

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD SPECIAL MEETING**  
**November 16, 2016**  
*Summary Agenda- Minutes*

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. Tundidor, Mr. Cabrera, Mr. Casanova, Mr. Sanchez, Mr. Suarez**

**Absent: Mr. D. Perez, Mr. O. Perez**

2. Approval of Planning and Zoning Board Summary Agenda of November 9, 2016 as submitted.

**Motion to Approve: Mr. Suarez; Second: Mr. Tundidor; Approved: 5-0**

*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, NOVEMBER 22, 2016:**

3. **Rezoning** from R-1 (One Family District) and RO (Residential Office District) to C-2 (Liberal Retail Commercial); and Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District Overlay regulations and consider granting a variance permit to allow a building height of 114' (maximum 95' allowed) to allow the construction of a new 9-story mixed use development, including 45 residential units and approximately 8,400 square feet of retail spaces. Property located at 1440-1450-1460 West 68 Street, Hialeah.

**Applicant: Elizabeth Bello, Esq. on behalf of M&E Holdings, LLC.**

***Tabled from November 9, 2016***

**Planners Recommendation: WITHDRAWN BY APPLICANT**

***NO ACTION***

HIALEAH PLANNING AND ZONING BOARD MEETING- NOVEMBER 16, 2016

4. **Rezoning** from M-1 (Industrial District) to TOD (Transit Oriented Development District). Property located on vacant land lying North of SE 12 Street, between SE 9 Court and SE 9 Terrace, Hialeah.

**Applicant: Apogean Pointe, LLC. c/o L. Michael Osman, Manager**

**Planner's Recommendation: Approval**

**\*REPORT: Leo Castro, 1115 SE 9 Ct**

**Motion to Approve: Mr. Suarez; Second: Mr. Casanova; Approved: 5-0**

*Item Approved*

5. **Rezoning** from M-1 (Industrial District) to TOD (Transit Oriented Development District). Property located at 2701-2765 East 11 Avenue, Hialeah.

**Applicant: Hugo P. Arza, Esq. on behalf of A&B Investments 2701, LLC**

**Planner's Recommendation: Approval**

**\*REPORT: Ojel Barrios, 2801 E 11 Ave**

**\*REPORT: Bert Pascual, 2701 E 11 Ave**

**Motion to Approve: Mr. Tundidor; Second: Mr. Suarez; Approved: 5-0**

*Item Approved*

6. **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 13. CBD CENTRAL BUSINESS DISTRICT, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, REVISING SECTION 98-973 ENTITLED "PROHIBITED USES AND LIMITATIONS"; ELIMINATING THE RESTRICTIONS ON THE SALE OF SECONDHAND JEWELRY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

**Motion to Approve: Mr. Suarez; Second: Mr. Tundidor; Approved: 5-0**

*Item Approved*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

7. **TENTATIVE PLAT OF AQUABELLA SECTION ONE**

**Motion to Approve: Mr. Suarez; Second: Mr. Tundidor; Approved: 5-0**

*Item Approved*

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.