

MINUTES

**CITY OF HIALEAH GARDENS
TUESDAY, December 15, 2020
CITY COUNCIL CHAMBERS
10001 NW 87 AVENUE**

- 1. Call to Order:** Chairman Luciano Garcia called the meeting to order at 7:30 p.m.
- 2. Roll Call:** Present were Councilman Elmo Urra, Councilman Jorge Merida, Councilman Jorge Gutierrez, Chairman Luciano Garcia, and Deputy City Attorney Aida Martinez-Ruiz. Councilman Rolando Piña and Mayor Yioset De La Cruz were absent.
- 3. Invocation:** Chairman Garcia gave the invocation.
- 4. Pledge of Allegiance:** Aida Martinez-Ruiz led the pledge of allegiance.
- 5. Deletions/Emergency Additions:** None were offered.
- 6. Review of Minutes: December 1, 2020** Chairman Garcia made a motion to approve the minutes of December 1, 2020, seconded by Councilman Merida. The motion was unanimously approved.
- 7. Public Comments:** None were offered.
- 8. First Reading for consideration of the following ordinances:**

- A) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A TENTATIVE PLAT FOR HIALEAH SOUTH CONCERNING PROPERTY LEGALLY DESCRIBED AS:

PARCEL 1

A PORTION OF TRACT 1 AND A PORTION OF THE EAST 1/2 OF TRACT 16, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, THENCE RUN S 02°34'33" E, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 65.05 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 65.00 FEET THEREOF AS SHOWN ON THE RIGHT-OF-WAY MAP OF N.W. 138 STREET APPROVED DECEMBER 6, 2011, FILED FEBRUARY 1, 2012, IN ROAD PLAT BOOK 152 PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 89°40'20" W ALONG THE NORTH LINE OF TRACT 1 FOR A DISTANCE OF 1,394.50 FEET TO THE POINT OF BEGINNING OF PARCEL 1; THENCE CONTINUE S 89°40'20" W FOR A DISTANCE OF 586.23 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16; THENCE RUN S 02°36'35" E, ALONG SAID WEST LINE OF THE EAST 1/2 OF TRACT 16, FOR A DISTANCE OF 244.92 FEET; THENCE RUN N 89°40'39" E, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 16, FOR A DISTANCE OF 655.48 FEET; THENCE RUN N 00°20'24" W FOR A DISTANCE OF 224.83 FEET; THENCE RUN S 89°40'28" W FOR A DISTANCE OF 58.99 FEET; THENCE RUN N 45°19'54" W FOR A DISTANCE OF 28.22 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF TRACT 1 AND A PORTION OF THE EAST 1/2 OF TRACT 16, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, THENCE RUN S 02°34'33" E ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 65.05 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 65.00

FEET THEREOF AS SHOWN ON THE RIGHT-OF-WAY MAP OF N.W. 138 STREET APPROVED DECEMBER 6, 2011, FILED FEBRUARY 1, 2012, IN ROAD PLAT BOOK 152 PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 89°40'20" W ALONG THE NORTH LINE OF TRACT 1 FOR A DISTANCE OF 1,092.48 FEET TO THE POINT OF BEGINNING OF PARCEL 2; THENCE RUN S 00°19'47" E FOR A DISTANCE OF 244.81 FEET TO A POINT ON A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 1; THENCE RUN S 89°40'39" W FOR A DISTANCE OF 223.03 FEET; THENCE RUN N 00°20'24" W FOR A DISTANCE OF 224.83 FEET; THENCE RUN N 89°40'28" E FOR A DISTANCE OF 33.12 FEET; THENCE RUN N 51°07'51" E FOR A DISTANCE OF 32.03 FEET TO A POINT ON THE NORTH LINE OF TRACT 1; THENCE RUN N 89°40'20" E ALONG THE NORTH LINE OF TRACT 1 FOR A DISTANCE OF 164.91 FEET TO THE POINT OF BEGINNING OF PARCEL 2.

PARCEL 3

A PORTION OF TRACT 1, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SAID SECTION 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, THENCE RUN S. 02°34'33" E., ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 65.05 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 65.00 FEET THEREOF AS SHOWN ON THE RIGHT-OF-WAY MAP OF N.W. 138 STREET APPROVED DECEMBER 6, 2011, FILED FEBRUARY 1, 2012, IN ROAD PLAT BOOK 152 PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S 89°40'20" W ALONG THE NORTH LINE OF TRACT 1 FOR A DISTANCE OF 359.91 FEET TO THE POINT OF BEGINNING OF PARCEL 3; THENCE RUN S 00°20'20" E FOR A DISTANCE OF 244.87 FEET TO A POINT ON A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 1; THENCE RUN S 89°40'39" W FOR A DISTANCE OF 732.60 FEET TO A SOUTHEAST CORNER OF PARCEL 2; THENCE RUN N 00°19'47" W ALONG THE EAST LINE OF PARCEL 2 FOR A DISTANCE OF 244.81 FEET TO A POINT ON THE NORTH LINE OF TRACT 1; THENCE RUN N 89°40'20" E ALONG THE NORTH LINE OF TRACT 1 FOR A DISTANCE OF 430.38 FEET; THENCE RUN S 77°55'33" E FOR A DISTANCE OF 50.69 FEET; THENCE RUN N 89°40'00" E FOR A DISTANCE OF 209.49 FEET; THENCE RUN N 45°00'00" E FOR A DISTANCE OF 15.45 FEET TO A POINT ON THE NORTH LINE OF TRACT 1; THENCE RUN N 89°40'20" E ALONG THE

NORTH LINE OF TRACT 1 FOR A DISTANCE OF 32.20 FEET TO THE POINT OF BEGINNING OF PARCEL 3.

PARCEL 4

A PORTION OF TRACT 1, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SAID SECTION 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, THENCE RUN S. $02^{\circ}34'33''$ E., ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 65.05 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 65.00 FEET THEREOF AS SHOWN ON THE RIGHT-OF-WAY MAP OF N.W. 138 STREET APPROVED DECEMBER 6, 2011, FILED FEBRUARY 1, 2012, IN ROAD PLAT BOOK 152 PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S $89^{\circ}40'20''$ W FOR A DISTANCE OF 15.01 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 1; THENCE RUN S $89^{\circ}40'20''$ W FOR A DISTANCE OF 81.33 FEET ALONG THE NORTH LINE OF TRACT 1 TO THE POINT OF BEGINNING OF PARCEL 4; THENCE RUN S $30^{\circ}59'08''$ E FOR A DISTANCE OF 36.80 FEET; THENCE RUN S $53^{\circ}59'55''$ W FOR A DISTANCE OF 9.14 FEET; THENCE RUN S $02^{\circ}35'25''$ W FOR A DISTANCE OF 78.74 FEET; THENCE RUN N $86^{\circ}55'13''$ E FOR A DISTANCE OF 18.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG THE SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF $67^{\circ}38'38''$ FOR AN ARC DISTANCE OF 7.08 FEET TO A POINT; THENCE RUN S $07^{\circ}21'36''$ E FOR A DISTANCE OF 137.33 FEET TO A POINT ON A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 1; THENCE RUN S $89^{\circ}40'39''$ W FOR A DISTANCE OF 308.48 FEET TO THE EAST LINE OF PARCEL 3; THENCE RUN N $00^{\circ}20'20''$ W FOR A DISTANCE OF 244.87 FEET TO A POINT ON THE NORTH LINE OF TRACT 1; THENCE RUN N $89^{\circ}40'20''$ E ALONG THE NORTH LINE OF TRACT 1 FOR A DISTANCE OF 263.57 FEET TO THE POINT OF BEGINNING OF PARCEL 4. CONTAINING 552,770.14 SQUARE FEET OR 12.69 ACRES MORE OR LESS BY CALCULATIONS. APPROXIMATE LOCATION: S. W. INTERSECTION OF N.W. 138TH STREET AND N.W. 97TH AVENUE, HIALEAH GARDENS, FL. FOLIOS #: 27-2029-001-0010 AND 27-2029-001-0171. PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 4-0, P&Z Vote: n/a)

Ms. Aida Martinez-Ruiz read the short legal description including folios and approximate location of the item into the record. She asked that the City Clerk enter the full legal description as written into the record. Mr. Alejandro Arias representing the applicant was present. Chairman Garcia stated that this is a first reading and an opportunity for public input will be given upon second reading. He then made a motion to approve the item upon first reading, seconded by Councilman Merida. The ordinance was approved unanimously by individualized voice vote. **(4-0)**

- B) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A TENTATIVE PLAT FOR NABISTA SUBDIVISION CONCERNING PROPERTY LEGALLY DESCRIBED: LEGAL DESCRIPTION PARENT TRACT: TRACT 50, FLORIDA FRUIT LAND COMPANY'S, SUBDIVISION No 1 SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LEGAL DESCRIPTION: PARCEL"A"(27-2019-001-0574) THE WEST ½ OF THE WEST ½ OF THE WEST ½, TRACT 50, FLORIDA FRUIT LAND COMPANY'S, SUBDIVISION No 1, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (APPROX. 1.2 ACRES). PARCEL"B"(27-2019-001-0576) THE EAST ½ OF THE WEST ½ OF THE WEST ½, TRACT 50, FLORIDA FRUIT LAND COMPANY'S, SUBDIVISION No 1, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (APPROX. 1.2 ACRES). FOLIOS #: 27-2019-001-0574 and 27-2019-001-0576. APPROXIMATE LOCATION: N.E. CORNER OF INTERSECTION OF N.W 144TH STREET AND N.W. 109TH AVENUE, HIALEAH GARDENS, FL. PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE.
(TRC Vote: 3-0, P&Z Vote: n/a)

Ms. Aida Martinez-Ruiz read the short legal description including folios and approximate location of the item into the record. She asked that the City Clerk enter the full legal description as written into the record. Mr. Raul Tiza, land surveyor for the project was present. Chairman Garcia stated that this is a first reading and an opportunity for public input will be given upon second reading. He then made a motion to approve the item upon first reading, seconded by Councilman Merida. The ordinance was approved unanimously by individualized voice vote. **(4-0)**

- C) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A FINAL PLAT FOR PROLINE TRUCK TRACT, LEGAL DESCRIPTION: THE EAST 165 FEET OF THE WEST ONE-HALF (W1/2) OF TRACT 58, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 35 FEET FOR HIGHWAY PURPOSES AS PER RIGHT-OF-WAY DEED TO CITY OF HIALEAH GARDENS RECORDED OCTOBER 18, 2012 IN O.R. BOOK 28318, PAGE 2940, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 27-2019-001-0652, APPROXIMATE LOCATION: BETWEEN NW 109TH AVENUE AND NW 112TH STREET AND SOUTH OF NW 140 STREET, HIALEAH GARDENS, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 3-0, P&Z Vote: n/a)

Ms. Aida Martinez-Ruiz read the short legal description including folios and approximate location of the item into the record. She asked that the City Clerk enter the full legal description as written into the record. Mr. Manny Reus architect for the project was present. Chairman Garcia stated that this is a first reading and an opportunity for public input will be given upon second reading. He then made a motion to approve the item upon first reading, seconded by Councilman Merida. The ordinance was approved unanimously by individualized voice vote. **(4-0)**

9. Second Reading / Public Hearing for consideration and final adoption of the following ordinances:

- A) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SITE PLAN FOR BOWMAN TRAILER LEASING, CONCERNING PROPERTY LEGALLY DESCRIBED AS: THE WEST 1/2 OF TRACT 55, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THEREFROM THAT PORTION CONVEYED TO THE CITY OF HIALEAH GARDENS IN RIGHT-OF WAY DEED RECORDED AUGUST 23, 2012 IN OFFICIAL RECORDS BOOK 28240, PAGE 4158, PUBLICS RECORDS OF MIAMI DADE COUNTY, FLORIDA, FOLIO: 27-2019-001-0621, APPROXIMATE LOCATION: S. E. CORNER INTERSECTION OF N.W 140 ST. AND N.W 109TH AVENUE, HIALEAH GARDENS, FL., PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 5-0, P&Z Vote: 3-0)

Ms. Martinez-Ruiz swore in those in attendance intending to give testimony on any of the following items for public hearing.

Ms. Martinez-Ruiz proceeded to read the short description of the first item including folios and approximate location into the record and asked the City Clerk to enter the full legal description into the record as written. Mr. Leonardo D'Agostini the applicant, was present came forward and stated his name and address for the record. Mrs. Mirtha Gonzalez, Chief Zoning Official, read her memorandum recommending approval into the record. This is a site plan review for a new office building and parking storage for trailers; there are no variances. Chairman Garcia opened the public hearing at 7:38 p.m.; no one came forward and he closed the public hearing 7:38 p.m. There were no questions or comments from the Councilmembers. Chairman Garcia made a motion to approve the ordinance, seconded by Councilman Merida. The ordinance was unanimously approved by individualized voice vote. **(4-0)**

- B) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A SPECIAL EXCEPTION FOR OBSESSION LIQUOR, LIQUOR PACKAGE STORE, LOCATED AT: 13750 NW 107 AVENUE, SUITES 110-111, HIALEAH GARDENS, FL., TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES TO BE CONSUMED OFF THE PREMISES; PROVIDING FOR CONDITIONS, PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 6-0, P&Z Vote: 3-0)

Ms. Martinez-Ruiz read the full title of the ordinance into the record. Ms. Isis Masson the applicant was present came forward and stated her name and address for the record. Mrs. Mirtha Gonzalez, Chief Zoning Official, read her memorandum recommending approval for the special exception into the record. Chairman Garcia asked if any objections had been received and Ms. Gonzalez responded that there had been none and that the applicant had complied with all requirements. Chairman Garcia opened the public hearing at 7:41 p.m.; no one came forward and he closed the public hearing 7:41 p.m. There were no questions or comments from the Councilmembers. Chairman Garcia made a motion to approve the ordinance, seconded by Councilman Merida. The ordinance was unanimously approved by individualized voice vote. **(4-0)**

- C) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, GRANTING A VARIANCE REAR SETBACK FOR A NEW POOL IN JORGE LUIS DORTA'S RESIDENCE AS FOLLOWS: REAR SETBACK PROPOSED: 5 FEET WHERE 10 FEET IS REQUIRED AS PER SECTION 78-93(F) OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF HIALEAH GARDENS. LOCATION: 8902 NW 112 STREET, HIALEAH GARDENS FL. 33018. FOLIO #: 27-2033-025-0380, PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 5-0, P&Z Vote: 3-0)

Ms. Martinez-Ruiz read the full title of the ordinance into the record. Mr. Jorge Luis Dorta the applicant was present, with a translator, and came forward to state his name and address for the record. Mrs. Mirtha Gonzalez, Chief Zoning Official, read her memorandum recommending approval for the rear setback variance into the record. Chairman Garcia asked if there were any easements in the 10' setback to which Mrs. Gonzalez responded there were not. Chairman Garcia reminded Mr. Dorta of the condition for the variance being that only grass will be allowed in the 5' setback not concrete. The applicant, Mr. Dorta agreed to this condition for the record. Chairman Garcia opened the public hearing at 7:44 p.m.; no one came forward and he closed the public hearing 7:44 p.m. There were no questions or comments from the Councilmembers. Chairman Garcia made a motion to approve the ordinance, seconded by Councilman Merida. The ordinance was unanimously approved by individualized voice vote. **(4-0)**

- D) ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A TENTATIVE PLAT FOR HIALEAH GARDENS COMMERCE CENTER CONCERNING PROPERTY LEGALLY DESCRIBED AS: THE SOUTH ONE HALF (S 1/2) OF TRACT 62, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLATBOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF TRACT 62 IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 27592, PAGE 3786, MORE PARTICULARLY DESCRIBED AS THOSE PORTIONS OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 40.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19. AND THE EAST 35.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19. TOGETHER WITH: TRACT "A" TEBA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH: THE NORTH ONE HALF (N 1/2) OF TRACT 61, OF FLORIDA FRUIT LANDS COMPANY'S

SUBDIVISION, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF HIALEAH GARDENS IN OFFICIAL RECORDS BOOK 29676, PAGE 4385. THE EAST 35.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. FURTHER LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF HIALEAH GARDENS IN OFFICIAL RECORDS BOOK 29676, PAGE 4381. THE WEST 40.00 FEET OF THE WEST ONE-HALF (W 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH: THE SOUTHEAST 1/4 (SE 1/4) OF TRACT 61, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND THE SOUTHWEST 1/4 (SW 1/4) OF TRACT 61, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION, IN SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF HIALEAH GARDENS IN OFFICIAL RECORDS BOOK 27604, PAGE 2482: THAT PORTION OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 35.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19. AND THE SOUTH 35.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE

SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19. AND THAT PORTION OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19, BOUNDED BY THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE EAST ONE-HALF (E. 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19, BOUNDED BY THE WEST LINE OF THE EAST 35.00 OF THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19 AND BOUNDED BY A 25.00 FEET RADIUS ARC CONCAVE TO THE NORTHWEST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES. AND EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED LANDS PREVIOUSLY DEDICATED AS PUBLIC RIGHT-OF-WAY. FURTHER LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE CITY OF HIALEAH GARDENS IN OFFICIAL RECORDS BOOK 27604, PAGE 2486: THAT PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 40.00 FEET OF THE WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19. AND THE SOUTH 35.00 FEET OF THE WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19. AND THAT PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19,

BOUNDED BY THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE WEST ONE-HALF (W 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19, BOUNDED BY THE EAST LINE OF THE WEST 40.00 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 19 AND BOUNDED BY A 25.00 FEET RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES. AND EXCEPTING THEREFROM ANY PORTION OF THE ABOVE-DESCRIBED LANDS PREVIOUSLY DEDICATED AS PUBLIC RIGHT-OF-WAY. APPROXIMATE LOCATION: BETWEEN N.W. 142ND STREET AND N.W. 144TH STREET AND BETWEEN N.W. 109TH AVENUE AND N.W. 112TH AVENUE, HIALEAH GARDENS FL. FOLIOS #: 27-2019-004-0010, 27-2019-001-0690, 27-2019-001-0681, 27-2019-001-0686, 27-2019-001-0685 AND 27-2019-001-0680. PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (TRC Vote: 4-0, P&Z Vote: n/a)

Ms. Martinez-Ruiz read the short description of the first item including folios and approximate location into the record and asked the City Clerk to enter the full legal description into the record as written. Mr. Jeovanny Rodriguez, with SRS Engineering, the civil engineer of record for the project was present came forward and stated his name and address for the record. Mrs. Mirtha Gonzalez, Chief Zoning Official, read her memorandum recommending approval into the record. The proposed lot will be in compliance with the Land Development Regulations and the use is for a 90,000 square ft. warehouse facility; there are no variances. Chairman Garcia opened the public hearing at 7:46 p.m.; no one came forward and he closed the public hearing 7:46 p.m. There were no questions or comments from the Councilmembers. Chairman Garcia made a motion to approve the ordinance, seconded by Councilman Merida. The ordinance was unanimously approved by individualized voice vote. **(4-0)**

- 10. City Attorney's Report:** No comments
- 11. Mayor's Report – Miscellaneous:** N/A
- 12. Council Members Concerns / Reports / Board Appointments:** No comments
- 13. Adjournment:** Chairman Garcia adjourned the meeting at 7:47 p.m.

Respectfully submitted by:

Maria L. Joffee, City Clerk

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office no later than four days prior to the proceeding. For assistance, the City's telephone number is (305) 558-4114; if hearing impaired the telephone for the Florida Relay Service is (800) 955-8771 (TDD) or (800) 955-8770 (VOICE).

Pursuant to Section 286.0105 Florida Statutes, any person desiring to appeal any decision made by the Council with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SCHEDULE OF MEETINGS

CITY COUNCIL

Tuesday, January 19, 2021, 7:30 P.M.

PLANNING AND ZONING BOARD

Monday, January 11, 2021, 7:30 P.M.

TECHNICAL REVIEW COMMITTEE

Thursday, January 7, 2021, 11:00 A.M.

WATER AND SEWER BOARD

Wednesday, January 27, 2021, 7:00 P.M.

POLICE PENSION BOARD

Tuesday, February 2, 2021 5:30 P.M.