

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING**

**MAY 28, 2014**

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 May 14, 2014, 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 REGULARLY-SCHEDULED MEETING OF TUESDAY JUNE 24, 2014:**

3. **Final Decision** to adjust the rear setback to 14' (25' required) for open-terrace. Property located at 397 West 64 Street, Hialeah, zoned R-1(One Family District) and Ordinance No. 78-20, allowing R-2 usage (One and Two Family Residential District).  
**Applicant: Adrian Fumero**
  
4. **Final Decision** to adjust the distance between main residence and accessory building To 12.58' (20' required) and rear setback to 6' (7.5' required) for accessory building. Property located at 160 SE 8 Avenue, Hialeah, zoned R-1(One Family District).  
**Applicant: Estela Torres & Eduardo Herrera**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY, JUNE 10, 2014:**

5. **Variance** permit to allow a total lot coverage of 33.6% (maximum of 30% required), west side setback of 8' (10' required) and waive the 7-foot landscape requirement between the off-street parking and the right-of-way, 6.5' provided, for proposed 5-units residential building. Property located at 450 East 24 Street, Hialeah, zoned R-3 (Multiple Family District)  
**Applicant: L. Michael Osman**
  
6. **Variance** permit to allow an existing restaurant on property zoned M-1 (Industrial District) to sell, serve and permit for wine and beer to be consumed on premises with meals, State 2-COP licenses, where restaurant on M-1 shall not sell, offer for sale, deliver, serve or permit any alcoholic beverages, wine or beer to be consumed on the premises. Property located at 8200 West 32 Avenue, Bay #3, Hialeah, zoned M-1 (Industrial District)  
**Applicant: Hernan Hoyos**

7. REZONING 151.85 ACRES OF LAND FROM GU (INTERIM DISTRICT) TO RESIDENTIAL DEVELOPMENT DISTRICT, HAVING A MINIMUM OF 25% DEVELOPED AS RH-1 (ONE FAMILY DISTRICT), A MINIMUM OF 20% AND MAXIMUM OF 30% DEVELOPED AS R-4 (TOWNHOUSE), MAXIMUM OF 20% DEVELOPED AS RH-3-M (MULTIPLE FAMILY DISTRICT, 8 TO 14 UNITS PER NET ACRE) AND A MAXIMUM OF 10% DEVELOPED AS RH-3-MM (MULTIPLE FAMILY DISTRICT, 15 TO 24 UNITS PER NET ACRE); SUBSTITUTING RESIDENTIAL DEVELOPMENT DISTRICT REGULATIONS FOR HIALEAH HEIGHTS, AS PROVIDED BY HIALEAH, FLA. CODE CHAPTER 98 ENTITLED "ZONING", ARTICLE V ENTITLED "ZONING DISTRICT REGULATIONS", DIVISION 29 ENTITLED "HIALEAH HEIGHTS" BY APPROVING THE SITE PLAN DATED MAY 13, 2014 AND PATTERN BOOK, AS AMENDED, PREPARED BY PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, ARCHITECTS AND PLANNERS AND BY APPROVING THE LANDSCAPE PLAN DATED MARCH 24, 2014, AS AMENDED, PREPARED BY MICHAEL J. PETROW & ASSOCIATES, INC; AND GRANTING A VARIANCE PERMIT TO ALLOW A TEMPORARY WAIVER OF PLAT, PROVIDED THAT THE PROPERTY WILL BE REPLATTED WITHIN 18 MONTHS FROM THE GRANT OF THE WAIVER; AND REPEALING AND RESCINDING HIALEAH, FLA., ORDINANCE 06-52 (SEPTEMBER 12, 2006). PROPERTY LOCATED ON VACANT PARCEL OF LAND BETWEEN NW 146TH STREET AND NW 154TH STREET, EAST OF NORTHWEST 97 AVENUE AND WEST OF I-75, HIALEAH.

**Applicant: Hialeah Communities, LLC, a FL limited liability**

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**LAND USE AMENDMENT**

**L.U 1.** Small Scale Amendment from Low Density Residential to Medium Density Residential. Property located at 130 West 20 Street, Hialeah, zoned R-2 (One and Two Family Residential District).

**Applicant: Blanco Family Holdings V LLC**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

9. Old Business.

10. New Business.

11. Planner's Report.

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.