RESOLUTION NO. 2013-93

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA APPROVING THE FINAL DECISION OF THE PLANNING AND ZONING BOARD, DECISION NO. 13-08 THAT GRANTED ADJUSTMENTS ON CONDITION THAT THE TERRACE REMAIN AN OPEN TERRACE AND ALL ADDITIONS OR MODIFICATIONS BUILT WITHOUT THE BENEFIT OF A BUILDING PERMIT BE LEGALIZED WITHIN 180 DAYS FROM THE EFFECTIVE DATE OF THIS RESOLUTION, PROPERTY LOCATED AT **4100 EAST 7 AVENUE, HIALEAH, FLORIDA;** AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board, at its regular meeting of August 14, 2013 entered a final decision, Decision No. 13-08, subject to review by the Hialeah City Council.

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

Section 1: The Mayor and the City Council of the City of Hialeah, Florida hereby approve Final Decision 13-08 granting an adjustment of 5.16 feet, as to the north side setback, where 7.5 feet are required, to accommodate two bedrooms built without the benefit of a building permit, an adjustment of 15.30 feet, as to the rear setback, where 20 feet are required, to accommodate a bedroom and a terrace, not exceeding 453 square feet in area, built without the benefit of a building permit on condition that the terrace remain an open terrace and all additions or modifications built without the benefit of a building permit be legalized within 180 days from the effective date of this resolution. The property is located at 4100 East 7 Avenue, Hialeah, Florida, zoned R-1 (One-Family Residential District).

Section 2: This resolution shall become effective upon signature of the Mayor of the City of Hialeah, Florida or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

PASSED AND ADOPTED this 10 day of September, 2013.

Isis Garcia-Martinez
Council President

Attest:

Approved on this 13 day of September, 2013.

Marbelys Fatjo, Acting City Clerk

Mayor Carlos Hernandez

Approved as to form and legal sufficiency:

William M. Grodnick, City Attorney

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