

**ORDINANCE NO. 2016-32**

ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT BY AND AMONG ATLAS HIALEAH HEIGHTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE CITY OF HIALEAH, FLORIDA, A COPY OF WHICH IN SUBSTANTIAL FORM IS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "1". **PROPERTY COMPRISING APPROXIMATELY 135.3 ACRES WITHIN AN AREA BOUNDED ON THE WEST BY NW 97 AVENUE, ON THE NORTH BY NW 170 STREET, ON THE EAST BY INTERSTATE 75 / STATE ROAD 93, AND ON THE SOUTH BY THEORETICAL NW 162 STREET; ALL LOCATED IN HIALEAH, FLORIDA. PROPERTY HAVING A LAND USE CLASSIFICATION OF LOW-MEDIUM DENSITY RESIDENTIAL AND TO BE DEVELOPED WITHIN THE PARAMETERS OF THE RESIDENTIAL DEVELOPMENT DISTRICT (RDD) ZONING 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 November 18, 2015 recommended approval of this ordinance; and

**WHEREAS**, the City of Hialeah and Atlas Hialeah Heights, LLC desire to enter into a development agreement pursuant to the Florida Local Development Agreement Act, sections 163-3220 et seq., Florida Statutes; and

**WHEREAS**, the Development Agreement provides for the dedication of certain portions for principal roadways to the City, development of internal roads within the approximately 135.3 acre development, and a mechanism of site plan approval according to a project program for a unified mixed-use development consisting of residential and commercial/retail uses, to serve the community located in the Hialeah Heights Annexation Area.

NOW, THEREFORE, BE IT ORDAINED 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 ordinance are hereby adopted and incorporated by reference as if fully set forth herein.

**Section 2:** The City of Hialeah, Florida hereby approves the Development Agreement by and among Atlas Hialeah Heights, LLC., a Florida limited liability company, and the City of Hialeah, Florida, a copy of which in substantial form is attached hereto and made a part hereof as Exhibit "1" and in furtherance thereof, the City of Hialeah authorizes the Mayor and the City Clerk, as attesting witness, on behalf of the City, to enter into the Development Agreement and execute any document relating thereto. The Development Agreement covers property comprising approximately 135.3 acres within an area bounded on the west by NW 97 Avenue, on the north by NW 170 Street, on the east by Interstate 75 / State Road 93, and on the south by theoretical NW 162 Street; all located in Hialeah, Florida. Property having a land use classification of Low-Medium Density Residential and to be developed within the parameters of the Residential Development District (RDD) Zoning District.

**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.**

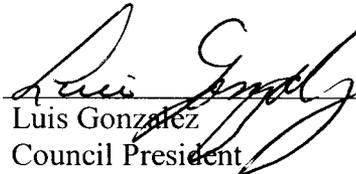
If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or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

**Section 6: 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 14 day of June, 2016.

THE FOREGOING ORDINANCE  
OF THE CITY OF HIALEAH WAS  
PUBLISHED IN ACCORDANCE  
WITH THE PROVISIONS OF  
FLORIDA STATUTE 166.041  
PRIOR TO FINAL READING.

  
Luis Gonzalez  
Council President

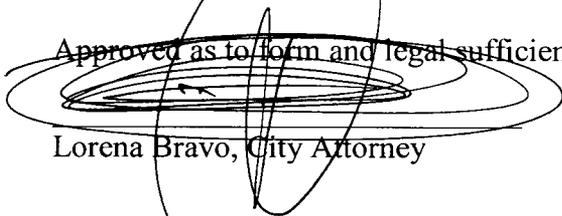
Attest:

Approved on this 20 day of June, 2016.

  
Marbelys Fatjo, City Clerk

  
Mayor Carlos Hernandez

Approved as to form and legal sufficiency:

  
Lorena Bravo, City Attorney

Ordinance was adopted by a 6-0-1 vote with Councilmembers, Casals-Muñoz, Garcia-Martinez, Gonzalez, Hernandez, Caragol, and Lozano voting "Yes". Council Vice-President Cue-Fuente absent.