

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
February 24<sup>th</sup>, 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 February 10<sup>th</sup>, 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 MARCH 22, 2016:**

3. **Final Decision** to adjust rear setback to 13.60' (20' required) for addition. Property located at 5680 East 2 Avenue, Hialeah, zoned R-1 (One Family District).  
**Applicant: Julian Casanola & Zoila Suarez**
4. **Final Decision** to adjust rear setback to 3' (5' required) for aluminum-roofed terrace). Property located at 2651 West 72 Street, Hialeah, zoned R-1, developed as zero lot line.  
**Applicant: Manuel A. Marin & Nereida Marin**

**HIALEAH PLANNING AND ZONING BOARD MEETING February 24, 2016**

**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 MARCH 8, 2016:**

- 5. Rezoning** from R-1 to R-2 (One and Two Family Residential District) and granting a variance permit to allow a total lot coverage of 47.6% (maximum of 30% required) and allow a duplex on a substandard lot with a frontage of 50' (75' required) and total area of 6,750 square feet (7,500 square feet required). Property located at 358 East 11 Street, Hialeah.  
**Applicant: Ceasar Mestre**
  
- 6. Variance permit** to allow a duplex with a total floor area of 1,380 square feet (minimum of 1,500 square feet required). Property located at 310 East 17 Street, Hialeah, zoned R-2 (One and Two Family Residential District).  
**Applicant: Angel Alberto Fiallo**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 7.** Old Business.
  
- 8.** 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.