

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
May 11<sup>th</sup>, 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 April 27<sup>th</sup>, 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 JUNE 14, 2016:**

3. **Final Decision** adjust north side setback to 4' for new bathroom, and 2.7' (5'1" required for each), for existing metal roof; adjust west side to 2.1' (5'1" required), for existing metal roof. Property located at 371 Pash-e-ho-wa Drive, Hialeah, zoned R-1 (One

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Family District) and variance pursuant to Ordinance No.06-04, passed and adopted on January 24, 2006.

**Applicant: Eufemia Olivera**  
*Tabled item from April 13 & April 27, 2016*

**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 MAY 24, 2016:**

4. **Rezoning** from R-2 (One and Two Family Residential District) to C-2 (Liberal Retail Commercial). Property located at 40 East 10 Avenue, Hialeah.  
**Applicant: Felix M. Lasarte, Esq**  
*Tabled Item from April 27, 2016*
5. **Rezoning** from R-1 (One Family District) to OPS (Office and Professional Services District). Property located at 791 East 23 Street, Hialeah.  
**Applicant: Ceasar Mestre, Esq.**
6. **Variance** to allow 18 parking spaces where 34 are required. Property located at 1190 SE 8 Avenue, Hialeah, zoned R-3-5 (Multiple-Family District) and variance pursuant to City of Hialeah, FL Ordinance 2015-02, passed and adopted on February 10, 2015.  
**Applicant: Spinal Cord living Assistance Development, Inc. (SCLAD) c/o Pedro Rodriguez CEO**
7. **Special Use Permit** to allow the expansion of the Neighborhood Business District Overlay regulations; variance to allow height of 96.33 feet, where 95 feet is the maximum allowed and allow 15.24% of the units with floor area of 660 square feet, where only 10% of the units may have a minimum area of 600 square feet. Property located at 1XX East 2 Street, Hialeah, zoned CBD (Central Business District).  
**Applicant: ELF Investment Group, LLC**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

8. **TENTATIVE PLAT OF VILLAS DE LAS PALMAS**
9. Old Business.
10. 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.