

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
Summary Agenda  
Minutes  
October 28<sup>th</sup>, 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.

**Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. Suarez,  
Mr. Casanova**

**Absent: Mr. O. Perez, Mr. Sanchez**

2. Approval of Planning and Zoning Board Summary Agenda of October 14<sup>th</sup>, 2015 as submitted.

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

**Approved: 5-0**

**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 SCHEDULED MEETING OF TUESDAY NOVEMBER 24, 2015:**

**HIALEAH PLANNING AND ZONING BOARD MEETING October 28<sup>th</sup>, 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**

**Tabled Item from October 14, 2015**

**Planners Recommendation: Denial**

**Motion to Remove from Table: Mr. Suarez; Second: Mr. Cabrera**

**Approve: 5-0**

**Motion to Approve w/Conditions: Mr. Suarez; Second: Mr. Tundidor**

**Approve: 5-0**

*ITEM APPROVED WITH CONDITIONS*

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**

**Tabled Item from October 14, 2015**

**Planners Recommendation: Approve with conditions**

**Motion to Remove from Table: Mr. Suarez; Second: Mr. Cabrera**

**Approve: 5-0**

**Motion to Approve w/Conditions: Mr. Cabrera; Second: Mr. Suarez**

**Approve: 5-0**

*ITEM APPROVED WITH CONDITIONS*

**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:**

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 9<sup>th</sup> 23<sup>rd</sup> & October 14<sup>th</sup> 2015**

**Planners Recommendation: Remove from Agenda**

*ITEM REMOVED FROM AGENDA UNTIL FURTHER NOTICE.*

6. **Rezoning** from R-1 (One Family District) to R-3-3 (Multiple Family District). Property located at 382 West 38 Street, Hialeah.

**Applicant: Alejandro Vilarello, P.A.**

**Planners Recommendation: Approval**

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

**Approve: 4-1**

**Mr. Tundidor voted "NO"**

*ITEM APPROVED*

7. **Rezoning** from M-1 (Industrial District) to R-3-5 (Multiple Family District). Property located at 295 West 79 Place, Hialeah.

**Applicant: Alejandro Vilarello, P.A.**

**Planners Recommendation: Withdrawn to be Re-Advertised**

*ITEM REMOVED FROM AGENDA TO BE RE-ADVERTISED*

**HIALEAH PLANNING AND ZONING BOARD MEETING October 28<sup>th</sup>, 2015**

8. **Variance** permit to allow a rear setback of 10.7' (15' required). Property located at 445 East 25 Street, Hialeah, zoned C-2 (Liberal Retail Commercial).

**Applicant: Melissa Tapanes Llahues on behalf of Leon Medical Centers, Inc.**

**Planners Recommendation: To be Tabled**

**Motion to Table: Mr. Suarez; Second: Mr. Casanova**

**Approve: 5-0**

*ITEM TABLED*

9. **Variance** permit to allow 13 off-street parking spaces and 4 on-street parking spaces, for a total of 17 parking spaces, where a total of 20 parking spaces are required. Property located at 802 East 25 Street, Hialeah, zoned C-3 (Extended Liberal Commercial).

**Applicant: BankUnited NA**

**Planners Recommendation: Approval**

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova**

**Approve: 5-0**

*ITEM APPROVED*

10. **Variance** permit to allow south side setback of 1.40' (minimum of 5.1' required), for additions and allow 6 parking spaces (7 required) all backing-out into the street (only allowed in low density residential districts). Property located at 4798 East 10 Lane, Hialeah, zoned M-1 (Industrial District).

**Applicant: Rogelio De La Rosa & Aurora**

**Planners Recommendation: Denial**

**Motion to Table: Mr. Cabrera; Second: Mr. Tundidor**

**Approve: 5-0**

*ITEM TABLED*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

11. Old Business.

**NONE**

12. New Business.

**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.