OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

8. **PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED “ZONING”, ARTICL V. ZONING DISTRICT REGULATIONS, DIVISION 3. R-1 ONE-FAMILY DISTRICT, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, AND IN PARTICULAR, REVISING HIALEAH CODE §98-496 ENTITLED “PRIMARY USE”, INCREASING THE INSPECTION FEE TO \$200.00 AND THE RE-INSPECTION FEES TO \$100.00 FOR SECOND LIVING QUARTERS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATIONS HEREOF; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

9. Old Business.

10. New Business.

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.