

MINUTES

**CITY OF HIALEAH GARDENS
TUESDAY, December 5, 2017
CITY COUNCIL CHAMBERS
10001 NW 87 AVENUE**

- 1. Call to Order:** Chairman Garcia called the meeting to order at 7:33 p.m.
- 2. Roll Call:** Present were Chairman Luciano Garcia, Councilman Elmo L. Urra, Councilman Rolando Piña, Councilman Jorge Gutierrez, and City Attorney Charles A. Citrin. Mayor Yioiset De La Cruz and Councilman Jorge A. Merida were absent.
- 3. Invocation:** Chairman Garcia gave the invocation.
- 4. Pledge of Allegiance:** City Attorney Charles A. Citrin led the Pledge of Allegiance.
- 5. Deletions/Emergency Additions:** None were offered.
- 6. Review of Minutes: November 21, 2017** Chairman Garcia made a motion to approve the minutes of November 21, 2017. The motion was approved unanimously.
- 7. Public Comments:** No public comments.

8. First Reading for consideration of the following of the ordinance:

- A) ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HIALEAH GARDENS, FLORIDA CREATING CHAPTER 54 "CROSS-CONNECTION CONTROL PROGRAM"), IN THE CITY'S CODE OF ORDINANCES; REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CITY CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.

City Attorney Charles A. Citrin read the item into the record. Public hearing will be offered upon second reading. Chairman made a motion to approve the ordinance upon first reading, seconded by Councilman Jorge Gutierrez. The motion was unanimously passed. **(4-0)**

9. Second Reading / Public Hearing for consideration and final adoption of following ordinances:

- A) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A TENTATIVE PLAT FOR AGROPOLI SUBDIVISION TRACT CONCERNING PROPERTY LEGALLY DESCRIBED: THE NORTH ONE-HALF (N 1/2) OF TRACT 61, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS: THE EAST 35.00 FEET OF THE EAST ONE-HALF (E1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. LESS: THE WEST 40.00 FEET OF THE WEST ONE-HALF (W 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA. APPROXIMATE LOCATION: BETWEEN N. W. 109TH AVENUE AND N. W. 112TH AVENUE AND

SOUTH OF THEORETICAL N.W. 143RD STREET, HIALEAH GARDENS, FLORIDA FOLIOS: 27-2019-001-0681 AND 27-2019-001-0686. PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 4-0; P&Z Vote: n/a)

Chairman Garcia asked that anyone who intended to provide testimony on any of the items for Public Hearing rise to be sworn in. Mr. Citrin read aloud the oath and swore in those testifying on items for public hearing. Mr. Citrin then read the full title of the ordinance into the record. Mr. Jorge Cabrera came forward for the applicant. Mr. Joe Lopez, Public Works Director, came forward on behalf of Ms. Mirtha Gonzalez, Chief Zoning Official and read her recommendation for approval into the record. He added that the applicant has agreed to provide a traffic study as a condition and that the final plat will be held until the traffic study shows concurrency. Mr. Citrin and Chairman Garcia asked Mr. Cabrera to come forward and state whether he agreed to the conditions and Mr. Cabrera confirmed that he did.

Chairman Garcia opened the public hearing at 7:41. No public comments. Public hearing closed at 7:41. No comments were offered. Chairman Garcia then made a motion to approve the ordinance, seconded by Councilman Gutierrez. The motion was passed unanimously by individualized voice vote **(4-0)**

Tabled 11/21/2017

- B) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SITE PLAN AND HEIGHT VARIANCE FOR TRX2HG; OWNER: TRX2 HIALEAH LLC CONCERNING PROPERTY LEGALLY DESCRIBED AS: TRACT 59, OF FLORIDA FRUIT LANDS COMPANY SUBDIVISION, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF TRACT 59, CONVEYED TO CITY OF HIALEAH GARDENS BY RIGHT OF WAY DEED RECORDED MARCH 4, 2011 IN OFFICIAL RECORDS BOOK 27606, PAGE 2672. APPROXIMATE LOCATION: BETWEEN N.W 112TH AVENUE AND N.W. 109TH AVENUE AND NORTH OF N.W. 140TH STREET, HIALEAH GARDENS, FLORIDA. FOLIO #: 27-2019-001-0660; PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 6-0; P&Z Vote: 3-0)

Chairman Garcia made a motion to remove the item from the table, seconded by Councilman Gutierrez. The motion was unanimously approved. Mr. Citrin read the full title of the ordinance into the record. Mr. Mike Troxell, of Thomas Engineering and representing the applicant came forward. Chairman Garcia reminded the Council that there had been an issue with the advertising of this item in the last meeting; there was no mention of the height variance in the publicly advertised ordinance description. It has since been correctly re-advertised, proper notice has been given to all interested parties, and it is now properly presented before the Council. Mr. Joe Lopez, Public Works Director, came forward on behalf of Ms. Mirtha Gonzalez, Chief Zoning Official and described the applicant's proposal and read the staff's recommendation for approval into the record. Mr. Citrin asked the zoning classification of the property. Mr. Lopez answered that the land use to the North is an IN parcel, to the south is NW 140th Street, to the east is NW 109th Avenue, and that the parcel's zoning classification is IN-1, light industrial. Mr. Citrin explained that this was one of the few, if maybe the only, classifications that are allowed for this type of variance. Chairman Garcia opened the public hearing at 7:45 p.m. No public comments were offered and he closed the public hearing at 7:45 p.m. Chairman Garcia asked if the Council members had any questions or comments. Councilman Pina asked the applicant why there was a need for the variance of an additional 10 feet. Mr. Troxell answered that they are doing a front-loaded warehouse, where the loading dock is facing 140th, so the first four feet is the loading distance, and from there, from the finished floor of the building to the top of the parapet, is another 43 feet, so when you add the 43 feet and the additional 4 feet for the truck well/truck grade, it's 47 feet. They've asked for a little extra just in case they add any treatments to the façade or need a little buffer room to allow for the 50 feet. He then asked if the floor inside the warehouse would also be elevated to the 4 feet of the dock; Mr. Troxell answered that in the backside of the building, and the sides that aren't the dock it would be ground height, but on the South façade facing 140th it would be 4 feet above finished grade. Chairman Garcia asked if the height inside the building was typical for this type of warehouse. Mr. Troxell replied yes, the warehousing that is utilized today has a higher ceiling internally; the sloped roof and depth of the building requires the variance. There were no other comments. The Chair made a motion to approve the item, seconded by Councilman Gutierrez. The motion was unanimously approved by individualized voice vote. **(4-0)**

Tabled 11/21/2017

- C) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SITE PLAN FOR MATER ACADEMY TO BUILD A STEM PAVILION, OWNER: SCHOOL DEVELOPMENT HG II LLC. LOCATION: 7901 N.W. 103rd STREET, HIALEAH GARDENS, FLORIDA. FOLIO: 27-3003-001-0020, PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 6-0; P&Z Vote: 2-1)

Chairman Garcia made a motion to remove the item from the table, seconded by Councilman Gutierrez. The motion was unanimously approved. Mr. Citrin read the full title of the ordinance into the record. Mr. Rolando Llanes, principal at Civica Architecture architect for the project was present for the applicant.

Mr. Joe Lopez, Public Works Director, came forward on behalf of Mrs. Mirtha Gonzalez, Chief Zoning Official and read staff's recommendation for approval into the record. The TRC recommended the approval of the site plan based on the following conditions (9-28-2017, 6-0). The batting cage surface must be replaced with a permeable surface (artificial turf). The approval of this proposed application must be tied to the proposed bridge building permit; this was already submitted and approved by Zoning and Public Works, but is still under review by the Building Department. No variance proposed or changes to traffic flow plan. The final elevation of the structure has a maximum height of 40' including the elevator. A copy of the bridge permit site plan is included [in the proposal]. On October 23, 2017, the Planning and Zoning Board recommended the approval (2-1); Mr. Ovidio Eijan voted against.

Mr. Citrin asked if Mr. Lopez had received and reviewed a series of letters from Mr. Sam Dubbin that raise issues on this application. Mr. Lopez confirmed that he had. Mr. Citrin asked whether any of the content of these letters had changed his opinion or that of the Zoning Department. Mr. Lopez answered that they did not.

Chairman Garcia asked Mr. Llanes to display his plans so that they were visible to the audience and the Council members. Mr. Llanes confirmed that the building will be for STEM classrooms, there will be no future additional students will be allowed because of cap, the building is on stilts, existing traffic flow will not be affected, and number of parking spaces will not be affected. Chairman Garcia asked about the bridge project that is intended to be a part of the approval process. Per the understanding of the Council, it is going to be built over the canal to the North of Mater Academy, it will provide access to the campus for students that live in Hialeah and it will ease the commute for those who live in the immediate area and those that can be dropped off at the site of the bridge. This should alleviate the traffic situation on 103rd Street because it will shift the traffic flow from 103rd to the North side of the canal. Mr. Llanes confirmed that all of this was correct.

Chairman Garcia commended Mr. Llanes, the applicants and the City staff for working on this project; the bridge is going to be key to improving safety and alleviating traffic congestion around Mater Academy. However, the City wants to ensure that the bridge is fully implemented before the new STEM building. In other words, if there are any delays to the construction of the building, it won't affect the completion of the bridge. Chairman Garcia and Mr. Lopez had discussed tying the CO (certificate of occupancy) for the building to the completion of the bridge project and therefore creating a bond that would protect the City.

Mr. Llanes confirmed this and introduced Mr. Julio Robaina, who would provide the details. Mr. Robaina came forward and explained that he has had a dialogue with Mr. Dubbin for several weeks. Mr. Robaina continues to explain that the City wants to ensure that the applicant comes through with this project on a set schedule. He has discussed it with the President of Mater's Board, their Chair, and their Principal, Mr. Nunez, and he has been authorized to proffer a bond in lieu of construction that would be triggered if the bridge is not built and in place by the time that a CO is requested for the STEM building; if this were to happen, the City would then have access to the bond. Mr. Robaina stated that the bridge would be on site within the next 4-5 weeks. The bridge entails a pre-constructed unit that is being shipped to the site, and that construction of the support features and the ramps would be on-site.

Chairman Garcia then asked Mr. Lopez to summarize the bridge project and the permitting involved.

Mr. Lopez explained that permitting a bridge over a South Florida Water Management District right-of-way or canal is no small task; he congratulated the applicant for getting that done. The bridge was part of the approval of the middle school annexation and is instrumental to the approved traffic flow and traffic queuing on the site. The bridge will allow parents to drop off students on the North side of the canal so that they can walk over to the campus. It will also allow for approximately three quarters of a mile of queuing without anyone stopping on 103rd street. He added that the bridge has been purchased; the invoice was provided to him about a year ago. South Florida Water Management District has issued the permit and the City of Hialeah Gardens has already reviewed and approved the plans. It is currently being reviewed by the City of Hialeah. During the conversations with Hialeah, the current Street Division Director, Jose Sanchez, suggested a drop-off lane be created. Mr. Lopez stated that the drop-off zone would function perfectly because there is parking space in the area abutting the bridge. When the City requested the bridge, they envisioned that parents would park and drop off their kids. The addition of that drop-off lane will allow for traffic to flow a little better.

Chairman Garcia moved on to discuss the mechanics of the bond; if it is triggered because the applicant has not completed construction of the bridge, the City can draw on that bond and take part or whatever is needed in order to complete whatever hasn't been completed by the applicant. Mr. Lopez confirmed that this was correct.

Mr. Citrin asked if Mr. Robaina agreed with this. Mr. Robaina responded that he did. He then went on to confirm that the bond is specifically for the construction of the bridge and that they already hired a general contractor to pull the permit and move forward. There are other negotiations in progress to try to acquire or lease the additional land owned by SFWM to create that drop-off lane, so that there is full cooperation between the City of Hialeah and the City of Hialeah Gardens. However, Mr. Robaina insisted that one was not subject to the other;

the bridge was going to be installed exactly as it has been described. The bridge will be completed on a conservative timeline of 18 ½ weeks after it starts, which will still be before a

certificate of occupancy is requested for the STEM building. The STEM building is projected to be completed in August 2018. Mr. Robaina reiterated to Mr. Citrin that the bridge would be completed before the STEM building, and that this is why they have agreed to the City's request for a bond. The Public Works Director asked the (BCC) engineer record to prepare a letter detailing the costs of installing the bridge. They already have a general contractor's estimate that will be backed up by the letter provided by BCC.

Chairman Garcia opened the public hearing at 8:05 p.m.

Mr. Sam Dubbin, with the law firm of Dubbin & Kravetz, representing Palmetto 103 Properties, a warehouse operation on NW 80th avenue, south of 103rd street, with over 300 bays and its manager, Mr. Jonathan Calderon is the manager.

Mr. Citrin proposed that they formally open a quasi-judicial hearing, beginning with Mr. Dubbin's presentation and argument.

Mr. Dubbin went on to explain that Mr. Calderon and Palmetto 103 are objecting to the proposed STEM Pavilion project due to the following reason: the Hialeah Gardens city code and comprehensive plan impose a burden on any developer seeking a development order to establish that it will meet the level of service standards established for the City. In this case, traffic is the criterion that has not been established according to its burden under the code. In support of this argument, Mr. Dubbin consulted sections 66-2, 66-3 A2, 66-4, 78-73, of the City Code. Mater Academy, the developer, has the burden to establish that it will not degrade the levels of service [traffic]. Mr. Dubbin argued that the code does not allow for the interpretation that this project will degrade the existing conditions, that the original traffic study contained several erroneous assumptions, and that the traffic created by the elementary school demonstrates this failure.

Mr. Citrin asked whether they would provide a new traffic study today. Mr. Dubbin answered no. Mr. Dubbin continued his argument by citing specific erroneous assumptions on the prior traffic study. Mr. Citrin asked whether he would be bringing in a traffic expert; Mr. Dubbin answered that they were not, and summarized his arguments. Mr. Citrin asked whether he or his client objected to the elementary school in 2013; neither did.

Mr. Citrin asked that Mr. Robaina come forward, but first asked if Mr. Dubbin was not satisfied by the proffer. Mr. Dubbin emphasized that and he his clients have been in talks to solve this problem, and they support anything that would, as long as the protocol is enforced by the school. They also want to see the details of the bond.

Mr. Citrin stated that the parties involved with the performance bond are the City and the applicant; Mr. Dubbin cannot be part of that negotiation unless Mr.

Robaina invites him. Additionally, he emphasized that it is impossible to invite every taxpayer to be part of every agreement that the City has. Mr. Citrin can speak to Mr. Dubbin about it once it is signed and completed but he cannot be a party to this agreement. Mr. Dubbin requested that it be completed within a reasonable amount of time so that his client's legal rights would not be impinged.

Mr. Citrin then initiated a quasi-judicial hearing; substantial, competent evidence is needed, but a strict adherence to the rules of evidence is not required. Mr. Dubbin agreed. Both parties able to cross-examine witnesses. The City Clerk confirmed that this hearing had been properly advertised. Chairman Garcia mentioned that others in attendance would be able to speak on the matter afterward. In this case, the City supports the application and the project it proposes.

Mr. Robaina, representing the applicant, explained that once the school had removed the variances from their request, they believed that this whole process would not be necessary. He stated that Mr. Dubbin's argument that the 2013 TOP is not being followed is incorrect. The 77th avenue entrance is being used by parents; 103rd street by staff and schools busses. Mr. Robaina emphasized that they are not here to discuss traffic, but the item before the Council. The reality is that no matter what the school does, there is traffic on every street in the area of Mater Academy at all times of the day. This is due to a growing population, new commerce and new opportunities in the community. At any point during the week at 12:00, there are over a million cars on the streets of Hialeah, Medley, and Hialeah Gardens, coming and going. They have been monitoring the traffic for some time, and they have notified Mater students, urging parents to prevent students from crossing 103rd street. However, they cannot force students and their families to follow these rules. The school employs three police officers on a daily basis to help direct traffic. The convenience of the bridge will be available to students and parents from any area of the community.

At this point, Mr. Jonathan Calderon came forward on behalf of Palmetto 103 Properties. He thanked the Council for the opportunity to speak and elaborated on his concerns with the traffic issue in the area.

Mr. Citrin asked Mr. Joe Lopez, Public Works Director to come forward and asked if the concept of concurrence with the comprehensive plan was part of the TRC's job. Mr. Lopez answered yes. Mr. Citrin asked to confirm that there was evidence brought forth at the TRC that this project was in compliance with the comprehensive plan. Mr. Lopez confirmed that this was correct.

Mr. Lopez consulted section 66-2, Item B of the City Code concerning the comprehensive plan and concurrency requirement. Mr. Citrin read aloud the Code concerning the TRC and questions of consistency. He then asked Mr. Lopez, Chair of the TRC, if there was anything that he had heard during this meeting or any of the correspondence that changed his opinion as to consistency. Mr. Lopez answered no. Mr. Dubbin asked Mr. Lopez of the application for this development order demonstrated that the development would not degrade the adopted levels of service in the City. Mr. Lopez answered that the application does not need to

demonstrate that because it is not a new development order, and it's not creating an additional load. Mr. Citrin added that nothing came about that shows that the project would degrade the service level. Mr. Lopez stated that the applicant has the right to use the property as approved; this application does not alter that approval. Mr. Dubbin continued and read aloud Section 66-3 of the Code; he asked that they show him what information was provided by the developer to show that it complied with the level of service standard of Chapter 66.

Mr. Lopez answered that the application shows that there is no additional load. He read aloud a portion of 66-3C. This is not a new development order, it is an addition to the existing property. The applicant came forward with an alteration to a development order showing a site plan; when the site plan showed that it had no variances, there were some issues raised and variances were removed.

Chairman Garcia suggested that had this been a project that was adding more students, it would have been a different process. Mr. Lopez answered that had that been the case it would have required concurrency review, which would require a new traffic study.

Mr. Citrin continued and read aloud other parts of Section 66-3 A2 in support of his other arguments concerning post-development levels of service. He suggested that this rule is not limited to new developments. Mr. Lopez responded that this was not his interpretation of the Code, or anyone else's on staff. An addition to an existing facility with the same use does not create a new development order. Mr. Dubbin disagreed, and brought a P&Z memorandum onto the record; he asked Mr. Lopez to describe what it was. Mr. Lopez explained that it was regarding the site plan review for the Mater Academy Elementary School, #P1302-0001. He read aloud Item #4 which stated that the applicant would implement a pick-up and drop-off strategy. Mr. Dubbin asked whether this was part of the legal approval for the elementary school. Mr. Lopez explained that this was only a step in the process and may have not reached the end. Chairman Garcia interjected that the recommendations made by the P&Z Board may or may not make it to City Council and may or may not be part of the approval. Mr. Lopez reiterated this and referred Mr. Dubbin to the final ordinance, the conditions of which are binding.

Mr. Citrin then asked Mr. Llanes, the architect whether plans change frequently; Mr. Llanes replied that they do, especially concerning traffic. He insisted that the current entrances and exits on the campus conform to the plan.

At this time Mr. Jose Nunez, Principal of Mater Academy was sworn in and came forward. He is on site every day, and can attest that the gate is maintained closed during dismissal. Mr. Dubbin insisted that students are getting onto 103rd Street despite the gate being closed. Mr. Dubbin directed a question about traffic flow to Mr. Nunez. He answered that each school has a slightly different traffic flow. Mr. Citrin brought Mr. Dubbin's central argument back into focus. He asked Mr. Lopez if anything that has been presented changes his opinion as to whether the project is in conformity to Chapter 66 of the Code. Mr. Lopez answered no.

Councilman Urra interjected that heavy traffic is present throughout the community and Miami-Dade all the time, and that students were going to end up on the street anywhere near a school. He did not see how this problem was going to be resolved during this meeting.

Mr. Dubbin reiterated that the traffic was the central problem. Councilman Gutierrez stated that he understood the traffic problem thoroughly; however, Mr. Dubbin is not presenting a new traffic study, or any information that proves the STEM pavilion is going to cause more traffic. Mr. Citrin added that it was impossible for them to solve the traffic problem that exists throughout the City.

At this point, Mr. Dubbin attempted to put another letter into the record. Mr. Citrin questioned when it had been sent. Mr. Dubbin intended to have it delivered to the Chairman today and available to the Council members during this meeting. He did not want them to read it before this meeting. It was only delivered to the Chief Zoning Official and the City Clerk. Chairman Garcia asked if there was anything in the letter that he has not presented in his oral arguments. Mr. Dubbin withdrew his request and concluded by entering the 2013 Mater Academy West Charter School Traffic Impact Study. Mr. Lopez read the description of the traffic study document into the record. At this point, Mr. Dubbin's presentation was completed.

Chairman Garcia allowed Mr. Calderon to speak again. Mr. Calderon reiterated that there was a need to prevent students from leaving the campus onto 103rd street.

Mr. Citrin and Mr. Robaina had a dialogue about Mater Academy's efforts to ensure safety and ease traffic along 103rd Street. Police department and school faculty are always on site trying to monitor students and parents. Mr. Robaina intended to continue a dialogue with Mr. Dubbin, Mr. Calderon, and anyone else with any concerns.

Chairman Garcia closed the public hearing at 9:22 p.m. He summarized the item before the Council: it is for a building on stilts, not going to affect existing traffic flow, not going to increase the class size, so it won't make the situation worse. The Council acknowledge the traffic problem; but the bridge is going to be in the best interests of parents and students because it will be the safer and easier drop-off route. Chairman Garcia then made a motion to approve. Mr. Citrin reiterated that the approval is contingent on the full construction of the bridge; if not, a bond will be drawn upon by the City to complete the bridge if necessary. The motion was seconded by Councilman Gutierrez and unanimously approved by individualized voice vote. **(4-0)**

10. City Attorney's Report - Mr. Citrin thanked Mr. Robaina, Mr. Llanes, Mr. Calderon, and Mr. Dubbin and wished happy holidays to everyone.

11. Mayor's Report – Miscellaneous – No comments

- 12. **Council Members Concerns / Reports / Board Appointments –**
No comments.
- 13. **Adjournment** Meeting adjourned at 9:37.

Respectfully submitted by:

Maria L. Joffe
City Clerk

Any person desiring to appeal any decision made by the Council with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

SCHEDULE OF MEETINGS

CITY COUNCIL

Tuesday, December 19, 2017, 7:30 P.M.

PLANNING AND ZONING BOARD

Monday, December 11, 2017, 7:30 P.M.

TECHNICAL REVIEW COMMITTEE

Thursday, December 7, 2017, 11:30 A.M.

WATER AND SEWER BOARD

T.B.A.

POLICE PENSION BOARD

Tuesday, February 6, 2018, 5:30 P.M.