

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
Summary Agenda- Minutes
June 22nd, 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. Tundidor, Mr. Cabrera, Mr. O. Perez, Mr. Suarez, Mr. Casanova, Mr. Sanchez

2. Approval of Planning and Zoning Board Summary Agenda of May 11th, 2016 as submitted.

Motion to Approve: Mr. Casanova ; Second: Mr. Tundidor; Approved: 7-0

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 AUGUST 9, 2016:

3. **Final Decision** adjust north side setback to 4' (7.5' required), for addition. Property located at 371 Pash-e-ho-wa Drive, Hialeah, zoned R-1 (One Family District.)

Applicant: Eufemia Olivera

Tabled item from April 13, April 27, 2016, and May 11, 2016

Planners Recommendation: Approval

Motion to Remove from Table: Mr. Suarez; Second: Mr. Cabrera. Approved: 7-0

Item Removed from Table

Motion to Approve: Mr. Suarez; Second: Mr. Casanova. Approved: 7-0

Item Approved

HIALEAH PLANNING AND ZONING BOARD MEETING- May 11th, 2016

4. **Final Decision** to adjust the rear setback to 14.9' (20' required), for addition. Property located at 530 West 79th Street, Hialeah, Zoned R-1 (One Family District).

Applicant: Liza Lopez

Planners Recommendation: Approval

Report: Question from neighborhood resident

Motion to Approve: Mr. O. Perez; Second: Mr. Sanchez. Approved: 7-0

Item Approved

5. **Final Decision** to adjust the rear setback to 14.9' (20' required), for existing roofed-terrace; north side setback to 5.5' (7' required) for existing addition; and north side setback to 1.8' (3' required) for existing shed. Property located at 5565 east 6th Avenue, Hialeah, Zoned R-1 (One Family District).

Applicant: Jorge Ruiz and Caridad Montes de Oca.

Planners Recommendation: Approval with recommendations

Motion to approve as recommended: Mr. Suarez; Second: Mr. Tundidor and Mr. Cabrera. Approved: 7-0

Item Approved as recommended

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 28, 2016:

6. **Rezoning** from R-1 (One Family District) to P (Parking). Property located at 562 East 26th Street, Hialeah, Zoned R-1 (One Family District).

Applicant: Melissa Tapanes Llahues, Esq on behalf of Hialeah R.E. Investments, LLC.

Planners Recommendation: Approval

Report: two objections from neighborhood residents

Motion to Approve: Mr. Tundidor; Second: Mr. Casanova. Approved: 7-0

Item Approved

7. **Rezoning** from R-1 (One Family District) to P (Parking). Property located at 559 East 24th Street, Hialeah, Zoned R-1 (One Family District).

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

Planners Recommendation: Approval

Motion to Approve: Mr. O. Perez; Second: Mr. Cabrera. Approved: 7-0

Item Approved

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 AUGUST 9, 2016:

8. **Conditional Use Permit (CUP)** to allow a Charter School to serve as an expansion of the existing "i-Mater: A Media Arts & Entertainment Public Charter School". Property located at 701 West 20th Street, Hialeah, Zoned M-1 (Industrial).

Applicant: Hugo P. Arza Esq. on behalf of Hialeah School Development 2, LLC.

Planners Recommendation: Approval with conditions

Report: Rolando Llanes, Civica

Report: Teresa Santalo, iMater School

Motion to approve as recommended: Mr. Cabrera; Second: Mr. Tundidor. Approved: 7-0

Item Approved as recommended

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. TENTATIVE PLAT OF COUNTYLINE CORPORATE PARK

Motion to Approve: Mr. Suarez; Second: Mr. Casanova. Approved: 7-0

Item Approved

10. Old Business. NONE

11. New Business. Debora Storch reminded the board that this would be the last meeting before the recess in July, Daylen Docampo-Perez mentioned there will be a City Council meeting on July 12, 2016. Board motioned to cancel all July 2016 Planning and Zoning Board meetings. Diego Perez reminded the board to submit Disclosure forms to the City by July 1, 2016.

Motion to cancel Planning and Zoning board meetings for July 2016: Mr. O. Perez; Second: Mr. Cabrera. Approved: 7-0

Item Approved

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.