

# 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 7:00 p.m. on Tuesday, September 22, 2020**. The Special Meeting of the City Council is called to approve the appropriation or expenditure of public funds and approve other measures deemed essential to continue the City's operations, functions and services during the pendency of the public health emergency.

In addition, this meeting is called for the consideration of the following zoning matters by the City Council.

- (1) Second reading and public hearing of proposed ordinance approving a Final Plat of Bridge Hialeah West, accepting all dedication of avenues, streets, roads or other public ways, together with all existing and future planting of trees; 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. **Property located at the NE corner of NW 102 Avenue and NW 162 Street, Hialeah, Florida.**
- (2) Second reading and public hearing of proposed ordinance granting a variance permit to allow a single-family home on a substandard lot having a frontage of 25 feet and total lot area of 3,125 square feet, where 75 feet and 7,500 square feet are required; allow interior north and south side setbacks of 5 feet, where 5 feet 1 inch is the minimum required; all contra to Hialeah Code of Ordinances §§ 98-499 and 98-501. **Property located at 2190 West 4 Court, Hialeah, zoned R-3 (Multiple-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.
- (3) Second reading and public hearing of proposed ordinance repealing and rescinding Hialeah, Fla., Ordinance 2014-02 (January 14, 2014); Rezoning property at 601 E. Okeechobee Road to C-2 (Liberal Retail Commercial District); granting a Special Use Permit (SUP) to allow the expansion of the NBD (Neighborhood Business

District) overlay pursuant to Hialeah Code of Ordinances § 98-1630.8; 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 30 units with area of 600 square feet, where area of 850 square feet is the minimum required for 90% of the units; allow 8" setback for building and 1'8" feet front setback for balconies above the ground floor fronting SE 6 Avenue; allow 5 foot front setback on E. Okeechobee Road, allow 5 foot secondary front setback abutting residential uses on SE Park Drive, and allow no front setback for privacy parapets on E. Okeechobee Road, where 10 feet built-to-line setbacks are required; allow 32 parking spaces, where 68 parking spaces are required; allow 23.4% pervious area (5,800 square feet), where 30% (7,407 square feet) is the minimum required; allow 26.4% (6,520 square feet) of open space, where 30% (7,407 square feet) is the minimum required; allow 1'8" landscape buffer at SE Park Drive, where 7 feet landscape buffer is required; and allow a metal fence where a concrete wall is required between dissimilar land uses.

**Property located at 601 East Okeechobee Road, 604 and 610 Park Drive, Hialeah, zoned P (Parking) and R-3 (Multiple-Family District).** All contra to Hialeah Code of Ordinances §§ 98-1630.1, 98-1630.2, 98-1630.3(e)(1), 98-2056(b)(1), 98-2189(16)a., and contra to the latest edition of the Hialeah Landscape Manual dated July 9, 2015 Paragraph (D)(7) Parking Lot Buffers and Paragraph (D)(6) Buffers Between Dissimilar Land Uses. 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.

- (4) Second reading and public hearing of proposed ordinance granting a Conditional Use Permit (CUP) to allow an existing K-5 grade school with an enrollment of 121 students to expand to 144 students within a facility that also includes a daycare with an enrollment of 22 students and allow the day care to expand to 54 students, pursuant to Hialeah Code of Ordinances § 98-181; and granting a variance permit to allow the expansion on the nonconforming site with 98 parking spaces, where 118 parking spaces are required; allow a 7.30 foot front setback on West 49 Street, where 20 feet are required; allow a 3 foot rear setback for dumpster enclosure, where 10 feet are required; allow 12 foot rear setback on West 47 Place for existing building, where 15 feet are required; and allow 10.6% pervious area, where 18% is the minimum required; all contra to Hialeah Code of Ordinances §§ 78-108(c)(1), 98-1069, 98-1071, 98-1115, 98-1117, 98-2189(8) and (9); and the latest edition of the Hialeah Landscape Manual dated July 9, 2015 Paragraph (E) Tree and Lawn Requirements by Zoning Classification, Table A. **Property located at 1290 and 1300 West 49 Street, zoned C-2 (Liberal Retail Commercial 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.

- (5) Second reading and public hearing of proposed ordinance rezoning property from GU (Miami-Dade County Zoning Designation) to MH (Industrial District). **Property located on the east side of NW 102 Avenue and north of NW 142**

**Street, Hialeah, with folio number 04-2020-002-0020.** 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.

- (6) First reading of proposed ordinance granting a conditional use permit (CUP) to allow an existing K-5 grade school with combined maximum enrollment of 148 students with no more than 88 students in K-5 within a facility that also includes a daycare with an enrollment of 60 students, pursuant to Hialeah Code of Ordinances § 98-181. **Property located at 1265 West 66 Street, Hialeah, zoned R-3 (Multiple 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.
- (7) First reading of proposed ordinance granting a special use permit (SUP) pursuant to Hialeah Code of Ordinances § 98-161 to allow welding in a property zoned M-1 (Industrial District), where welding is not a permitted use in the M-1 (Industrial District) zoning classification. **Property located at 8000 West 24 Avenue, Unit 1, Hialeah, zoned M-1 (Industrial District).** Repealing all ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.
- (8) First reading of proposed ordinance granting a special use permit (SUP) pursuant to Hialeah Code of Ordinances § 98-161 to allow a research facility; and granting a variance permit to allow 17 parking spaces, where 24 parking spaces are required; contra to Hialeah Code of Ordinances § 98-2189(7). **Property located at 490 West 84 Street, Hialeah, zoned M-1 (Industrial District).** Repealing all ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.
- (9) First reading of proposed ordinance granting a special use permit (SUP) to allow the expansion of the NBD (Neighborhood Business District) overlay for the adaptive re-use of an existing hotel; pursuant to Hialeah Code of Ordinances § 98-1630.8; granting a variance permit to allow 100% of the residential units with areas ranging from 340 to 599 square feet, where 850 square feet is the minimum required for 90% of the units and 600 square feet is the minimum allowed for 10% of the units; allow front and street side setbacks ranging from 17 feet to 72 feet, where 10 feet built-to-line is required; allow surface parking on the front and side setbacks, where surface parking is not allowed on front and side setbacks; allow pedestal height of 41 feet, where 40 feet is the maximum allowed; allow 500 parking spaces, where 603 parking spaces are required; and allow 7% pervious area, where 30% is the minimum required; all contra to Hialeah Code of Ordinances §§ 98-2189(16)a.; 98-1630.2, 98-1630.3, 98-1630.3(e)(1), 98-1630.3(2) and 98-1630.3(4) and City of Hialeah, Fla. Ordinances 2373 (April 14, 1970) allowing all uses in the R-3 (Multi-Family District) on c-3 zoned property and 2373 (October 13, 1970) granting a variance to allow a motel with 1 parking space per motel unit and 1/1200 square

feet of commercial, with a total of no less than 242 parking spaces, which pertain to the northern portion of the property; and repealing City of Hialeah, Fla. Ordinances: 2327 (April 14, 1970) allowing all uses in the R-3 (Multi-Family District) on C-3 zoned property attached as Exhibit “1”; and 2373 (October 13, 1970) granting a variance to allow a motel with 1 parking space per motel unit and 1/1200 square feet of commercial, with a total of no less than 242 parking spaces, which pertain to the northern portion of the property attached as Exhibit “2”, and 2780 (July 24, 1973) granting a variance to allow 1 parking space per living unit instead of 1.5 per unit pertaining to the southern portion of the property attached as Exhibit “3”. **Property located at 1950 West 49 Street, Hialeah, Florida, zoned C-2 (Liberal Retail Commercial District) and C-3 (Extended Liberal Commercial 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.

- (10) First reading of proposed ordinance granting a conditional use permit (CUP) pursuant to Hialeah Code of Ordinances § 98-181 to allow an existing k-6 grade school with an enrollment of 105 students within a facility that also includes a daycare with an enrollment of 59 students; and granting a variance permit to allow 6 on-site parking spaces, where 19 parking spaces are required; contra to Hialeah Code of Ordinances § 98-2189(8). **Property located at 891 West 29 Street, Hialeah, zoned C-2 (Liberal Retail Commercial District).** Repealing all ordinances in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.
- (11) Recommendation of denial from the Planning and Zoning Board of the adoption of a ordinance expressing intent to repeal and rescind City of Hialeah, FL Ordinance 98-100 and rezoning from R-1 (One Family District) to R-2 (One- and Two Family Residential District); variance permit to allow a duplex on a substandard lot having a frontage of 40 feet and total lot area of 5,644 square feet, where 75 feet frontage and 7,500 square feet are required. **Property located at 586 East 28 Street, Lot 13, Hialeah, zoned R-1 (One Family District).**
- (12) Recommendation of denial from the Planning and Zoning Board of the adoption of a ordinance expressing intent to repeal and rescind City of Hialeah, FL Ordinance 98-100 and rezoning from R-1 (One Family District) to R-2 (One- and Two Family Residential District); variance permit to allow a duplex on a substandard lot having a frontage of 40 feet and total lot area of 5,638 square feet, where 75 feet frontage and 7,500 square feet are required. **Property located at 586 East 28 Street, Lot 14, Hialeah, zoned R-1 (One Family District).**
- (13) Recommendation of denial from the Planning and Zoning Board of the adoption of a ordinance expressing intent to repeal and rescind City of Hialeah, FL Ordinance 98-100 and rezoning from R-1 (One Family District) to R-2 (One- and Two Family Residential District); variance permit to allow a duplex on a

substandard lot having a frontage of 40 feet and total lot area of 5,634 square feet, where 75 feet frontage and 7,500 square feet are required; allow street side setback of 5.5 feet, where 7.5 feet is the minimum required. **Property located at 586 East 28 Street, Lot 15, Hialeah, zoned R-1 (One Family District).**

- (14) First reading of proposed ordinance amending the Future Land Use Map from Kennels to Medium Density Residential. **Property located at 7218 West 4 Avenue, Hialeah, Florida;** zoned K (Kennel District). Repealing all ordinances or parts of ordinance in conflict herewith; providing penalties for violation hereof; providing for a severability clause; and providing for an effective date.
- (15) Proposed resolution approving the final decision of the Planning and Zoning Board, Decision No. 2020-11 that granted an adjustment on the property located at **631 East 14 Street, Hialeah, Florida;** and providing for an effective date.

All persons wishing to speak on the planning and zoning items must complete and submit to the Office of the City Clerk the Public Speaker Registration Card attached hereto by 3:00 p.m. on Monday, September 21, 2020.

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 Thursday, August 6, 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](mailto: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](http://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.

One tap mobile:

**Meeting ID: 933 3245 1310**

US: +16513728299,,93332451310# US (St. Paul) +17866351003,,93332451310#  
US (Miami)

Dial by your location:

+1 651 372 8299 US (St. Paul)  
+1 786 635 1003 US (Miami)  
+1 267 831 0333 US (Philadelphia)  
+1 646 518 9805 US (New York)

Meeting ID: 933 3245 1310

Find your local number: <https://hialeahfl.zoom.us/j/93332451310>

Participation through Zoom:

<https://hialeahfl.zoom.us/j/93332451310>

Closed captioning for this meeting can be found at:

[bit.ly/COHCouncil](https://bit.ly/COHCouncil)

Those members of the public wishing to participate in the virtual public meeting by making comments or asking questions may do so by electing to join the meeting live on the Zoom platform. Members of the public wishing to participate in the virtual public meeting will be able to participate by registering with the Office of the City Clerk. The deadline to register for public participation in the meeting is 3:00 p.m., Monday, September 21, 2020.

Members of the public may also participate by submitting written comments and questions by email to [virtualmeeting@hialeahfl.gov](mailto: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 3:00 p.m. on Monday, September 21, 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](http://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](mailto: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).