

RESOLUTION NO. 2021-081

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA EXPRESSING ITS INTENT TO APPROVE AND ADOPT A TEXT AMENDMENT TO THE INDUSTRIAL LAND USE CLASSIFICATION IN THE FUTURE LAND USE ELEMENT OF THE CITY OF HIALEAH COMPREHENSIVE PLAN ALLOWING MULTIFAMILY RESIDENTIAL USES SUBJECT TO CONDITIONAL USE PERMIT ON PROPERTIES WITH INDUSTRIAL LAND USE CLASSIFICATION THAT ARE LOCATED WITHIN A QUARTER MILE OF PROPERTIES WITH MIXED USE HIALEAH HEIGHTS LAND USE CLASSIFICATION.

WHEREAS, the City of Hialeah hereby initiates this request for a text amendment to the Future Land Use Element of the City of Hialeah Comprehensive Plan, that was recommended for approval by the Planning and Zoning Board, sitting as the local land planning agency at a public meeting on May 26, 2021; and

WHEREAS, the City intends to adopt and implement text amendment to the Future Land Use Element of its Comprehensive Plan to expand the scope of the uses with the Industrial Land Use Classification located within a quarter mile of properties with Mixed Use Hialeah Heights Land Use Classification; and

WHEREAS, the proposed text amendment to the City of Hialeah Comprehensive Plan is hereby approved for transmittal by the City Council, and shall be subject to comments through the expedited state review process by the Florida Department of Economic Opportunity or as otherwise provided in section 163.3184, Florida Statutes.

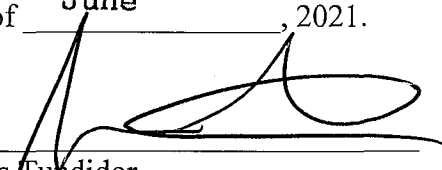
THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The foregoing facts and recitations contained in the preamble to this resolution are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2: It is the intent of the City Council that the text amendment to the Future Land Use Element of the Hialeah, Fla., Comprehensive Plan, after appropriate comment and public hearing, shall be considered for approval. The proposed amendment is identified in Exhibit "A" and shall be on file in the Office of the City Clerk.

Section 3: Effective Date. This Resolution shall become effective until 31 days after approval of the Florida Department of Economic Opportunity, the state planning agency, pursuant to Chapter 163, Part II, Florida Statutes, or as otherwise provided in section 163.3184, Florida Statutes.

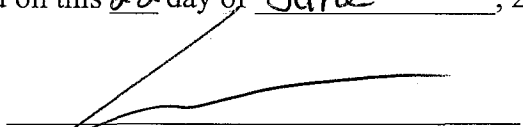
PASSED AND ADOPTED this 8 day of June, 2021.


Jesus Tundidor
Council President

Attest:


Brigette Ival for:
Marbelys Fatjo, City Clerk

Approved on this 22 day of June, 2021.


Mayor Carlos Hernandez

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

Approved as to form and legal sufficiency:

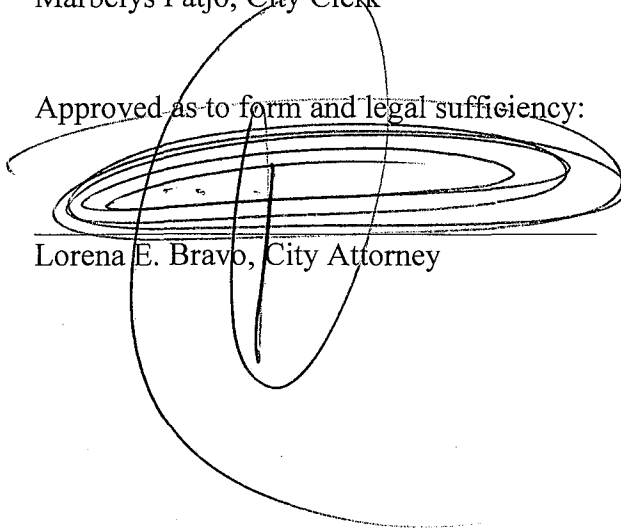

Lorena E. Bravo, City Attorney

EXHIBIT "A"

APPLICATION N° 1

**CITY OF HIALEAH COMPREHENSIVE PLAN FUTURE
LAND USE ELEMENT TEXT AMENDMENT**

The following lists the Policies which shall be included in the City's adopted Comprehensive Plan.

The following revisions to this Element are recommended. Recommended additions are denoted by underline; deletions by ~~strike through~~.

1. Amend Policy 1.1.1, *Land Use Categories*, of the Future Land Use Element as follows:

Policy 1.1.1: Land Use Categories: The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in the date and analysis of this element.

LAND USE CATEGORIES	INTENSITY STANDARDS

Industrial	<p>Light Industrial may be adjacent to urban scale development and uses only if it is conveniently buffered and compatible with adjacent neighborhood. No minimum floor area. Maximum F.A.R. of 1.5. Heavy Industrial shall be located on Industrial parks. Ten (10) acres, is the minimum area required for the industrial park designation, and the minimum building site for industrial park buildings is 30,000 sf.</p> <p>There is a maximum F.A.R. of 1.5 and maximum F.A.R. average of 0.45 for the area bounded by NW 154th St. to the south, NW 97th Ave to the east, and the HEFT to the northwest.</p> <p>15,000 sf, minimum building site for industrial park buildings. Maximum lot coverage 50%</p> <p>Property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed-use environment, and</p>

the request may be approved by the City only after compliance with all adopted Level of Service standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.

Industrial land use designated property on the future land use map within a quarter mile of the Mixed Use Hialeah Heights Land Use Classification (Hialeah Heights Commercial Development Zoning District) may request approval of multifamily residential developments up to 32 units/gross acre, the request is subject to the approval of a Conditional Use Permit to evaluate traffic impacts of the proposed development, vehicular and pedestrian connectivity to the commercial portion of the mixed use district and compatibility with dissimilar uses.
