

**RESOLUTION NO. 2015- 91**

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, EXPRESSING ITS INTENT TO ADOPT AMENDMENTS TO ITS COMPREHENSIVE PLAN LAND USE MAP (2003-2015) TO DESIGNATE THE BOUNDARIES OF THE NEW TRANSIT ORIENTED DEVELOPMENT DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Hialeah, Fla. Resolution 15-73 (May 15, 2015), the City has express its intent to create a new Transit Oriented Development District (TOD) land use category to encourage redevelopment in the area within one-half mile around the existing tri-rail stations in the City;

**WHEREAS**, the new TOD land use category encourages the development of a self-sustaining, complete community supporting all aspects of everyday life and promote pedestrianism and public transit ridership as an alternative means of transportation within the district;

**WHEREAS**, the new TOD land use category requires an amendment to the City's Comprehensive Plan Future Land Use Map depicting the area falling within the new TOD land use category;

**WHEREAS**, a City-initiated application requesting amendments to the Comprehensive Plan Future Land Use Map of the City of Hialeah (2003-2015) to include a new Transit Oriented Development District was recommended for approval at the Planning and Zoning Board, sitting as the local land planning agency, at a public meeting on May 27, 2015; and

**WHEREAS**, the proposed amendments to the Comprehensive Plan Future Land Use Map were approved for transmittal by the City Council at a public meeting on June 9, 2015, subject to comment through the expedited state review process by the Florida Department of Economic Opportunity or as otherwise provided in section 163.3184, 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 Comprehensive Plan Future Land Use Map (2003-2015), setting the boundaries for the new TOD as delineated in Exhibit "1", after appropriate comment and public hearing, shall be considered for approval. The proposed amendment (Exhibit "1"), which is made a part hereof for all purposes, shall be on file in the Office of the City Clerk.

**Section 3: Effective Date.**

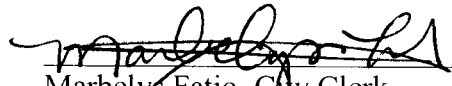
This Resolution shall become effective only upon approval of the Florida Department of Economic Opportunity, the state planning agency, pursuant to Chapter 163, Part II, Florida Statutes, or as otherwise provided in section 163.3184, Florida Statutes.

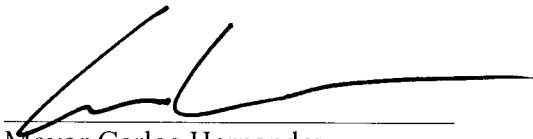
PASSED AND ADOPTED this 9 day of June, 2015.

  
\_\_\_\_\_  
Isis Garcia-Martinez  
Council President

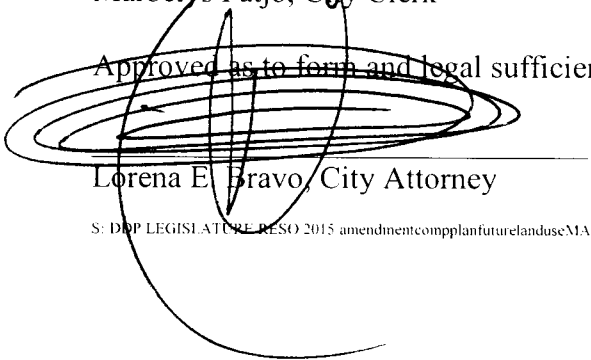
Attest:

Approved on this 14 day of June, 2015.

  
\_\_\_\_\_  
Marbelys Fatjo, City Clerk

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

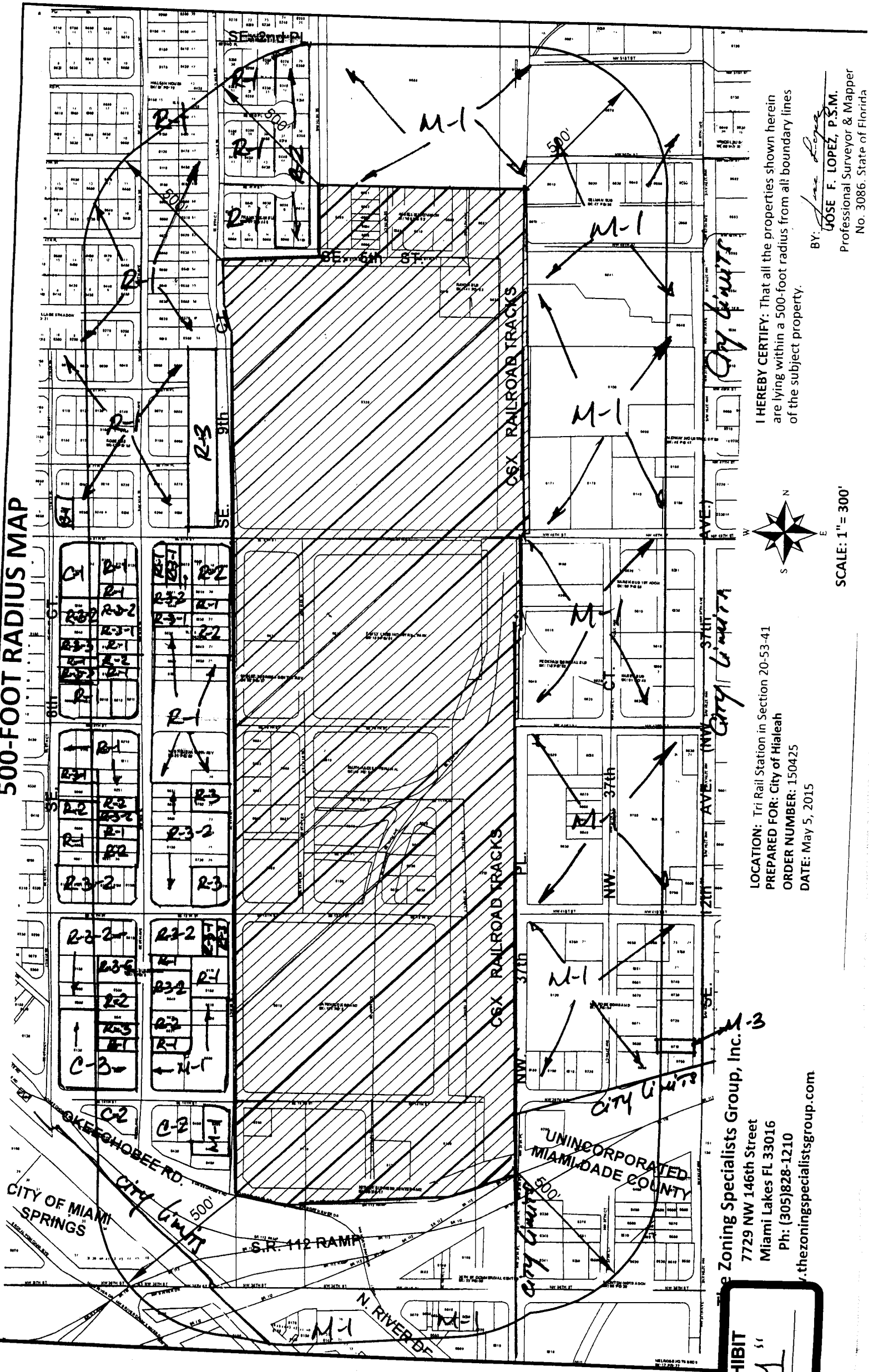
Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
Lorena E. Bravo, City Attorney

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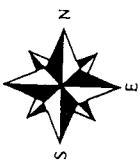
Resolution was adopted by a (7-0) unanimous vote with Councilmembers, Caragol, Casáls-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".

**500-FOOT RADIUS MAP**



I HEREBY CERTIFY: That all the properties shown herein are lying within a 500-foot radius from all boundary lines of the subject property.

BY: *Jose F. Lopez*  
**JOSE F. LOPEZ, P.S.M.**  
 Professional Surveyor & Mapper  
 No. 3086, State of Florida



SCALE: 1" = 300'

LOCATION: Tri Rail Station in Section 20-53-41  
 PREPARED FOR: City of Hialeah  
 ORDER NUMBER: 150425  
 DATE: May 5, 2015

**The Zoning Specialists Group, Inc.**  
 7729 NW 146th Street  
 Miami Lakes FL 33016  
 Ph: (305)828-1210  
 www.thezoningpecialistsgroup.com

**EXHIBIT**  
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