

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
Summary Agenda
Minutes
May 11th, 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.

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

Absent: Mr. O. Perez

2. Approval of Planning and Zoning Board Summary Agenda of April 13th, 2016 as submitted.

Motion to Approve: Mr. Suarez; Second: Mr. Tundidor; Approved: 6-0

Item Approved

**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 JUNE 14, 2016:**

3. **Final Decision** to adjust north side setback to 4' for new bathroom, and 2.7' (5'1" required for each), for existing metal roof; adjust west side to 2.1' (5'1" required), for existing metal roof. Property located at 371 Pash-e-ho-wa Drive, Hialeah, zoned R-1 (One Family District) and variance pursuant to Ordinance No.06-04, passed and adopted on January 24, 2006.

Applicant: Eufemia Olivera

Tabled item from April 13 and April 27, 2016

NO ACTION

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 MAY 24, 2016:

4. Rezoning from R-2 (One and Two Family Residential District) to C-2 (Liberal Retail Commercial). Property located at 40 East 10 Avenue, Hialeah.

Applicant: Felix M. Lasarte, Esq

Planners Recommendation: Approval

Motion to Remove from table: Mr. Suarez, Second: Mr. Sanchez

Item Removed from Table

Motion to Approve: Mr. Cabrera; Second: Mr. Casanova and Mr. Suarez

Approved: 6-0

Item Approved

5. **Rezoning** from R-1 (One Family District) to OPS (Office and Professional Services District). Property located at 791 East 23 Street, Hialeah.

Applicant: Caesar Mestre, Esq.

Planners Recommendation: Approval

Motion to Approve: Mr. Tundidor; Second: Mr. Cabrera

Approved: 6-0

Item Approved

6. **Variance** to allow 18 parking spaces where 34 are required. Property located at 1190 SE 8 Avenue, Hialeah, zoned R-3-5 (Multiple-Family District) and variance pursuant to City of Hialeah, FL Ordinance 2015-02, passed and adopted on February 10, 2015.

Applicant: Spinal Cord living Assistance Development, Inc. (SCLAD) c/o Pedro Rodriguez CEO

Planners Recommendation: Approval with Conditions

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

Approved: 6-0

Item Approved

7. **Special Use Permit** to allow the expansion of the Neighborhood Business District Overlay regulations; variance to allow height of 96.33 feet, where 95 feet is the maximum allowed and allow 15.24% of the units with floor area of 660 square feet, where only 10% of the units may have a minimum area of 600 square feet. Property located at 1XX East 2 Street, Hialeah, zoned CBD (Central Business District).

Applicant: ELF Investment Group, LLC

Planners Recommendation: Approval

Motion to Approve: Mr. Casanova; Second: Mr. Tundidor

Approved: 6-0

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 8. TENTATIVE PLAT OF VILLAS DE LAS PALMAS**
Motion to Approve: Mr. Cabrera; Second: Mr. Tundidor
Approved: 6-0

Item Approved

- 9. Old Business.**
NONE

- 10. New Business.**
PLANNING AND ZONING DEPARTMENT RETAINING CONSULTANT FOR
MARKET STREET TOD ON MAY 12, 2016. PROJECT DELIVERY
ESTIMATED IN 12 WEEKS.

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.