

ORDINANCE NO. 2022-022

ORDINANCE REZONING PROPERTY FROM C-2 (LIBERAL RETAIL COMMERCIAL DISTRICT) TO R-3-3 (MULTIPLE-FAMILY DISTRICT); GRANTING A CONDITIONAL USE PERMIT (CUP) PURSUANT TO HIALEAH CODE OF ORDINANCES § 98-181 TO ALLOW A 4-UNIT AND MEETING ROOM SEMINARY; AND ALLOW 7 PARKING SPACES, WHERE 41 PARKING SPACES ARE REQUIRED, CONTRA TO HIALEAH CODE OF ORDINANCES § 98-2189(9); **PROPERTY LOCATED AT 1020 WEST 29 STREET, HIALEAH, 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.

WHEREAS, the Planning and Zoning Board, at its meeting of February 16, 2022, recommended approval of this ordinance; and

WHEREAS, the developer has proffered a Declaration of Restrictions, to which the City accepts.

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

Section 1: The below-described property is hereby rezoned from C-2 (Liberal Retail Commercial District) to R-3-3 (Multiple-Family District).

Section 2: The below described property is granted a Conditional Use Permit (CUP) pursuant to Hialeah Code of Ordinances § 98-181 to allow a 4-unit and meeting room seminary.

Section 3: Granting a variance permit to allow 7 parking spaces, where 41 parking spaces are required; contra to Hialeah Code of Ordinances § 98-2189(9) that provides: “*Elementary, middle and high schools, post-secondary schools, colleges, vocational or trade schools.* One parking space for each 200 square feet of gross floor area of the floor with the greatest area and one parking space for each 400 square feet of all other floors.” Property located at 1020 West 29 Street, Hialeah, zoned C-2 (Liberal Retail Commercial District) and legally described as follows:

The West 25 feet of the East 145 feet of the North half of Tract 2, together with the West 50 feet of the East 120 feet of the North half of Tract 2, AMENDED PLAT OF TROJAN PARK, according to the Plat thereof, as recorded in Plat Book 28, at Page 46, of the Public Records of Miami-Dade County, Florida.

Section 4: Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: Penalties.

Every person violating any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be assessed a civil penalty not to exceed \$500.00 within the discretion of the court or administrative tribunal having jurisdiction. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisance, injunctive relief, administrative adjudication and revocation of licenses or permits.

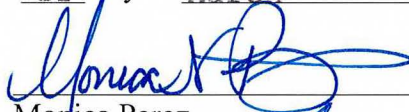
Section 6: Severability Clause.

If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

Section 7: Effective Date.

This ordinance shall become effective when passed by the City Council and signed by the Mayor 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 22 day of March, 2022.



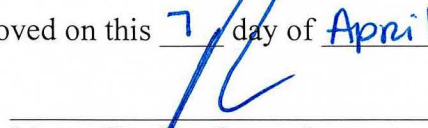
Monica Perez
Council Vice-President

Attest:



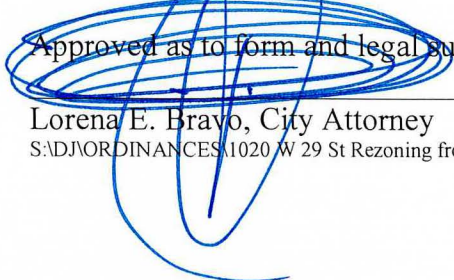
Marbelys Fatjo, City Clerk

Approved on this 7 day of April, 2022.



Mayor Esteban Bovo, Jr.

Approved as to form and legal sufficiency:



Lorena E. Bravo, City Attorney