

CITY OF HIALEAH



NOTICE OF VIRTUAL SPECIAL PUBLIC MEETING OF THE CITY COUNCIL

Notice is hereby given that the City Council of the City of Hialeah will hold a **VIRTUAL Special Public Meeting at 5:00 p.m. on Monday, July 13, 2020**. The Special Meeting of the City Council is called for the consideration of the following zoning and land use matters by the City Council. Although it was announced at the virtual special meeting of the Planning and Zoning Board of June 24, 2020 that the following items would be considered by the City Council on first reading on July 14, 2020, the items will not be heard on July 14, 2020.

All persons wishing to speak on the planning and zoning items considered by the Planning and Zoning Board Meeting of June 24, 2020 must complete and submit to the Office of the City Clerk the Public Speaker Registration Card attached hereto by noon on Monday, July 13, 2020.

- (1) First reading of proposed ordinance rezoning property from GU (Interim District Miami-Dade County Zoning Designation) to MH (Industrial District); and granting a variance permit to allow block width of 371 feet, where 330 feet is the maximum block width allowed; contra to Hialeah Code of Ordinances § 98-1601(b). **Property generally located on the north side of NW 138 Street and south side of NW 142 Street between NW 102 Avenue and NW 107 Avenue in Hialeah Heights, with folio numbers 04-2020-001-0130 and 04-2020-001-0110.**
- (2) First reading of proposed ordinance rezoning property from GU (Interim District Miami-Dade County Zoning Designation) to MH (Industrial District); granting a Special Use Permit (SUP) to allow a gas station, where gas stations are not permitted in the MH District; all contra to Hialeah Code of Ordinances §§ 98-1601(a)(1) and 98-1156(a)(11). **Property located at 10300 NW 142 Street (eastern 79,000 square feet portion of the parcel), Hialeah, zoned GU (Interim District – Miami-Dade County Zoning Designation).**
- (3) First reading of proposed ordinance rezoning property from R-1 (One-Family District) to R-2 (One and Two-Family Residential District); and granting a variance permit to allow the construction of a duplex on each substandard lot (Lots 16 & 17), having frontage of 40 feet and total net lot area of 4,920 square feet each, where frontage of 75 feet and area of 7,500 square feet are required; allow 0 feet interior west side setback

for Lot 16 and 0 feet interior east side setback for Lot 17, where 7.5 feet is the minimum required; allow 12 feet street side setback for Lot 16 for balconies encroaching into east street side setback, where 15 feet are required; all contra to Hialeah Code of Ordinances §§ 98-544 and 98-546. **Property located at 991 East 20 Street, Hialeah, Zoned R-1 (One-Family District).**

- (4) First reading of proposed ordinance repealing and rescinding Hialeah, Fla., Ordinance 2019-067 (August 29, 2019) and granting a Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District (NBD) Overlay pursuant to Hialeah Code of Ordinances § 98-1630.8; and granting a variance permit to allow only residential uses, where residential and commercial uses are required; allow residential use on the ground floor, where residential uses are allowed above the ground level only; allow 76 units with area of 650 square feet, where area of 850 square feet is the minimum required for 90% of the units; allow 38 feet and 112 feet front setbacks facing West 78 Road, where 10 feet built-to line are required; allow 94 parking spaces, where 189 parking spaces are required; allow surface parking at the front setback; where surface parking is not allowed at the front; allow 18.5% pervious area, where 30% is the minimum required; all contra to Hialeah Code of Ordinances §§ 98-1630.1, 98-1630.2, 98-1630.3(e)(1), 98-1630.3(e)(4), 98-2189(16)a. and 98-2056(b)(1); and allow a waiver of the minimum landscape requirements provided that trees and shrubs are mitigated in accordance to Hialeah Code of Ordinances § 98-2233. **Property located at 340 West 78 Road, Hialeah, Florida, zoned M-1 (Industrial District).**
- (5) First reading of proposed ordinance granting a variance permit to allow only residential uses, where residential and commercial uses are required; allow residential use on the ground floor, where residential uses are allowed above the ground level only; allow 17 units with area of 615 square feet, where area of 850 square feet is the minimum required for 90% of the units; allow 5 feet front setback for building wall facing Palm Avenue to be used and expand a sidewalk and 3 feet for the balconies above the ground floor, 5.66 feet setback for building wall facing West 23 Street provided a sidewalk is built along West 23 Street, and 4 feet for the balconies above the ground floor, where 10 feet built-to-line is required for all; allow 18 parking spaces, where 41 parking spaces are required provided 4 on-street parking spaces are built on West 23 Street; allow 13% pervious area, where 30% is the minimum required; all contra to Hialeah Code of Ordinances §§ 98-1630.1, 98-1630.2, 98-1630.3(e)(1), 98-2189(16)a. and 98-2056(b)(1); and allow a waiver of the minimum landscape requirements provided that trees and shrubs are mitigated in accordance to Hialeah Code of Ordinances § 98-2233. **Property located at 2290 Palm Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial District), located in NBD (Neighborhood Business District) Area 1.**
- (6) First reading of proposed ordinance granting a Special Use Permit (SUP) to allow the expansion of the (NBD) Neighborhood Business District regulations pursuant to Hialeah Code of Ordinances § 98-1630.8; and granting a variance permit to allow only residential uses, where residential and commercial uses are required; allow residential use on the ground floor, where residential uses are allowed above the ground level only; allow 27 units with area of 615 square feet, where area of 850 square feet is the

minimum required for 90% of the units; allow 5.66 feet front setback for building wall facing West 23 Street provided a sidewalk is built along West 23 Street and 4 feet for the balconies above the ground floor where 10 feet built-to-line is required; allow 7 foot west interior side setback for south building, 14.83 feet west side setback for north building, and 10 feet interior south side setback for building walls, where 15 feet are required; allow 32 parking spaces where 68 parking spaces are required provided 5 on-street parking spaces are built on West 23 Street; allow 17% pervious area, where 30% is the minimum required; all contra to Hialeah Code of Ordinances §§ 98-1630.1, 98-1630.2, 98-1630.3(e)(1), 98-2189(16)a., 98-2056(b)(1); and allow a waiver of the minimum landscape requirements provided that trees and shrubs are mitigated in accordance to Sec. 98-2233. **Property located at 40 West 23 Street, Hialeah, zoned R-3 (Multifamily District).**

- (7) First reading of proposed ordinance granting a Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District (NBD) Overlay pursuant to Hialeah Code of Ordinances § 98-1630.8; and granting a variance permit to allow only residential uses, where residential and commercial uses are required; allow residential use of the ground floor, where residential uses are allowed above the ground level only; allow 98 units with area of 600 square feet, where area of 850 square feet is the minimum required for 90% of the units; allow 15 feet front setback facing West 78 Road and 20 feet front setback facing West 4 Avenue, where 10 feet built-to-line are required; allow rear setback of 10 feet for building walls and 7 feet for balconies, where 15 feet are required; allow 122 parking spaces where 243 parking spaces are required; allow 18% pervious area, where 30% is the minimum required; all contra to Hialeah Code of Ordinances §§ 98-1630.1, 98-1630.2, 98-1630.3(e)(1), 98-2189(16)a., 98-2056(b)(1); allow 5 feet landscape buffer facing West 78 Road, where 7 feet are required; contra to the City of Hialeah Landscape Manual dated July 9, 2015, ¶ (D)(7); and allow a waiver of the minimum landscape requirements provided that trees and shrubs are mitigated in accordance to Hialeah Code of Ordinances § 98-2233. **Property located at 7901 West 4 Avenue, Hialeah, Florida; zoned M-1 (Industrial District).**

- (8) The City of Hialeah is considering adopting a map amendment to the Future Land Use Map of the City of Hialeah as provided below. Property located at 7218 West 4th Avenue, Hialeah, FL. This amendment is subject to expedited state review process for adoption pursuant to Section 163.3184, Florida Statutes. If passed the proposed amendment shall be transmitted to the reviewing agencies.

The proposed amendment consists of a parcel of land having approximately a total of 28.31 acres as follows:

Parcel I Having Approximately 22.55 Acres from Kennels to High Density Residential with a maximum of 32 units per acre, and Parcel II Having Approximately 5.76 Acres from Kennels to Medium Density Residential with a maximum density of 24 units.

The agenda for this Special Meeting will be available to the public on the City's website and can be accessed at <https://www.hialeahfl.gov/agendacenter> on Wednesday, July 8, 2020. The Office of the City Clerk can also email a copy of the agenda to anyone who requests a copy by telephone at (305) 883-5820 or by email at cityclerk@hialeahfl.gov.

As a result of the public health emergency caused by Coronavirus (COVID-19), the restrictions on person-to-person contact, social distancing guidelines, and stay-at-home orders to stop the spread of COVID-19 promulgated by national, state, local authorities and as authorized by Governor Ronald DeSantis's Executive Order 20-69 (March 20, 2020), this Special Public Meeting will be held utilizing communications media technology, including video and telephonic conferencing.

This virtual public meeting will be broadcast live for members of the public to view on the City's Facebook page (@CityofHialeah). A link to the City's Facebook page can be found on the City's website at www.hialeahfl.gov. A Facebook account is not required in order to view this virtual public meeting.

In addition, members of the public may hear the meeting live through telephonic conferencing. You can join the meeting via telephonic conferencing using any telephone or cellular phone service. A smart device or computer are not necessary to participate in the meeting if you join by phone.

Members of the public may also participate by submitting written comments and questions by email to virtualmeeting@hialeahfl.gov prior to the meeting taking place. Comments and questions in advance of the meeting by e-mail message must be received no later than 12:00 p.m. on Monday, July 13, 2020. E-mail comments and questions received by the deadline will be read into the record.

Please refer to the meeting guidelines and procedures for this virtual special public meeting for detailed instructions and other information on how to provide public comments or participate in the meeting using any of the options described in this Notice available on the City's website at www.hialeahfl.gov. The Office of the City Clerk can also email a copy of the meeting guidelines and procedures to anyone who requests a copy by telephone at (305) 883-5820 or by email at cityclerk@hialeahfl.gov.

Any person who would like to participate in the virtual public meeting and needs assistance may contact the Office of the City Clerk.

Any person wishing to appeal any decision made by the City Council with respect to any matter considered at this meeting, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 883-5820 for assistance no later than two (2) days prior to the proceeding; if hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TDD), (877) 955-8773 (Spanish) or (800) 955-8770 (Voice).