

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
January 27th, 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 January 13th, 2016 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 23, 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
Tabled Item from January 13th 2016

HIALEAH PLANNING AND ZONING BOARD MEETING January 27th, 2016

- 4. Final Decision** to adjust the distance between main residence and accessory building to 6.80' (20' required). Property located at 561 East 59 Street, Hialeah, zoned R-1 (One Family District).

Applicant: Nelson Gomez & Alicia Delgado

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. 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

Tabled Item from January 13th 2016

- 6. Rezoning** from R-1 (One Family District) to P (Parking District). Property located at 991 West 48 Street, Hialeah.

Applicant: Arena-Westland Shoppes, LLC

- 7. Rezoning** from R-3-3 (Multiple Family District) to R-3-5 (Multiple Family District) and granting a variance permit to allow a landscaped buffer between the off-street parking and the right-of-way of 2' (7' required); allow 10 parking spaces (12 parking spaces required) and a rear setback of 8' (20' required). Property located at 20 East 41 Street, Hialeah.

Applicant: Ceasar Mestre, Esq.

- 8. Variance permit** to allow one LED reader board display pylon sign facing West 29 Street, with a height of 24.6' (maximum of 20' allowed); on property located outside of the LED geographic area (only allowed within specific geographic area); and having a distance of less than 300' from residential properties (minimum distance of 300' radius required). Property located at 500 West 29 Street, Hialeah, zoned C-2 (Liberal Retail Commercial District).

Applicant: Ralph Desantis

- 9. 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.**

Tabled Item from January 13th 2016

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

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.