

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
October 8, 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 September 24, 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,
OCTOBER 22, 2014:**

HIALEAH PLANNING AND ZONING BOARD MEETING October 8, 2014

- 3. 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
Tabled item from May 28th, June 11th, June 25th, August 13th, August 27th & September 24th 2014
- 4. Variance** permit to allow the construction of a single-family residence on a substandard lot, having a frontage of 40' (75' required) and total area of 5,501 square feet, more or less, (7,500 square feet required). Property located at 758 East 30 Street, Hialeah, zoned R-1 (One Family District).
Applicant: Laura Safonts /Luxury Events Rentals, Inc.
Tabled item from June 11th, June 25th, August 13th, August 27th & September 24th 2014
- 5. Rezoning** from R-3 (Multiple Family District), P (Parking) and C-1 (Restricted Retail Commercial) to C-2 (Liberal Retail Commercial) and consider granting a variance permit to allow 4 stories and total height of 84 feet to the parapet line of penthouse (3 stories and 40 feet to the parapet line required) and allow 2' landscaped buffer facing East 25 Street, (7' required). Property located at the northwest corner of the intersection of East 25 Street and East 5 Avenue, bounded to the north by East 26 Street and to the west by East 4 Avenue, Hialeah.
Applicant: Leon Medical Centers, Inc.
- 6. Variance** to allow one duplex on each substandard lot. Building 1, having a front setback of 20' and rear setback of 20.3' (25' required), interior side setback of 5'11" (7.5' required), corner side setback of 5'11" (15' required) and lot coverage of 45.4% (maximum of 30% required). Building 2, having a rear setback of 20.3' (25' required), east side setback of 5.1' (7.5' required) and lot coverage of 39.2% (maximum of 30% required). Property located at 568 West 22 Street, Hialeah, zoned R-3 (Multiple Family District).
Applicant: ICON Investments Properties Inc.
- 7. Special Use Permit (SUP)** to allow a recycling business on property zoned M-1 (Industrial District) and consider granting a variance permit to allow 5' landscaped buffer facing East 10 Lane, (7' required) and allow 9% previous are (10% required). Properties located at 4925 East 10 Lane and 4930 East 11 Avenue, Hialeah.
Applicant: Lazaro Magua

- 8. PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED “ZONING” OF THE CODE OF ORDINANCES AND IN PARTICULAR AMENDING CODE §98-2122 ENTITLED “ELECTRIC FENCES” CREATING AN EXCEPTION FROM THE PROHIBITION FOR PROPERTY IN DISTRICTS ZONED INDUSTRIAL (M); PROVIDING FOR HEIGHT, A PERIMETER NON-ELECTRICALLY CHARGED FENCE SURROUNDING THE ELETRIC FENCE, WARNING SIGNS AND OTHER RESTRICTIONS APPLICABLE TO ELECTRIC FENCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

Tabled item from August 27th & September 24th 2014

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.