

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
November 9, 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 October 26, 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, NOVEMBER 22, 2016:

3. PROPOSED ORDINANCE REPEALING AND RESCINDING HIALEAH, FLA., ORDINANCE 2000-45 (MAY 9, 2000), THAT GRANTED A VARIANCE PERMIT, REPEALED AND RESCINDED HIALEAH, FLA. ORDINANCE 97-80 (OCTOBER 28, 1997) AND MODIFIED DECLARATION OF RESTRICTIONS DATED OCTOBER 16, 1987 TO ALLOW A 953-FOOT DISTANCE SEPARATION BETWEEN THE PROPOSED PAWN SHOP (SECONDHAND DEALER) AND AN EXISTING JEWELRY STORE (PRECIOUS METALS DEALER), WHERE A 2,000-FOOT MINIMUM DISTANCE SEPARATION WAS REQUIRED AND RELEASING TWO DECLARATIONS OF RESTRICTIVE COVENANTS, THE FIRST DATED OCTOBER 16, 1997, RECORDED IN BOOK 17909, AT PAGE 1375 AND THE SECOND DATED JULY 11, 2000, RECORDED IN BOOK 19188, AT PAGE 4325, **PROPERTY LOCATED AT 7190 WEST 12 AVENUE, HIALEAH, FLORIDA**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Henry Pernas.

Tabled Item from October 12th

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- 4. Rezoning** 287.70 acres of land from GU (Interim District) to RDD (Residential Development District), having a minimum of 25% developed as RH-1 (One Family District), minimum of 20% and maximum of 30% developed as R-4 (Townhouse), maximum of 20% developed as RH-3-M (Multiple Family District) and maximum of 10% developed as RH-3-MM (Multiple Family District, 15 to 24 units per acre); substituting the requirements of the residential development district by approving the Site Plan dated 10-5-16 and Pattern Book, prepared by Pascual Perez Kiliddjian & Associates Architects and by approving the Landscape Plan dated 10-5-16, prepared by Witkin Huts Design Group; granting a variance permit to allow the following variances for the respective residential components of the Project: (a) minimum building site with (R-4), to allow building site 23' wide (25' required); (b) minimum lot width to allow RH-1 lot widths of 32' (40' required), and RH-3-M lot widths of 18'4" and 21'4" (75' required); (c) maximum lot coverage (RH-1 and R-4) to allow lot widths in excess of 50% for a number of the RH-1 and R-4 units; (d) open space per unit (R-4), to allow less open space than the required 400 square feet per unit; and (e) front yard (RH-1, RH-3-M, and R-4), side street (RH-3-M), corner lot (R-4) , and rear yard (RH-1 and R-4) setbacks. Property

Applicant: Hugo P. Arza, Esq. on behalf of Two Lakes Lennar, LLC and Atlas Hialeah Heights, LLC.

- 5. Repeal and rescind 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.

- 6. Variance** permit to allow a front setback of 8.9' (25' required) and rear setback of 10' (20' required). Property located at 1295 West 69 Street, Hialeah, zoned R-3-5 (Multiple Family District).

Applicant: Alejandro Vilarello, PA on behalf of Hialeah Lake Investments, LLC

- 7. Special Use Permit (SUP)** to allow the extension of the Neighborhood Business District Overlay regulations for property abutting Gratigny Expressway; allow 66 parking spaces (82 required), allow 23 surface parking spaces on front and 21 parking spaces on the sides setback respectively, where surface parking is not allowed on front or side setbacks. Property located at 8250 West 21 Lane, Hialeah, zoned M-1 (Industrial District).

Applicant: Alejandro Arias, Esq. on behalf of Hialeah 1.2 Acres, LLC

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

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.