

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
January 13th, 2016**

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 November 18th, 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 FEBRUARY 9, 2016:

3. **Final Decision** to adjust the front setback to 5' (20' required). Property located at 1343 West 77 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Luis E. Gonzalez

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- 4. Final Decision** to adjust the distance between main residence and accessory structure to 2' (20' required), west side setback to 5.1' and rear setback to 5.5' (7.5' required for each) for a Tiki Hut structure. Property located at 241 West 59 Street, Hialeah, zoned R-1 (One Family District).

Applicant: John Nuño

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 JANUARY 26, 2016:

- 5. Conditional Use Permit (CUP)** to allow the expansion of the Palmetto General Hospital. Property located at 2001 West 68 Street, Hialeah, zoned Dade-County Hospital Variance, Res. Z-31-68.

Applicant: Ana Mederos, CEO

Tabled Item from November 18th 2015

- 6. Rezoning** from R-1 (One Family District) to RO (Residential Office District) and consider granting a variance permit to allow a front setback of 12' (15' required). Property located at 875 East 41 Street, Hialeah.

Applicant: Eleana M. Cruz

- 7. Variance** permit to allow the construction of a duplex in a substandard lot, Lot 9 and Lot 10, having a frontage of 50' (75' required) and total lot area of 5,500 square feet (7,500 SF required). Property located at 2210 West 5 Way, Hialeah, zoned R-2 (One and Two Family Residential District).

Applicant: Francisco Vasallo & Maribel Vasallo

- 8. 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 32. OKEECHOBEE RAPID TRANSIT ZONE OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, AND IN PARTICULAR, REVISING HIALEAH CODE § 98-1622 ENTITLED "DEVELOPMENT REGULATIONS", REMOVING THE REQUIREMENT THAT DEVELOPMENT OF THE SITE INCLUDE AT LEAST TWO OF THE PERMITTED USES; PROVIDING FOR A MINIMUM FRONT SETBACK REQUIREMENT; REDUCING THE FLOOR AREA RATIO FROM 1.5 TO 0.57; AND REDUCING THE MINIMUM BUILDING FRONTAGE FROM 80 PERCENT TO 40 PERCENT; 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.**

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MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. TENTATIVE PLAT OF REESE SUBDIVISION

10. Old Business.

11. 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.