

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
October 14th, 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 September 23rd, 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 SCHEDULED MEETING OF TUESDAY NOVEMBER 10, 2015:

3. **Final Decision** to adjust the corner side setback abutting the street to 10' (15' required), for wood-roofed terrace. Property located at 201 East 44 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Zunilda M. Cartaya Alvarez

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4. **Final Decision** to adjust the rear setback to 17.24' (20' required), for proposed terrace. Property located at 4215 West 5 Lane, Hialeah, zoned R-1 (One Family District).
Applicant: Jorge L. Estevez & Barbara Estevez

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY OCTOBER 27, 2015:

5. **Conditional Use Permit** to allow the expansion of an existing pre-school (Bay 12), for a proposed incorporation of a Kindergarten, within the M-1 zoning district. Property located at 2800 West 84 Street, Bay 12, Hialeah.
Applicant: Cary Gonzalez Abreu
Tabled Item from September 9th & 23rd 2015

6. **Variance** permit to allow a temporary waiver of plat, provided that the property will be replatted within 18 months; allow 59 off-street parking spaces and 3 on-street parking spaces, for a total of 62 parking spaces (total of 80 parking spaces required); allow pervious area of 14.6% (minimum of 20% required), rear setback of 4" (minimum 15' required) and west side setback of 4" (minimum 10' required). Property located at 710 East 9 Street, Hialeah, zoned C-2 (Liberal Retail Commercial).
Applicant: L. Michael Osman, Esq.

7. **Variance** permit to allow one LED reader board display pylon sign, facing West 68 Street, with a sign area of 138 square feet (maximum of 120 square feet required); on property located outside the LED geographic area (only allowed within specific geographic area); and having a distance of 192' from residential properties (minimum distance of 300' radius required). Property located at 1919-1963 West 68 Street, Hialeah, zoned C-2 (Liberal Retail Commercial).
Applicant: Emerio, Inc.

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

8. **Old Business.**

9. **New Business.**

Consideration to cancel regular P&Z meetings of November 11 (Veteran's Day) November 25 (Evening before Thanksgiving) and December 23 (Evening before Christmas Eve) and scheduling a special P&Z meeting on November 18.

10. **A Healthier Hialeah Steering Committee meeting**

- a) Timeline on the Outcome Objectives of the "A Healthier Hialeah" project.
b) Review of relevant policies from Broward County's Complete Streets Plan.

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.