ORDINANCE NO. 2013-44

ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, AMENDING THE FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO RESIDENTIAL OFFICE DISTRICT. **PROPERTY LOCATED AT 875 EAST 41 STREET, HIALEAH, FLORIDA,** ZONED R-1 (ONE FAMILY DISTRICT); 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.

WHEREAS, the Planning and Zoning Board on April 10, 2013 recommended denial of the proposed amendment to the Future Land Use Map of the Hialeah, Fla., Comprehensive Plan to the Hialeah City Council; and

WHEREAS, the application qualifies as small scale development pursuant to section 163.3187(1)(c), Florida Statutes since the proposed amendment involves a use of 10 acres or fewer and is within the annual acreage allotted in a local government comprising either a maximum total of 80 acres or 120 acres in an area for downtown revitalization or urban infill.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The Future Land Use Map is hereby amended from Low Density Residential to Commercial on property located at 875 East 41 Street, Hialeah, Miami-Dade, Florida, zoned R-1 (One Family District), and legally described as follows:

LOT 12, BLOCK 38, INGLESIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 90 FEET THEREOF, LESS THE SOUTH 25 FEET THEREOF AND LESS THE WEST 35 FEET THEREOF.

before it has become effective.

PASSED and ADOPTED this 25 day of June, 2013.

Isis Garcia Martinez
Council President

Attest:

Approved on this 28 day of June, 2013.

Marbelys Fatjo, Acting City Clerk

Mayor Carlos Hernandez

Approved as to legal sufficiency and form:

William M. Grodnick, City Attorney

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Ordinance was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".