

**RESOLUTION NO. 2018-086**

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, EXPRESSING ITS INTENT TO APPROVE AND ADOPT A MAP AMENDMENT TO THE FUTURE LAND USE MAP FROM TRANSIT ORIENTED DEVELOPMENT DISTRICT TO INDUSTRIAL. **PROPERTY LOCATED AT 725 SE 9<sup>TH</sup> COURT, HIALEAH, FLORIDA.** ZONED M-1 (INDUSTRIAL DISTRICT).

**WHEREAS**, an application requesting an amendment to the Future Land Use Map was recommended for approval at the public meeting on August 22, 2018 of the Planning and Zoning Board sitting as the local land planning agency; and

**WHEREAS**, the City intends to adopt and implement the amendment to the Future Land Use Map; and

**WHEREAS**, the proposed amendment to the City of Hialeah Future Land Use Map 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(3), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND 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 amendment to the Future Land Use Map, as set forth herein below, after appropriate comment and public hearing, shall be considered for approval from Transit Oriented District (TOD) to Industrial District. Property located at **725 SE 9<sup>TH</sup> COURT**, Hialeah, Miami-Dade County, Florida, zoned M-1 (Industrial District), and legally described as follows:

Portion of the Northeast 1/4 of Section 20, Township 3 South, Range 41 East, more particularly described as follows:

Begin at the Southeast corner of Lot 3, Block 6, "ROSE SUBDIVISION" according to the plat thereof, as recorded in Plat Book 47, at Page 38 of the Public Records of Dade County, Florida; thence North 0 degrees 01 minutes 50 seconds West along the Easterly boundary of said plat of "ROSE SUBDIVISION" for 638.22 feet to the Northeast corner of said "ROSE SUBDIVISION"; thence South 89 degrees 49 minutes 15 seconds East along the South line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 20 for 162.39 feet to a Point on a Curve; (said last mentioned course also being coincident with the South line of that certain plat of "HIALEAH HOMES" according to the plat thereof, as recorded in Plat Book 59 at Page 76 of the Public Records of Dade County, Florida) said point bearing North 89 degrees 58 minutes 10 seconds East from the radius point of the next described curve; thence Northwesterly along a circular curve to the left having a radius of 476.00 feet and a central angle of 16 degrees 04 minutes 29 seconds, from an arc distance of 133.55 feet to a Point of Reverse Curvature; thence Northwesterly along a circular curve to the, right having a radius of 225.00 feet and a central angle of 16 degrees 04 minutes 29 seconds for an arc distance of 63.13 feet to a Point of Tangency; thence North 0 degrees 01 minutes 50 seconds West for 104.45 feet; (said last mentioned three courses being coincident with the Easterly Right of Way line of S.E. 9<sup>th</sup> Court as shown on the aforesaid plat of "HIALEAH HOMES"; thence South 89 degrees 49 minutes 19 seconds East along the Southerly Right of Way line of S. E. 5<sup>th</sup> Street as dedicated by Deed Book 475, Page 608 of the Public Records of Dade County; Florida for 773.63 feet; thence South 0 degrees 35 minutes 19 seconds West for 178.48 feet; thence South 89 degrees 49 minutes 15 seconds East along a line parallel with and 120.00 feet North of, as measured at right angles to the South line of the North 1/2 of the South 1/2 of the Northeast 1/4 of said Section 20 for 208.71 feet; thence South 0 degrees 35 minutes 32 seconds West for 457.18 feet; thence South 89 degrees 47 minutes 29 seconds East for 1.00 feet thence South 0 degrees 35 minutes 32 seconds West for 307.18 feet; (said last mentioned three courses being coincident with the Westerly Right-of-Way line of Seaboard All Florida Railway); thence North 89 degrees 45 minutes 43 seconds West along a line 30.00 feet North of and parallel with the South line of the Northeast 1/4 of said Section 20 for 604.79 feet; thence North 0 degrees 00 minutes 43 seconds West along the East line of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 20, for 5.00 feet; thence North 89 degrees 45 minutes 43 seconds West along a line 35.00 feet North of and parallel with the South line of the Northeast 1/4 of said Section 20, for 326.03 feet to a Point on a Curve; (said point bearing South 53 degrees 06 minutes 20 seconds West from the radius point of the next described curve); thence Northwesterly along a circular curve to the right, having a radius of 25.00 feet and a central angle of 36 degrees 52 minutes 15 seconds, for an arc distance of 16.09 feet to a Point of Tangency; thence North 0 degrees 01 minutes 28 seconds West along the East line of the West 70.00 feet of the East 3/5 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 20, for 40.00

feet; thence North 89 degrees 45 minutes 43 seconds West along a line 90.00 feet North of and parallel with the South line of the Northeast 1/4 of said Section 20 for 70.00 feet; thence South 0 degrees 01 minutes 28 seconds East along the West line of the East 3/5 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 20 for 55.00 feet; said last mention d four courses being coincident with the boundary of that certain Right-of-Way Deed to Dade County, as recorded in Official Records Book 10745, a Page 329 of the Public Records of Dade County Florida; thence North 89 degrees 45 minutes 43 seconds West along a line 35.00 feet North of and parallel with the aforesaid South line of the Northeast 1/4 of Section 20, for 102.32 feet to the Point of Beginning, lying and being in the City of Hialeah, Dade County Florida.

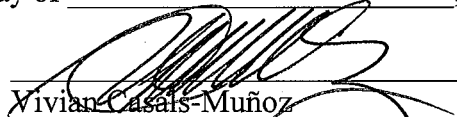
LESS

The West 2/5 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 53 South, Range 41 East Dade County, Florida, LESS the South 35 feet thereof for road purposes, and ALSO LESS the West 165 feet thereof, as said 165 feet is measured along the North and South lines of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 20.

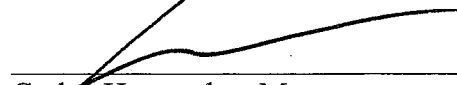
**Section 3: Effective Date.**

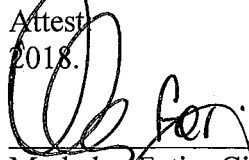
This Resolution shall become effective until 31 days after approval of the Florida Department of Economic Opportunity, the state planning agency, pursuant to Chapter 163, Part II, Florida Statutes, or as otherwise provided in section 163.3184, Florida Statutes.

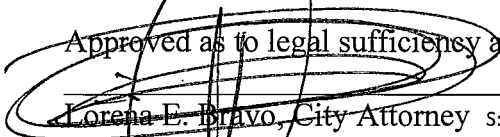
PASSED and ADOPTED this 28 day of August, 2018.

  
\_\_\_\_\_  
Vivian Casals-Munoz  
Council President

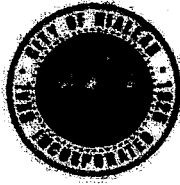
Approved on this 5 day of September.

  
\_\_\_\_\_  
Carlos Hernandez, Mayor

Attest  
2018.  
  
\_\_\_\_\_  
Marbelys Fatjo, City Clerk

Approved as to legal sufficiency and form:  
  
\_\_\_\_\_  
Lorena E. Bravo, City Attorney

Resolution was adopted by a 4-0-3 vote with Councilmembers, Casals-Munoz, Hernandez, Caragol, and Cue-Fuente voting "Yes" and with Councilmembers Zogby, Lozano and Garcia-Martinez absent.

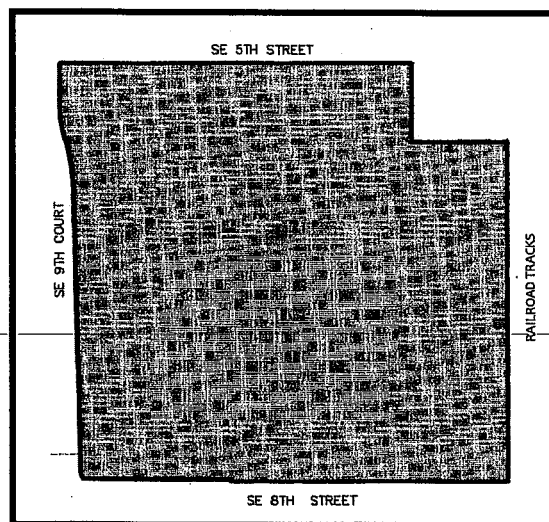


**NOTICE OF COMPREHENSIVE PLAN MAP AMENDMENT  
PUBLIC HEARING**

AUGUST 22<sup>ND</sup>, 2018  
Hialeah City Hall-3<sup>rd</sup> Floor

7:00 P.M.  
501 Palm Avenue, Hialeah, Florida

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA EXPRESSING ITS INTENT TO APPROVE AND ADOPT A MAP AMENDMENT TO THE FUTURE LAND USE MAP FROM TRANSIT ORIENTED DEVELOPMENT DISTRICT TO INDUSTRIAL. THE PROPOSED AMENDMENT WILL BE HEARD BY THE HIALEAH PLANNING AND ZONING BOARD, SITTING AS THE LOCAL PLANNING AGENCY, AS DEFINED BY CHAPTER 163.3164(30), FLORIDA STATUTES.



Property located at 725 SE 9<sup>th</sup> Court, Hialeah, zoned M-1 (Industrial District)

At the conclusion of the item, a recommendation for approval or denial will be made and forwarded to the Hialeah City Council for consideration at its regular meeting of August 28<sup>th</sup>, 2018.

Information on the proposed text amendment can be obtained at the Hialeah Planning Division, 2<sup>nd</sup> Floor, Hialeah City Hall, 501 Palm Avenue, Hialeah, Florida 33010 or by calling at (305) 883-8075 between the hours of 8:00 A.M. to 11:30 A.M. and 12:30 P.M. and 4:00 P.M. Monday to Friday.

In accordance with the American Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the Planning Division no later than seven days prior to the proceeding. Telephone (305) 883-8075 for assistance. If hearing impaired, telephone the Florida Relay Service Numbers, (800) 955-8771 (TOD) or (800)955-8770 (VOICE), for assistance.

**HIALEAH PLANNING DIVISION**