

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
August 24, 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 August 10th, 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, SEPTEMBER 27, 2016:

3. **Final Decision** to adjust the west side setback to 6.44' (7.5' required) forl addition. Property located at 715 East 52 Street, Hialeah, zoned R-1 (One Family District).

Applicant: Wilder Curbeira and Arellys Curbeira

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, SEPTEMBER 13, 2016:

4. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and variance permit to allow construction of a duplex on each substandard lot, each having a width of 50' (75' required), and total area of 6,750 square feet (7,500 square feet required); allow a lot coverage of 34.1% (maximum of 30% required); front setbacks of 10' (25' required for each) and a corner side setback of 10' (15' required). Property located at 2070 East 6 Avenue, Hialeah.

Applicant: Richard Hidalgo and Robert Fernandez

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- 5. Variance** permit to allow a duplex on a substandard lot, having a frontage of 25' (75' required) and total lot area of 3,375 square feet (7,500 SF required); allow 4 on-street parking spaces, all backing-out into the street, only allowed in low density residential district; allow a total floor area of 993 square feet (1,500 SF required); allow a lot coverage of 38.5% (minimum 30% required);and allow the following existing setbacks: For main unit: Front of 4.33' (25' required), east side of 1.56' and west side of 2' (7.5' required for each). For rear unit: Rear of 4.10' (25' required) and east side of 1.46' (7.5' required). Property located at 150 West 11 Street, Hialeah, zoned R-3 (Multiple Family District), developed as R-2, duplex.

Applicant: Leobardo Mota

- 6. Variance** permit to allow one LED reader board pylon sign and on property located outside the LED geographic area (only allowed within specific geographic area; having a distance of less than 300' radius from residential-zoned properties (minimum distance of 300' radius required) and allow the maximum area to exceed 8% of the front elevation building wall. Property located at 1000 Hialeah Drive, zoned M-1 (Industrial District).

Applicant: James G. Stice

- 7. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM FOR A PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE ON THE ACCEPTANCE, REVIEW, APPROVAL OR ISSUANCE OF ANY LAND DEVELOPMENT PERMITS AS THE TERM IS DEFINED IN FLORIDA STATUTES SECTION 163.3164(16), BUSINESS TAX RECEIPTS, OR ANY OTHER LICENSE OR PERMIT FOR THE ESTABLISHMENT OR OPERATION OF DISPENSING FACILITIES WITHIN THE CITY OF HIALEAH ENGAGED IN THE ON-SITE DISTRIBUTION, SALE, DELIVERY OR RETAIL OF LOW-THC CANNABIS, MEDICAL CANNABIS OR CANNABIS DELIVERY DEVICES PURSUANT TO SECTIONS 381.986 AND 499.0295 OF THE FLORIDA STATUTES, IN ORDER TO PROVIDE THE CITY WITH AN OPPORTUNITY TO REVIEW AND ENACT REGULATIONS GOVERNING THE ESTABLISHMENT AND OPERATION OF DISPENSING FACILITIES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 8.** Old Business.
- 9.** 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.