

**Carlos Hernandez**  
Mayor

**Vivian Casáls-Muñoz**  
Council President

**Jose F. Caragol**  
Council Vice President



Council Members  
**Katharine E. Cue-Fuente**  
**Paul B. Hernandez**  
**Lourdes Lozano**  
**Isis Garcia-Martinez**  
**Carl Zogby**

# City of Hialeah

September 12, 2018

Mr. Ray Eubanks, Plans Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120

**Re:** City of Hialeah  
2018 Large Scale Land Use Map Amendment  
Expedited State Review Process

**Local Planning Agency Public Hearing Date:** August 22, 2018

**City Council Public Hearing Date:** August 28, 2018

It is hereby certified that a complete amendment package including supporting data and analysis has been mailed to the South Florida Regional Planning Council, South Florida Water Management District, Miami-Dade County, Florida Department of Transportation, Department of Environmental Protection, Department of State and Miami-Dade County Public Schools on September 4, 2018.

**Summary of Proposed Amendment:**

Land Use Amendment from Transit Oriented Development to Industrial

Location: 725 SE 9<sup>th</sup> CT, Hialeah, FL

Size: 19.63 acres

This amendment is being submitted under the Expedited State Review Process

**Anticipated Month of Adoption:** November 2018

**The proposed amendment is not applicable to an area of critical state concern**

**Local contact person:**

Debora Storch, Planning and Zoning Official

City of Hialeah

Planning and Zoning Division

501 Palm Avenue, 2<sup>nd</sup> Floor

Hialeah, FL 33010

Tel: 305-492-2012

[dstorch@hialeahfl.gov](mailto:dstorch@hialeahfl.gov)

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# City of Hialeah

Mr. Ray Eubanks, Plans Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120

September 12, 2018

RE: Transmittal of City of Hialeah 2018 Large Scale Land Use Map Amendment

Dear Mr. Eubanks:

Enclosed please find one original and two CD-ROM copies of Resolution 2018-086 authorizing transmittal of the City's 2018 Comprehensive Plan land use map amendment, the proposed amendment, and other required documents. The proposed amendment consists of one application for land use change from Transit Oriented Development to Industrial. The review was conducted in accordance with the requirements of Chapter 163.3184 (3), Florida Statutes (F.S).

Copies of this transmittal package are being concurrently mailed to the review agencies listed at the end of this letter. The City Council authorized transmittal on August 28, 2018 through the above referenced Resolution. After your review of the proposed amendment is completed, the City will address objections, recommendations and comments as appropriate, and hold two readings of the Ordinance and adopt the amendments. The City anticipates that this will occur in November 2018.

The proposed amendment is not related to an area of critical State concern, a sector plan, a rural stewardship area, a development pursuant to Section 380.064(24)(x), F.S., or a new plan for a newly incorporated municipality. The contact person regarding this amendment is as follows:

Debora Storch, Planning and Zoning Official

City of Hialeah

Planning and Zoning Division

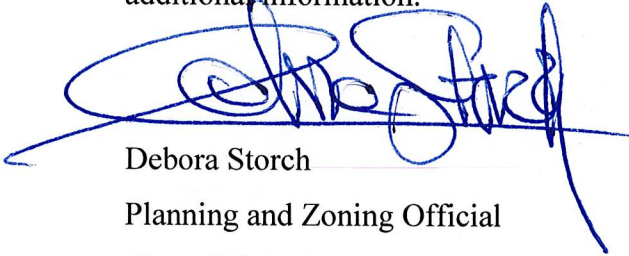
501 Palm Avenue, 2<sup>nd</sup> Floor

Hialeah, FL 33010

Tel: 305-492-2012

[dstorch@hialeahfl.gov](mailto:dstorch@hialeahfl.gov)

Thank you for your assistance in this matter. Please contact me if you have any questions or need additional information.



Debora Storch

Planning and Zoning Official

City of Hialeah

CC: Tracy D. Suber, Ed. Consultant-Growth Management Department of Environmental Protection

Deena Woodward, Historic Preservation Planner

Ken Jeffries, FDOT District 6

Isabel Cossio Carballo, AICP, Executive Director SFRPC

Terry Manning, AICP, Policy and Planning Analyst, SFWMD

Jerry H. Bell, AICP, Miami-Dade County RER

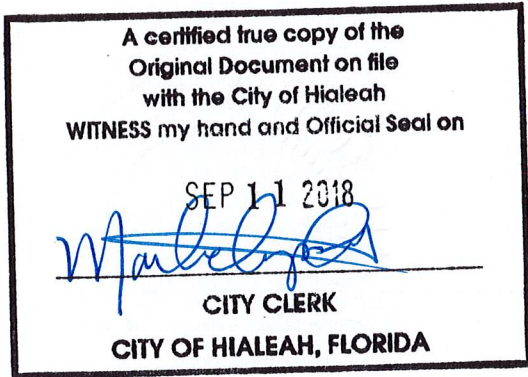
Ana Rijo-Conde, Miami -Dade County Public Schools

Attachments

# **1. Citywide Map**



## **2. Plan Amendment Data with Resolution**



**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 mentioned 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.

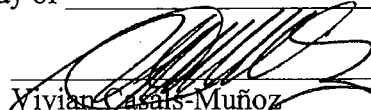
LESS

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.

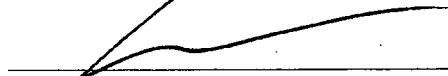
**Section 3: Effective Date.**

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.

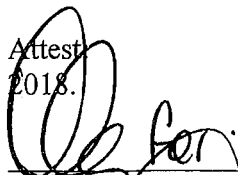
PASSED and ADOPTED this 28 day of August, 2018.

  
\_\_\_\_\_  
Vivian Casals-Muñoz  
Council President

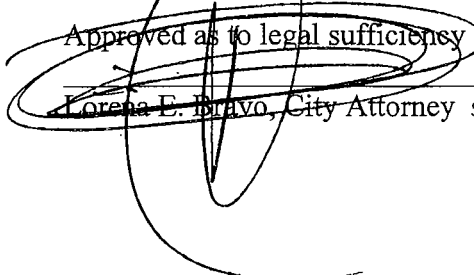
Approved on this 5 day of September,

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

Attest  
2018.

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

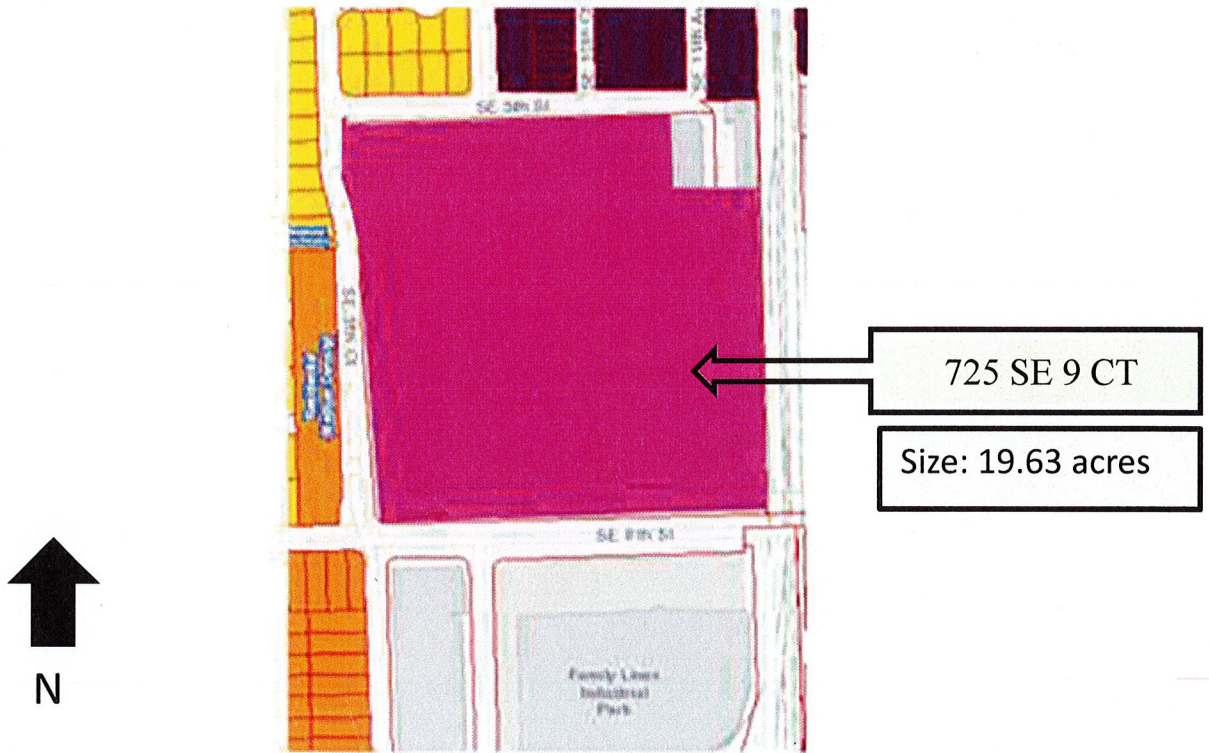
Approved as to legal sufficiency and form:

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

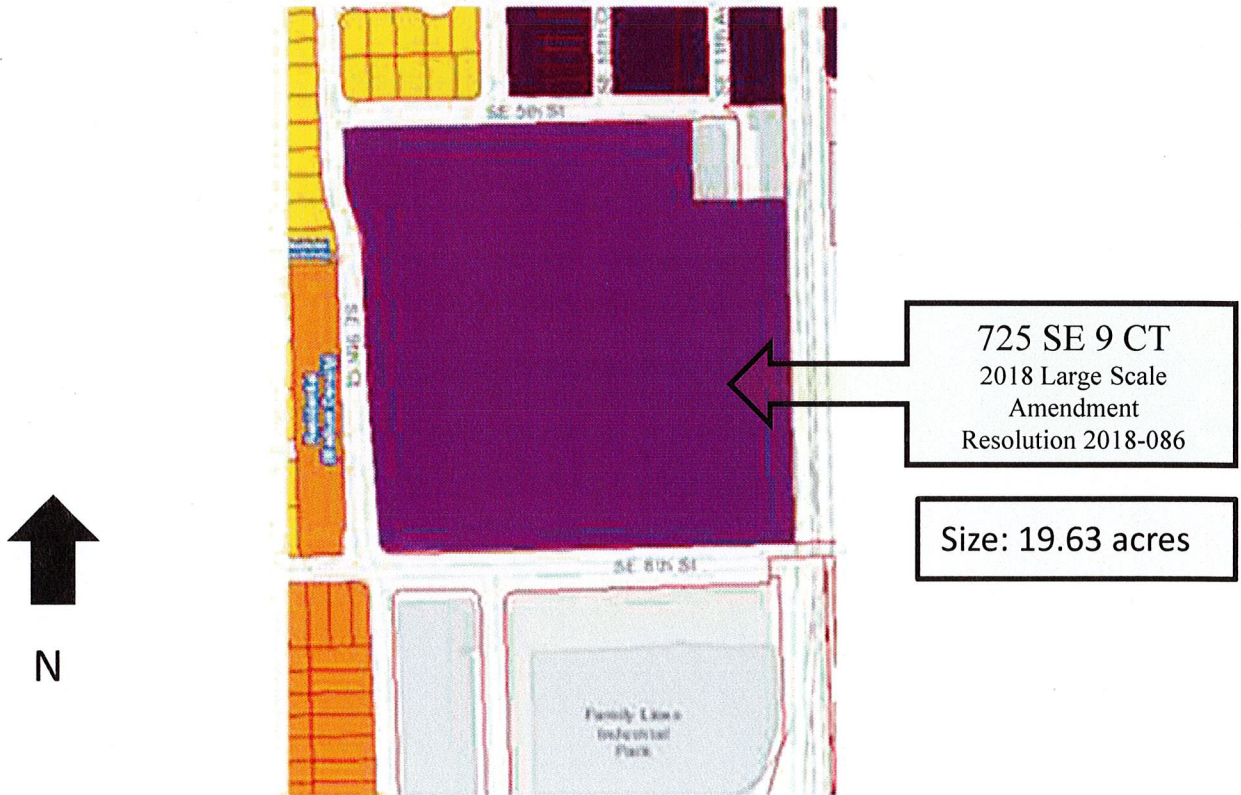
S:\DJ\RESOLUTIONS\Large Scale Amend 725 SE 9th Court.docx

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.

Existing Land Use: **TRANSIT ORIENTED DEVELOPMENT**



Proposed Land Use: **INDUSTRIAL**





**CITY OF HIALEAH**

**LAND USE PLAN AMENDMENT**

**PLANNING ZONING BOARD MEETING:** AUGUST 22<sup>ND</sup>, 2018 **AGENDA ITEM NO.** LU 1

**CITY COUNCIL MEETING:** AUGUST 28<sup>TH</sup>, 2018

**APPLICATION DATA**

**PLANNING STUDY AREA:** 7

**SECTION:** 20

**APPLICANT:** MELISSA TAPANES LLAHUES, ESQ. ON BEHALF OF COLUMBIA FLORIDA 9TH INDUSTRIAL, LLC

**ACTION REQUESTED:** MAP AMENDMENT

**LOCATION:** 725 SE 9<sup>TH</sup> COURT

**SIZE:** 855,518 SQUARE FEET

**BUILDING CODE VIOLATIONS:** NO

**FIRE CODE VIOLATIONS:** NO

**CODE ENFORCEMENT VIOLATIONS:** NO

**LAND USE AND NATURAL FEATURES DATA**

**EXISTING ON-SITE USE:** LIGHT INDUSTRIAL

**REQUESTED LAND USE:** INDUSTRIAL

**ADOPTED PLAN USE:** TOD (TRANSIT ORIENTED DEVELOPMENT)

**SURROUNDING ADOPTED LAND USES:**

**NORTH:** INDUSTRIAL & LOW DENSITY RESIDENTIAL

**SOUTH:** TOD (TRANSIT ORIENTED DISTRICT)

**EAST:** RAILROAD TRACKS

**WEST:** LOW DENSITY RESIDENTIAL & MEDIUM DENSITY RESIDENTIAL

**FLOOD HAZARD DATA:**

**BASE FLOOD ELEVATION:** 8.00'

**FIRM ZONE:** AH

**FINISHED FLOOR ELEVATION:** 12.48'

**HISTORIC / ARCHAEOLOGIST SITE?** NO

**WITHIN WELLFIELD PROTECTION ZONE?** NO

**CITY OF HIALEAH**

**LAND USE PLAN AMENDMENT**

**APPLICANT:** MELISSA TAPANES LLAHUES, ESQ. ON **MEETING:** AUGUST 22<sup>ND</sup>, 2018  
BEHALF OF COLUMBIA FLORIDA 9TH  
INDUSTRIAL, LLC

**LOCATION:** 725 SE 9<sup>TH</sup> COURT

**ITEM NO.** LU 1

**ANALYSIS and BASIS FOR RECOMMENDATION:**

The property in this application is a 19.64 acre parcel that is improved with warehouses that have a total area of 492,518 square feet and were built in 1960. The property is located at the northern end of the area designated by the City as the Market Station Transit Oriented Development District. The land use of the property is Transit Oriented Development District (TOD) as designated by City of Hialeah, Florida Ordinance 2016-02. The zoning of the property is M-1 (Industrial District). Although the property currently has TOD land use classification it has never been rezoned to a consistent zoning designation and it has been operated since 2017 for logistics services utilizing the existing improvements that were built under the industrial land use and zoning classification. Prior to the current use, the property has been used by Winn-Dixie Stores as a distribution center (1989 through 1993) and for light industrial uses. Because of the dated conditions of the site, the intensity of its current operation is light.

The properties to the north of the site have low density residential and industrial land use, the properties to the south have TOD land use classification and the properties to the west have low and medium density residential land uses. The east property line is adjacent to the railroad tracks. The properties to the east are developed with a multifamily development and single family houses and the neighboring properties at the northwest side of the subject property are developed with single family homes.

At this time the applicant is before the City with a request to amend the land use from TOD to Industrial in relation to a proposal to redevelop the site with a new state of the arts logistic park consisting of three warehouses with a total area of 417,960 square feet with interior truck courts, parking for 49 trailers and surface parking lots for regular vehicles. A traffic generation statement has been submitted with the application indicating that the new uses will generate less trips than the existing uses. However, this analysis is based on a model that takes into account the existing and proposed type of use and building area and not the actual count of current trips.

The City's concurrency software indicates that the traffic meets the adopted levels of service. As for water supply, and water and sewers if the demands remain the same as the current ones, there is no impact since the adopted levels of service are currently met. A detailed analysis and required improvements by the developer will be examined and determined at the site plan review phase as required by the City of Hialeah Comprehensive Plan.

The proposed land use amendment is consistent with Policy 1.2.1 and Policy 1.4.9 of the Future Land Use Element; Objective 1.2 and Objective 1.10 of the Transportation Element and Objective 1.2 of the Capital Improvements Element related to topography/soil conditions, economic development, transportation demand planning, mass transit service and level of service, respectively.

Although the rezoning phase would usually be the phase in which a development proposal is analyzed, given that this site is already zoned M-1, the opportunity to discuss its impact at a public hearing after the land use is approved, will not exist. Accordingly, it is important to point out that even though the proposed use is similar to the existing, the proposed new facilities will intensify the use of the site, and therefore will be more impactful to the existing residential uses and future TOD uses given that the Market Station Transit Oriented Development District is now just in its initial redevelopment phase.

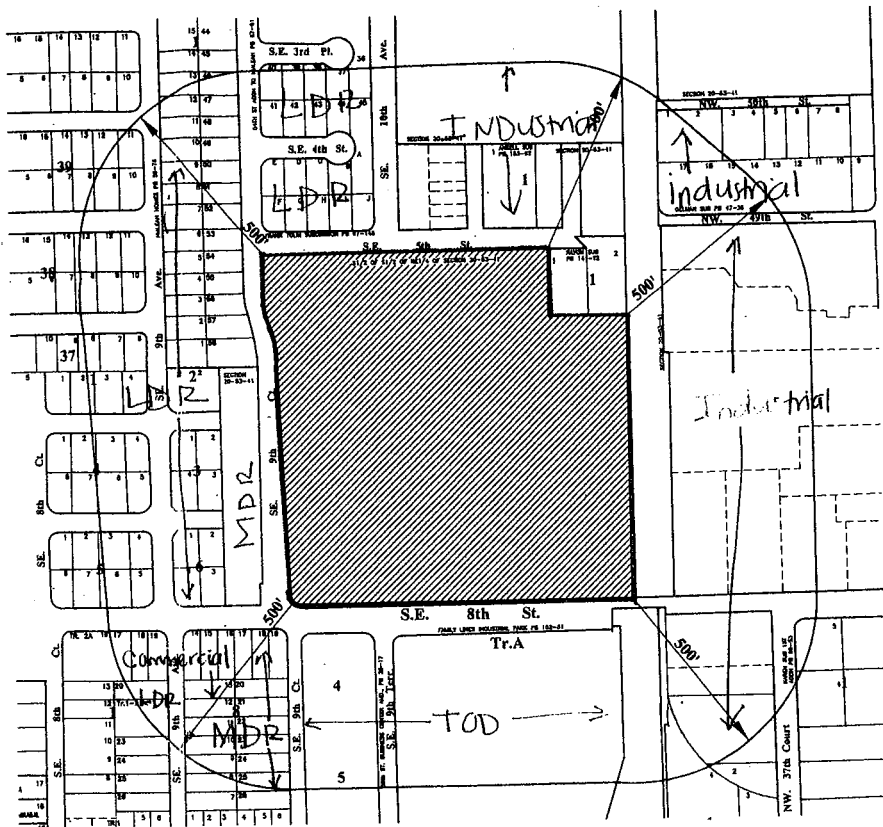
To minimize the potential impact, the submitted plans for the redevelopment proposal place the truck and loading docks and trailer parking in the interior of the site, shielding them with buildings from the neighboring residential uses. However, the proposed truck entrances fail to address the impact to the residential uses. This is a shortcoming that needs to be addressed in order to achieve the compatibility of the proposed development with the surrounding area.

Appropriate design of the new development is key to attain the compatibility of the proposed land use with the existing surrounding land uses and to achieve consistency with Objective 1.5 of the Future Land Use Element of the Comprehensive Plan (Objective 1.5: Land Use Compatibility. Future development must be consistent with the adopted Future Land Use Map and existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible. In addition, existing neighborhoods will be protected from incompatible uses).

The proposed land use amendment will impact the TOD district masterplan since its area will be reduced; however since the subject property is at the north end of the district it will not impact its continuity and could be harmonious with the adjacent district if it is properly designed as stated above.

The proposed land use change from TOD to Industrial could be approved with the condition that the site is developed in such a manner that makes it consistent with Objective 1.5 of the Future Land Use Element of the City of Hialeah Comprehensive Plan.

**RECOMMENDATION:** Approval with conditions



### 500-FOOT RADIUS MAP OF:

**LEGAL DESCRIPTION:**

A portion of the Northeast 1/4 of Section 20, Township 53 South, Range 41 East, Miami-Dade County, Florida.  
 (For complete legal description please see "Exhibit A" shown on last two pages of the accompanied list of property owners)

FOLIO: 04-3120-000-0320  
 LOCATION: 725 SE 9 Ct., Hialeah, FL 33010

FOR: Sercow Radell Fernandez & Larkin

ORDER: 180501  
 DATE: May 8, 2018

ITEM # 111  
 5-7-18



SCALE: 1" = 225'

**The Zoning Specialists Group, Inc.**  
 7729 NW 148th Street  
 Miami Lakes FL 33018  
 Ph: (305) 828-1210  
[www.thezoningpecialistsgroup.com](http://www.thezoningpecialistsgroup.com)

I HEREBY CERTIFY: That all the properties shown herein are lying within a 500-foot radius from all boundary lines of the subject property. I further certify that this radius map is true and correct to the best of my knowledge and belief.

NOTE:  
 NOT VALID UNLESS SEALED WITH  
 THE SIGNING SURVEYOR'S SEAL

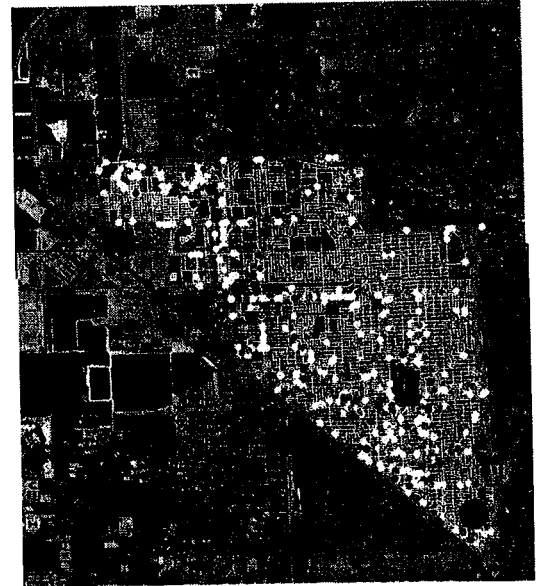
BY: *Jose F. Lopez*  
**JOSE F. LOPEZ, P.S.M.**  
 Professional Surveyor & Mapper  
 No. 3086, State of Florida.

**City of Hialeah  
Concurrency Management System  
Application for Informational Statement**



**PLANNING DIVISION**

Name: Axis Park Company Lincoln Property	App. Name: Melissa Tapanes
725 SE 9 CT	App. Address: 200 South Biscay
Hialeah Zip	City: Miami Zip: 33131
Phone Number: 305-377-6227	E-Mail: MTapanes@BRZonin
Tax Folio #: 33010	Concurrency#: 32-I-2018
Status: Informational	Old Status: Informational
Record Number: 2065	Demolition Record#: 0
Bldg. Permit Number:	Permit Date:
Permit Status:	Permit Type:
Existing Zoning: M-1	Proposed Zoning: M-1
ExLandUse: TOD	PrLandUse: Industrial
Const. Start Date:	Completion Date:
Cert. of Occupancy#:	Certification Date:
Tax Receipt#:	Tax Receipt Date:
WASD Ord. Ltr#:	WASD San Ltr#:
County Tax Receipt#:	County Tax Recpt Date:



**Site Plan Review#:**

Application Date: August 30 2018	Approval Date: N/A	Build Date: N/A
Extension Granted: N/A	Expire Date: N/A	Denied Date: N/A

**CONCURRENCY INFORMATION STATEMENT**

This Concurrency Information Statement is for INFORMATIONAL purposes only and reflects the availability of public services only at the time this statement is issued. This is not a Capacity Reservation.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development (e.g. any change in) use at a future date.

**INPUT**

**Warehouse Space 419.8 x1,000 S.F.**

Comments  
Small Scale Amendment from Transit Oriented Development District (Market Station) to Industrial

**OUTPUT**

Infrastructure	Zone	Site Demand	Units	Concurrent?
Traffic	451			
TCMA	SE	214	Vehicles peak Hour	Yes
Sewers	348	20990	Gallons Per Day	TBD
Water	1	20990	Gallons Per Day	TBD
Parks	1	0	Acres	Yes
Solid Waste	1	20990	Pounds per Day	Yes
Flood	AE	6	Elevation in Feet	TBD

Statement Issued By:  Date Issued: August 30 2018  
**Planning Department  
Principal Planner**

### **3. Local Planning Agency Summary Agenda**



**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING AND 2018 LAND USE AMENDMENT  
TO THE COMPREHENSIVE PLAN SPECIAL MEETING**

**August 22<sup>nd</sup>, 2018**

*Summary Agenda- Minutes*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION  
WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON  
ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

Roll Call.

**Present: Mr. D. Perez, Mr. Rodriguez, Mr. O. Perez, Mr. Suarez**

**Absent: Mr. Casanova**

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**LAND USE AMENDMENT SECTION:**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE  
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY  
COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 28<sup>TH</sup>, 2018.**

**LU 1. 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, ZONED M-1 (INDUSTRIAL DISTRICT).**

**Applicant: Melissa Tapanes Llahues, Esq. on behalf of Columbia Florida 9<sup>th</sup> Industrial, LLC**

**Planner's recommendation: Approval**

**\*REPORT: Jaqueline Mena 984 SE 3 Place addressed the board and the applicant with concerns and questions about the project**

**Motion to Approve with Conditions: Mr. Suarez; Second: Mr. O. Perez**

**Motion Approved: 5-0-1**

*Item Approved with Conditions*

**PLANNING AND ZONING ITEMS SECTION:**

1. Approval of Planning and Zoning Board Summary Agenda of June 27<sup>th</sup>, 2018 as submitted.

**Motion to Approve: Mr. Suarez; Second: Mr. Rodriguez**

**Motion Approved: 5-0-1**

*Item Approved*

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, SEPTEMBER 25<sup>TH</sup>, 2018.**

2. **Final decision** to allow the following adjustments: rear setback of 17.5 feet, where 20 feet are required for the existing house; west side setback of 3 feet, where 6.5 feet are required for an aluminum roof; west side setback of 1 feet, where 6.5 feet are required, for accessory building and pergola; 1 feet rear setback, where 7.5 feet are required, for accessory building; 8.15 feet distance separation between a pergola attached to the house and accessory building, where 20 feet are required. Property located at 180 SE 9<sup>th</sup> Avenue, Hialeah, zoned R-1 (One-Family District).

**Applicant: Carmen Oroceno**

**Planner's recommendation: Approve only rear setback adjustment of 17.5 feet, where 20 feet are required for enclosed and converted carport.**

**Motion to Table Item: Mr. O. Perez; Second: Mr. Suarez**

**Motion Approved: 5-0-1**

*Item Tabled*

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, SEPTEMBER 11<sup>TH</sup>, 2018.**

3. **Rezoning** from GU (Interim District-Miami-Dade County zoning designation) to MH (Industrial District). Property located at 4200 West 84<sup>th</sup> Street, Hialeah, zoned GU (Interim District-Miami-Dade County zoning designation).

**Applicant: Ceasar Mestre, Esq. on behalf of Corner Land LLC**

**Planner's recommendation: Withdraw by applicants request**

**NO ACTION**

## **4. City Council Summary Agenda**

**Carlos Hernández**  
Mayor

**Vivian Casáls-Muñoz**  
Council President

**Jose F. Caragol**  
Council Vice President



Council Members  
**Katharine Cue-Fuente**  
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**Lourdes Lozano**  
**Carl Zogby**

**City Council Summary Agenda/Minutes**  
**August 28, 2018**  
**7:00 P.M.**

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Call to Order

**REPORT: Council President Casáls-Muñoz called the meeting to order at 7:43 p.m.**

Roll Call

**REPORT: The following Council Members were present:**

- Council President Vivian Casáls-Muñoz
- Council Vice-President Jose Caragol
- Councilwoman Katharine Cue-Fuente
- Councilman Paul Hernandez

**REPORT: The following Council Members were absent:**

- Councilwoman Isis Garcia-Martinez
- Councilman Carl Zogby
- Councilwoman Lourdes Lozano

**REPORT: Also present were:**

- Mayor Carlos Hernandez
- Lorena Bravo, City Attorney

Invocation given by Lisette Perez, Office Coordinator of the Office of the City Clerk

**REPORT: The invocation was led by Lisette Perez, Office Coordinator, Office of the City Clerk.**

Pledge of Allegiance to be led by Councilwoman Lourdes Lozano

**REPORT: The Pledge of Allegiance was led by Council President Casáls-Muñoz**

**LU 8.** Proposed resolution 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 9th Court, Hialeah, Florida. Zoned M-1 (Industrial District). APPROVED 4-0-3 with Councilmembers Zogby, Garcia-Martinez, and Lozano absent.**

<i>Item was approved by the Planning and Zoning Board on August 22, 2018.</i>
<i>Planner's Recommendation: Approval.</i>
<i>Owner of the Property: Columbia Florida 9<sup>th</sup> Industrial, LLC, 120 N. Lasalle Street, Suite 2900, Chicago Illinois 60602.</i>
<i>Registered Lobbyist: Melissa Tapanes Llahues, 200 South Biscayne Boulevard, Suite 850, Miami, Florida 33131.</i>

**REPORT: Motion to approve Item LU 8 made Council Vice President Caragol and seconded by Councilwoman Cue-Fuente. Motion passed 4-0-3 with Councilmembers Zogby, Garcia-Martinez, and Lozano absent.**

**RESOLUTION NO. 2018-086**

**REPORT: Meeting was adjourned by Council President Casáls-Muñoz at 9:35 p.m.**

**NEXT CITY COUNCIL MEETING: Tuesday, September 11, 2018 at 7:00 p.m.**

**NEXT CHARTER SCHOOL OVERSIGHT COMMITTEE MEETING: Tuesday, November 27, 2018 at 6:30 p.m.**

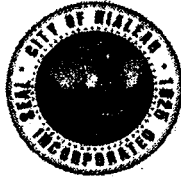
Anyone wishing to obtain a copy of an agenda item should contact the Office of the City Clerk at (305) 883-5820 or visit at 501 Palm Avenue, 3<sup>rd</sup> Floor, Hialeah, Florida, between the hours of 8:30 a.m. and 5:00 p.m.

Persons wishing to appeal any decision made by the City Council with respect to any matter considered at the meeting, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

An ordinance or resolution 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. If the Mayor's veto is sustained, the affected ordinance or resolution does not become law and is deemed null and void.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at

## **5. Support Documentation**

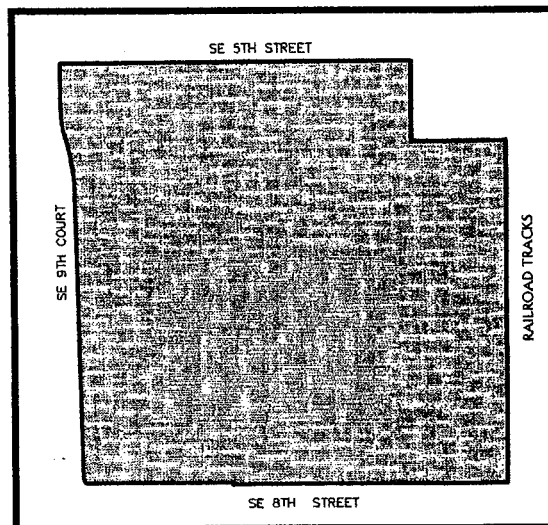


**NOTICE OF COMPREHENSIVE PLAN MAP AMENDMENT  
PUBLIC HEARING**

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.



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**

1 May 2018

Deborah Storch  
Director of Planning and Zoning  
City of Hialeah  
501 Palm Avenue, 2<sup>nd</sup> Floor  
Hialeah, Florida 33010

**Re: Traffic Generation Statement  
Miami Axis Warehouse  
Hialeah, Florida  
Langan Project No.: 300216202**

Dear Ms. Storch:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for Miami Axis to show that it will not generate more vehicle traffic than the development it will replace. Miami Axis is a proposed warehouse development that will replace an existing warehouse development at 725 SE 9<sup>th</sup> Court in Hialeah, Florida. The site must be platted through the city's land-development process. This letter report includes trip-generation calculations and peak-hour driveway volumes for the proposed development. Attachment A contains an aerial photograph of the site location.

### **Project Description**

The site is comprised of 19.64 acres and is bounded by three public roads. The proposed development will reduce the warehouse building area from 500,194 to 419,840 square feet. The folio number of the development site is 04-3120-000-0320. The proposed development will include driveway connections to SE 8<sup>th</sup> Street, SE 9<sup>th</sup> Court and SW 5<sup>th</sup> Street and is expected to be constructed by 2019. Attachment B contains a copy of the site plan and information from the Miami-Dade County Property Appraiser's website.

### **Trip Generation Analysis**

The proposed development is expected to generate 709 daily, 76 morning peak-hour and 80 afternoon peak-hour trips which is less than the existing development. The redevelopment of the property is expected to reduce the trip generation of the site by 127 daily, 9 morning peak-hour and 15 afternoon peak-hour trips. **Table 1** summarizes the trip-generation estimates for the proposed and existing developments. We prepared daily, morning peak-hour and afternoon peak-hour trip estimates for the proposed development using equations from the 10<sup>th</sup> Edition of the ITE *Trip Generation Manual*. Attachment C contains the trip-generation tables and excerpts from the ITE manual.



**Table 1 - Trip Generation Analysis**

Use	Area	Daily	Weekly Morning Peak Hour			Weekly Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
<b>Existing Use</b>								
Warehousing	500,194 SF	836	65	20	85	26	69	95
<b>Proposed Uses</b>								
Warehousing	419,840 SF	709	59	17	76	22	58	80
<b>Net New Trips</b>		<b>-127</b>	<b>-6</b>	<b>-3</b>	<b>-9</b>	<b>-4</b>	<b>-11</b>	<b>-15</b>

\* Based on 10th Edition ITE Trip Generation Manual

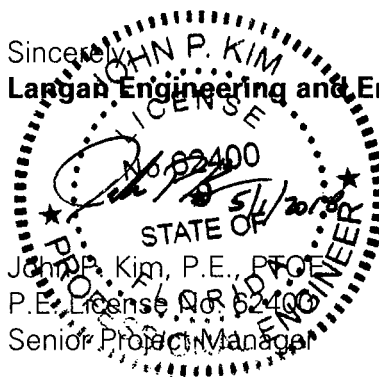
**Driveway Volumes**

We used the 2040 Miami-Dade County 2040 Transportation Model to determine the traffic distribution for the proposed development. We applied the distribution to the morning and afternoon peak-hour trip-generation values and developed turning-movement volumes for each of the proposed development’s six driveways. Attachment D contains a figure that shows the peak-hour driveway volumes.

**Conclusion**

We determined that Miami Axis is not expected to generate more vehicle traffic than the development it is replacing. Therefore a traffic-impact analysis should not be required for the proposed development. Please contact me at (786) 264-7226 with any questions or comments.

Sincerely,  
**J. P. KIM**  
**Langan Engineering and Environmental Services, Inc.**



J. P. Kim, P.E., PTOE  
 P.E. License No. 62400  
 Senior Project Manager

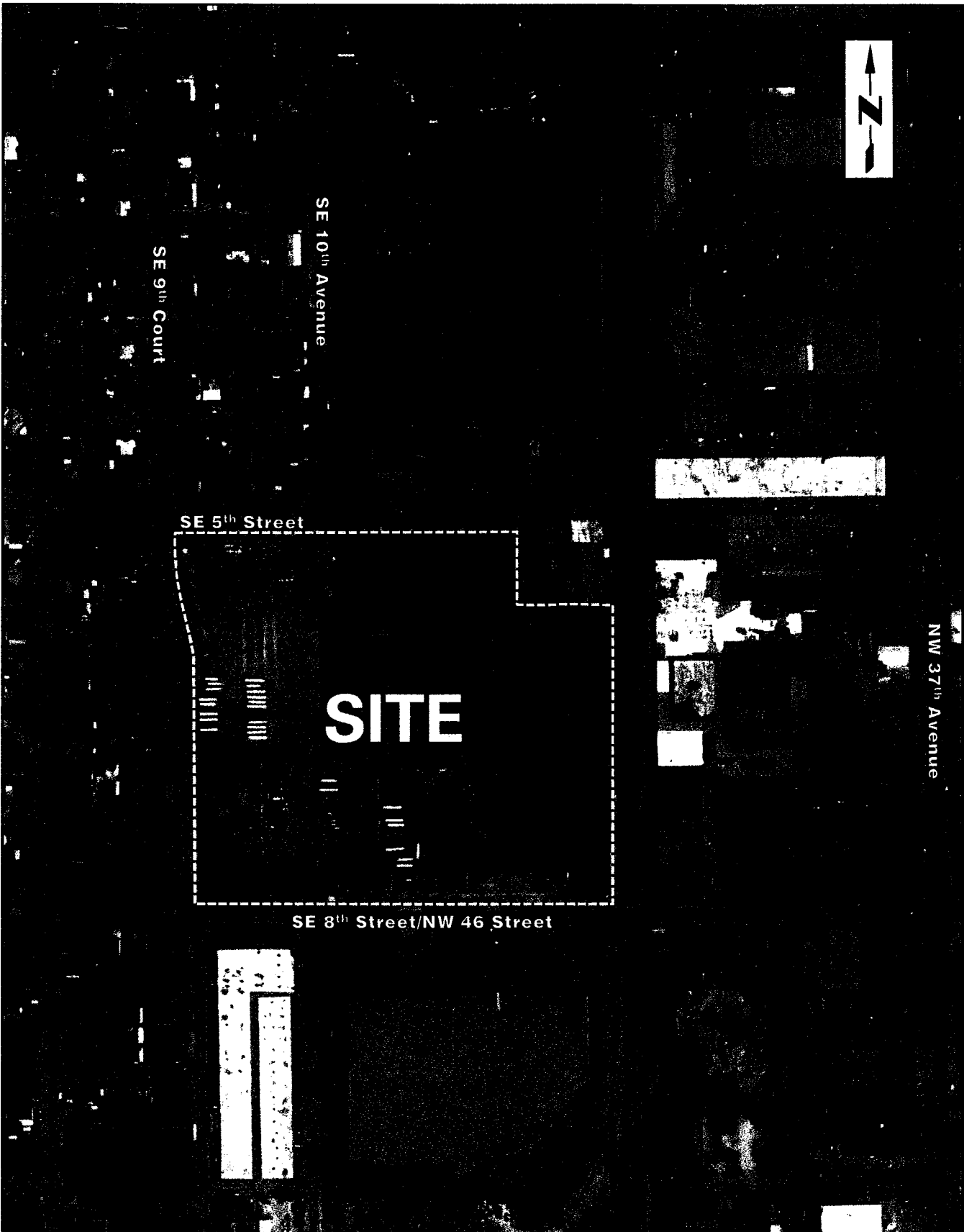
Eric Schwarz, P.E., LEED AP  
 Principal/Vice President

JPK:jpk

Attachments:

- Attachment A – Site Location Aerial Photograph
- Attachment B – Site Plan & Property Appraiser Data
- Attachment C – Trip Generation Tables & ITE Excerpts
- Attachment D – Driveway Volumes Figure

**ATTACHMENT A**  
**SITE AERIAL PHOTOGRAPH**



SE 9<sup>th</sup> Court

SE 10<sup>th</sup> Avenue

SE 5<sup>th</sup> Street

**SITE**

NW 37<sup>th</sup> Avenue

SE 8<sup>th</sup> Street/NW 46 Street

<p><b>LANGAN</b></p> <p>15150 NW 79<sup>th</sup> Court, Suite 200, Miami Lakes, FL 33016          P: 786.264.7221 F: 786.264.7201 www.langan.com</p> <p>FL CERTIFICATE OF AUTHORIZATION No. 00006601</p>	Project	Figure Title	Project No.	Attachment A
	MIAMI AXIS	Aerial Photograph	300216201	
	HIALEAH		Date	
MIAMI-DADE COUNTY	FLORIDA		Scale	NTS

**ATTACHMENT B**  
**SITE PLAN**

SPA  
SUBMITTAL  
05/01/2018



AS1.00

Sheet No

Scale  
Project No  
Date

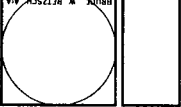
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07/10/18

Project Director  
Project Engineer  
Checked by  
Date

Principal  
Project Engineer  
Checked by  
Date

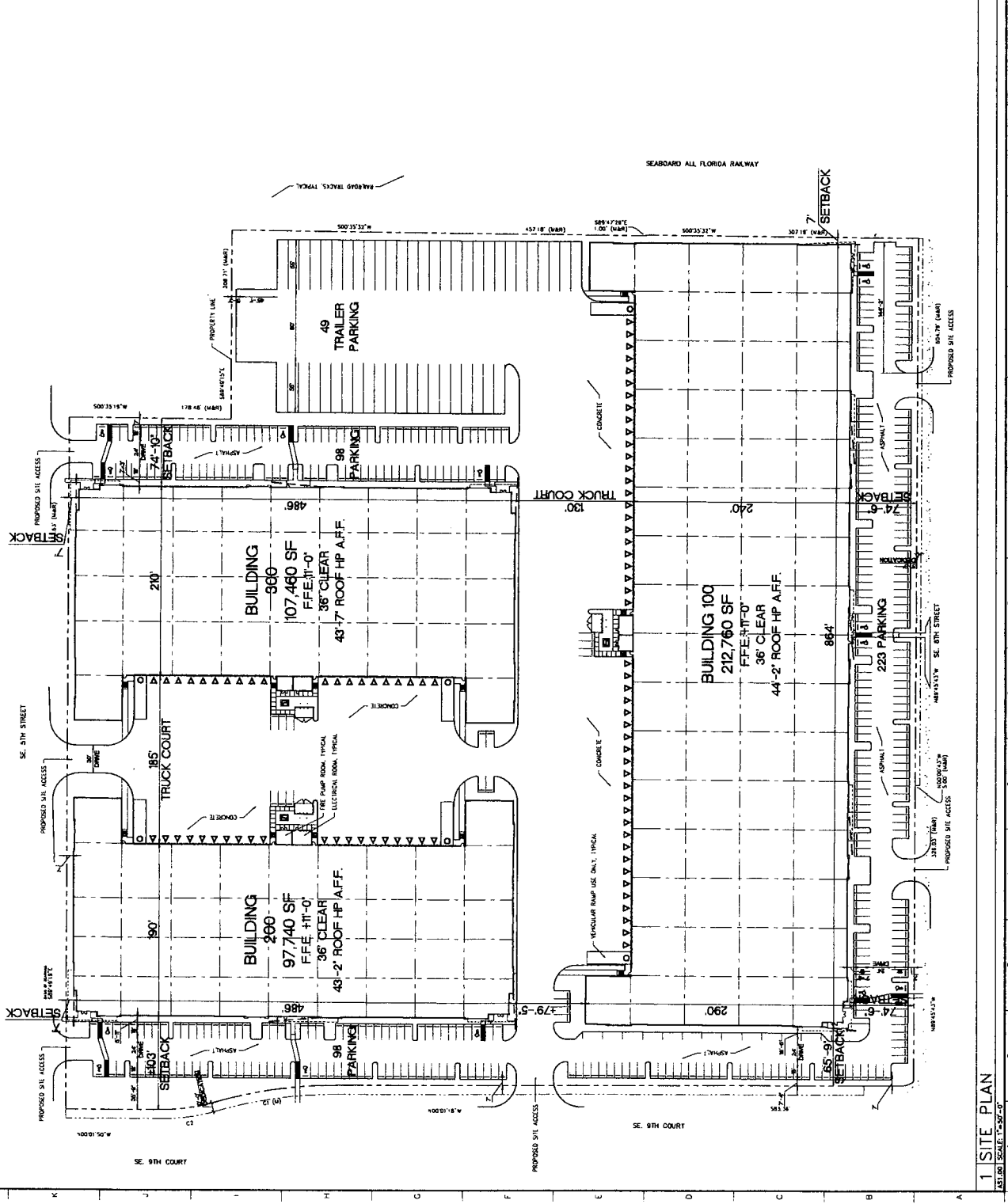
REVISIONS

AXIS PARK  
LINCOLN PROPERTY COMPANY  
HALLEAH, FLORIDA



GENERAL NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
3. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
4. ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
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PROPOSED SITE PLAN	
MUNICIPALITY CITY OF HALLEAH	
ZONING DESIGNATION	USE
URBEN PROPOSED	OFFICE BUILDING
GROSS SITE AREA	161,066 SF (19.77 ACRES)
NET SITE AREA (AFTER DEDUCTION)	849,197 SF (19.49 ACRES)
TOTAL COVERAGE/FAR	49.2%
OFFICE AREA	85,259 SF (1.96 ACRES)
OFFICE AREA REQUIRED	10,014
BUILDING 100 (86' CLEAR)	
AREA (NET)	212,760 SF
AREA (GROSS)	213,366.6 SF
PARKING COUNT	223 SPACES
PARKING RATIO	1.00 / 1000 SF
OVERHEAD DOORS	48
DRIVE IN DOORS	2
ROOF HIGH POINT	44'-2" A.L.T.
BUILDING 200 (86' CLEAR)	
AREA (NET)	97,740 SF
AREA (GROSS)	98,356.6 SF
PARKING COUNT	88 SPACES
PARKING RATIO	1.00 / 1000 SF
OVERHEAD DOORS	20
DRIVE IN DOORS	2
ROOF HIGH POINT	43'-2" A.L.T.
BUILDING 300 (86' CLEAR)	
AREA (NET)	107,460 SF
AREA (GROSS)	108,066.6 SF
PARKING COUNT	88 SPACES
PARKING RATIO	1.00 / 1000 SF
OVERHEAD DOORS	20
DRIVE IN DOORS	2
ROOF HIGH POINT	43'-2" A.L.T.
TOTAL SITE	
BUILDING AREA (NET)	417,960 SF
BUILDING AREA (GROSS)	419,389.80 SF
PARKING COUNT	419
PARKING RATIO	1.00 / 1000 SF
OVERHEAD DOORS	88
DRIVE IN DOORS	6
TRAILER PARKING	49
PARKING DESIGN	1 SPACE PER 1,000 SF W/ACCESS USE



1 SITE PLAN  
AS1.00 SCALE: 1"=50'-0"

**ATTACHMENT C**  
**TRIP GENERATION TABLES AND DATA**

TRIP GENERATION ANALYSIS  
MIAMI AXIS

DAILY

Land Use	Floor Area (SF)	Density (Units/SF)	Existing		Proposed		Difference (Proposed less Existing)	
			Units	Trips	Units	Trips		
<u>Existing Use</u> Warehousing	150	500,194 SF						
			T = 1.58 (X) + 45.54		50%	418	418	
<u>Proposed Use</u> Warehousing	150	419,840 SF						
			T = 1.58 (X) + 45.54		50%	355	354	
<b>Difference (Proposed less Existing)</b>							<b>-63</b>	<b>-64</b>
							<b>836</b>	<b>709</b>
							<b>-127</b>	

MORNING PEAK HOUR

Land Use	Floor Area (SF)	Density (Units/SF)	Existing		Proposed		Difference (Proposed less Existing)	
			Units	Trips	Units	Trips		
<u>Existing Use</u> Warehousing	150	500,194 SF						
			T = 0.12 (X) + 25.32		77%	65	20	
<u>Proposed Use</u> Warehousing	150	419,840 SF						
			T = 0.12 (X) + 25.32		77%	59	17	
<b>Difference (Proposed less Existing)</b>							<b>-6</b>	<b>-3</b>
							<b>85</b>	<b>76</b>
							<b>-9</b>	

AFTERNOON PEAK HOUR

Land Use	Floor Area (SF)	Density (Units/SF)	Existing		Proposed		Difference (Proposed less Existing)	
			Units	Trips	Units	Trips		
<u>Existing Use</u> Warehousing	150	500,194 SF						
			T = 0.19 (X)		27%	26	69	
<u>Proposed Use</u> Warehousing	150	419,840 SF						
			T = 0.19 (X)		27%	22	58	
<b>Difference (Proposed less Existing)</b>							<b>-4</b>	<b>-11</b>
							<b>95</b>	<b>80</b>
							<b>-15</b>	

\* Based on 10th Edition ITE Trip Generation Manual

# Warehousing (150)

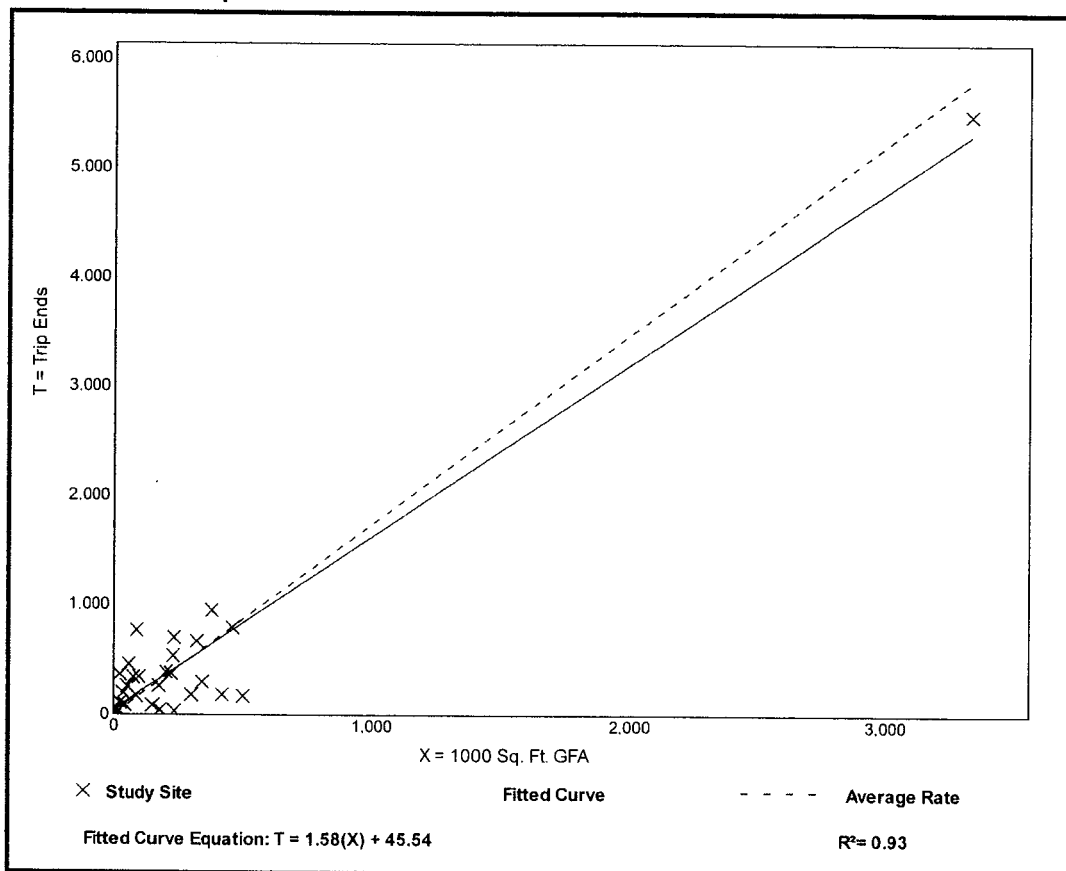
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 29  
 1000 Sq. Ft. GFA: 285  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

### Data Plot and Equation





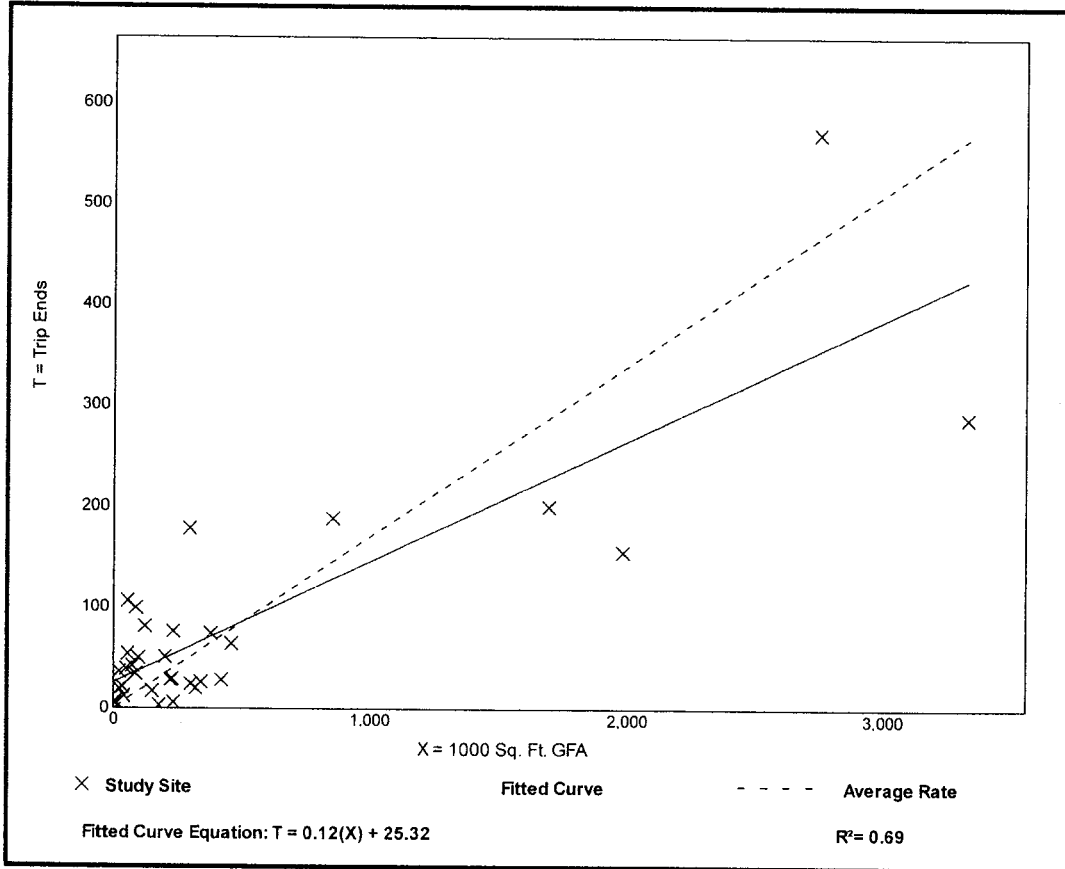
# Warehousing (150)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 34  
 1000 Sq. Ft. GFA: 451  
 Directional Distribution: 77% entering, 23% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

## Data Plot and Equation



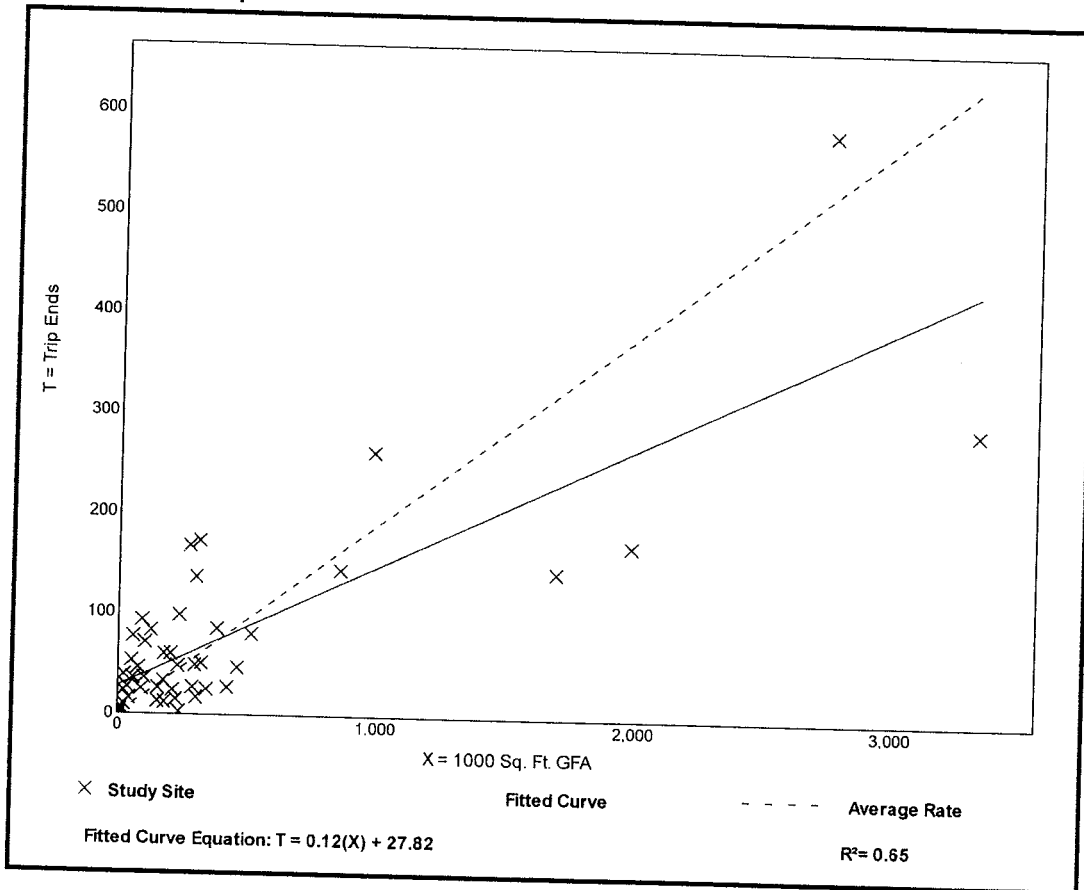
# Warehousing (150)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 47  
 1000 Sq. Ft. GFA: 400  
 Directional Distribution: 27% entering, 73% exiting

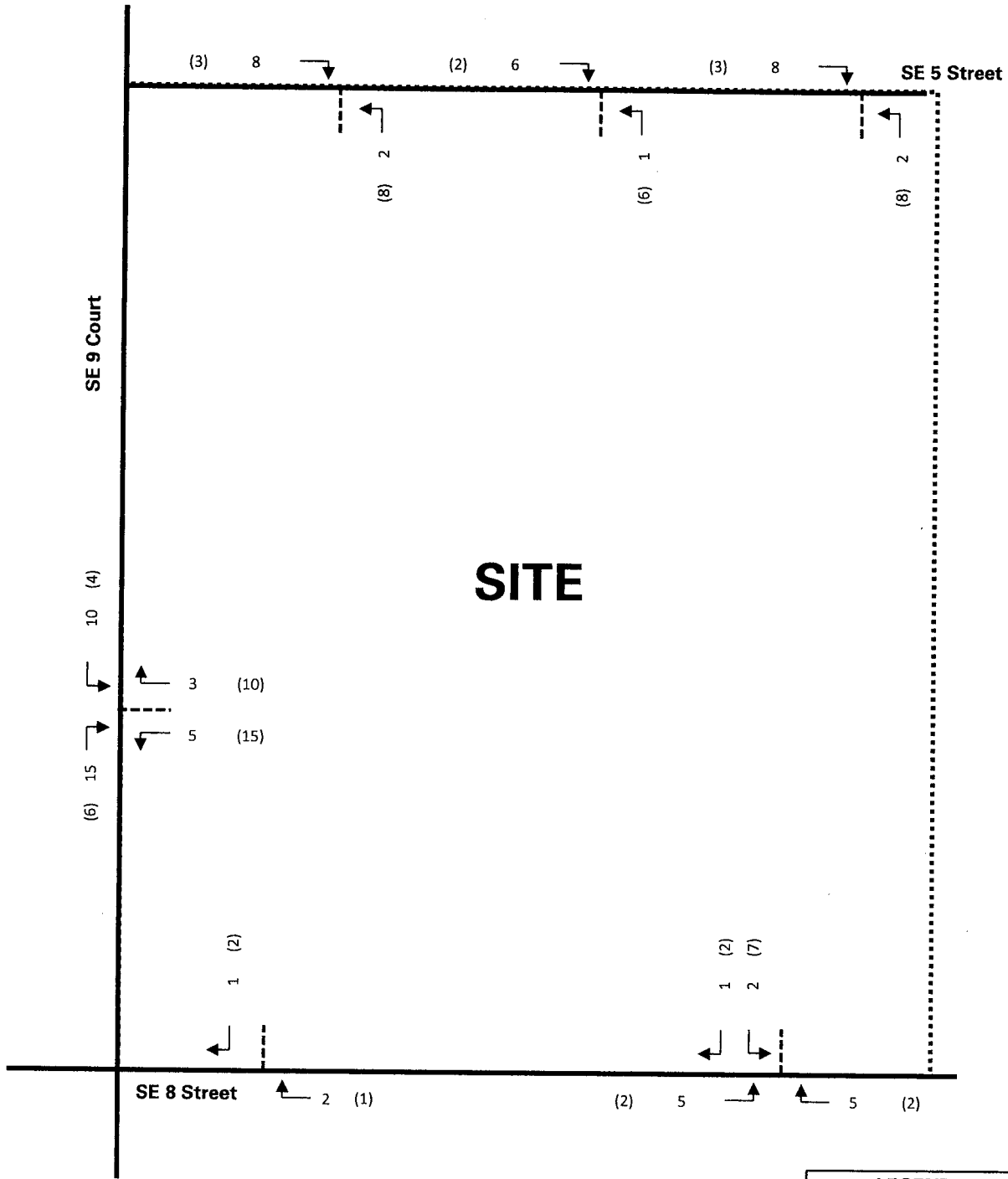
## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.01 - 1.80	0.18

## Data Plot and Equation



**ATTACHMENT D**  
**DRIVEWAY VOLUMES FIGURE**



LEGEND	
	Driveway
#	AM Peak Hour
(#)	PM Peak Hour

**LANGAN**  
 ENGINEERING & ENVIRONMENTAL SERVICES  
 15150 NW 79<sup>th</sup> Court, Suite 200, Miami Lakes, FL 33016  
 P: 786.264.7221 F: 786.264.7201 www.langan.com  
 FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project  
**MIAMI AXIS**  
 HIALEAH  
 MIAMI-DADE COUNTY FLORIDA

Figure Title  
**DRIVEWAY VOLUMES**

Project No.  
 300216201  
 Date  
 5/1/2018  
 Scale  
 NTS

Attachment D