

**ORDINANCE NO. 2020-031**

ORDINANCE APPROVING A FINAL PLAT OF COUNTYLINE CORPORATE PARK CENTRAL, 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 NW 102 TO NW 107 AVENUE FROM NW 158 STREET THROUGH THEORETICAL NW 166 STREET, HIALEAH, FLORIDA, ZONED BDH (BUSINESS DEVELOPMENT DISTRICT) CLASSIFIED UNDER THE FUTURE LAND USE MAP AS INDUSTRIAL.**

**WHEREAS**, the Planning and Zoning Board at its meeting of June 24, 2020, recommended approval of this ordinance.

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

**Section 1:** The final plat of Countyline Corporate Park Central submitted by CCP Central LLC, a Delaware limited liability company and CCP Central South LLC, a Delaware limited liability company, is hereby accepted. Property located at NW 102 to NW 107 Avenue from NW 158 Street through theoretical NW 166 Street, Hialeah, Florida, zoned BDH (Business Development District) classified under the Future Land Use Map as Industrial, and legally described in Exhibit "A" attached.

**Section 2:** All dedication of avenues or other public ways together with all existing and future planting, trees, shrubbery and fire hydrants thereon are hereby accepted.

**Section 3: Repeal of Ordinances in Conflict.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 4: 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 5: 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 section of this ordinance.

**Section 6: Effective Date.**

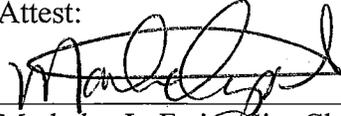
This ordinance shall become effective when passed by the City Council of the City of Hialeah, Florida, and signed by the Mayor of the City of Hialeah, Florida.

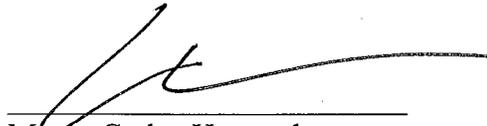
PASSED and ADOPTED this 28 day of July, 2020.

  
Paul B. Hernandez  
Council President

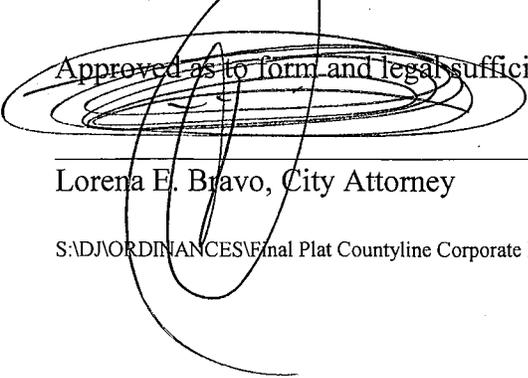
Approved on this 10 day of August, 2020.

Attest:

  
Marbelys L. Fatjo, City Clerk

  
Mayor Carlos Hernandez

Approved as to form and legal sufficiency:

  
Lorena E. Bravo, City Attorney

Ordinance was adopted by 6-0-1 vote with Councilmembers, Cue-Fuente, Hernandez, Garcia-Roves, Perez, Tundidor, and Zogby, voting "Yes" and with Council Vice President De la Rosa absent.

## EXHIBIT "A"

### (SECTION 2) LEGAL DESCRIPTION:

Portions of the Northwest 1/4 and the Southwest 1/4 of Section 17; Township 52 South, Range 40 East, in "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1"; according to the Plat thereof, a recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida. Being more particularly described as follows:

Tracts 21, 22, 23, 24, 25, 26, 27 and 28; Less the East 1/2 of Tract 21 less the North 100.00 feet of Tracts 21 and 28 less the East 40 feet of Tracts 22, 23 and 24 less the South 15 feet of Tracts 24 and 25, less the West 40 feet of Tracts 25, 26, 27 and 28. Tracts 33, 34, 35 and 36 less that portion being within the East 40.00 feet of the Southwest 1/4 of said Section 17.

Less that portion of Tract 33 that lies within the North 35 feet of the Southwest 1/4 of said Section 17, and less the area of Tract 33 bounded by the South Line of the North 35 feet of the Southwest 1/4 of said Section 17, bounded by the West line of the East 35 feet of the Southwest 1/4 of said Section 17, and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both the last described lines. Tracts 45, 46, 47, 48 less the West 40 feet of Tracts 45, 46, 47 and 48 less the North 15 feet of Tract 48.

Less The South 40 feet of Tracts 36 and 45 of "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, together with the external area formed by a circular curve, concave to the Northeast, having a radius of 55.00 feet tangent to the South 40 feet of said Tract 45 and tangent to a line that is 40 feet East of/and parallel with the West line of Section 17, Township 52 South, Range 40 East together with the external area formed by a circular curve, concave to the Northwest, having a radius of 55.00 feet tangent to the South 40 feet of said Tract 36 and tangent to a line of the that is 40 feet West of/and parallel with the East line of the Southwest 1/4 of said Section 17.

Containing 6,149,232 Square feet or 141.17 Acres, more or less, by calculations.

### Property Location and Tax Folio Numbers:

NW 107th Avenue and NW 162nd Street (West 108th Street), Hialeah, Florida 33018  
FOLIO: 04-2017-001-0210, FOLIO: 04-2017-001-0220, FOLIO: 04-2017-001-0221,  
FOLIO: 04-2017-001-0230, FOLIO: 04-2017-001-0231, FOLIO: 04-2017-001-0240,  
FOLIO: 04-2017-001-0250, FOLIO: 04-2017-001-0260, FOLIO: 04-2017-001-0270,  
FOLIO: 04-2017-001-0280, FOLIO: 04-2017-001-0330, FOLIO: 04-2017-001-0340,  
FOLIO: 04-2017-001-0350, FOLIO: 04-2017-001-0351, FOLIO: 04-2017-001-0352,  
FOLIO: 04-2017-001-0360, FOLIO: 04-2017-001-0361, FOLIO: 04-2017-001-0450,  
FOLIO: 04-2017-001-0460, FOLIO: 04-2017-001-0470, FOLIO: 04-2017-001-0480