

**Mayor**  
Yioset de la Cruz

**City Council Members**  
Chairman Luciano “Lucky” Garcia  
Vice Chairman Rolando “Roly” Piña  
Council member Manuel “Manny” Zardon  
Council member Jorge A. Merida  
Council member Jorge Gutierrez

**PUBLIC NOTICE: TO ALL CONCERNED CITIZENS OF HIALEAH GARDENS, FLORIDA. NOTICE TO BE POSTED AT CITY HALL.**

**AGENDA: REGULAR CITY COUNCIL MEETING  
June 17, 2003 – 7:30 P.M. – COUNCIL CHAMBERS**

**NOTE:** In compliance with Robert’s Rules of Order, all speakers will be heard only on items which are on the agenda and opened by the Chairperson for discussion by the public. Speakers will be limited to five minutes, unless the Chairperson allows more time for presentation.

**ATTENTION ALL LOBBYISTS:** Chapter 2, Section 2-308 of the City Code of Hialeah Gardens entitled “Lobbying” requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Council, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyist’s laws are available in the City Clerk’s office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

**AGENDA – JUNE 17, 2003 – 7:30 P.M. – COUNCIL CHAMBERS**

1. **Call to Order**
2. **Roll Call**
3. **Invocation**
4. **Pledge of Allegiance**
5. **Deletions/Emergency Additions**
6. **Review of Minutes:** June 3, 2003
7. **Discussion of citywide landscaping vendor: Grounds Keepers, Inc.:** Charles A. Citrin, City Attorney.
8. **Presentation by 84-A Holdings, L.L.C., of Vicenza at Hialeah Gardens Community Development District.**
9. **Proposed Resolutions:**
  - A) ***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA; EXPRESSING SUPPORT FOR THE CREATION OF THE VICENZA AT HIALEAH GARDENS COMMUNITY DEVELOPMENT DISTRICT BY THE MIAMI-DADE COUNTY COMMISSION FOR THE LANDS DESCRIBED ON EXHIBIT “A”; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.***
  - B) ***A RESOLUTION OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING AND RATIFYING AN AGREEMENT FOR DENTAL INSURANCE BETWEEN CIGNA HEALTHCARE AND THE CITY OF HIALEAH GARDENS; PROVIDING FOR EFFECTIVE DATE.***
10. **First Reading for consideration of the following ordinances:**
  - A) ***AN ORDINANCE OF THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA, ADOPTING AND APPROVING AMENDMENTS 02-02 TO THE COMPREHENSIVE PLAN INCLUSIVE OF PROPERTY OWNER INITIATED LAND USE APPLICATION #1-CHANGE FROM BU/MOR TO MER DISTRICT; CONCERNING PROPERTY LEGALLY DESCRIBED AS: PORTION OF***

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**TRACT 25 IN SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST, “FLORIDA FRUIT LAND COMPANY’S SUBDIVISION NO. 1”, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO # 27-2033-001-0280. PROVIDING FOR SEVERABILITY AND PROVIDING FOR EFFECTIVE DATE.**  
**(Location: West of N.W. 94<sup>th</sup> Avenue, N.E. of Okeechobee Road (S.R. No. 25) and North of N.W. 114 Street) (T.R.C. 5-0; P&Z 3-0))**

- B) AN ORDINANCE OF THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA, ADOPTING AND APPROVING AMENDMENTS 02-02 TO THE COMPREHENSIVE PLAN INCLUSIVE OF PROPERTY OWNER INITIATED LAND USE APPLICATION #2-CHANGE FROM MOR TO MER AND BU DISTRICT AND RELOCATION OF POS; CONCERNING PROPERTY LEGALLY DESCRIBED AS: ALL OF TRACTS 19, 20, 21, 22, 23, LESS THE EAST 35.00 FEET THEREOF; AND THAT PART OF TRACTS 26, 27, AND 28, LYING NORTHEASTERLY OF THE AREA ZONED AS BUSINESS DISTRICT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST; THENCE NORTH 02 39’ 03” WEST FOR 329.78 FEET; THENCE ALONG THE SOUTH LINE OF TRACTS 23, 26 SOUTH 89 39’ 34” WEST FOR A DISTANCE OF 1598.14 FEET TO ITS INTERSECTION WITH THE LINE DELIMITING THE BUSINESS ZONED AREA; THENCE NORTHWESTERLY ALONG SAID BUSINESS ZONE AREA LINE NORTH 51 02’ 15” WEST FOR A DISTANCE OF 1,310.07 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF NW 92<sup>ND</sup> – 97<sup>TH</sup> AVENUE CONNECTOR ROAD; ALSO THAT PART OF TRACTS 28, 29, 30 AND 31, LYING SOUTHEASTERLY OF SAID SOUTHEASTERLY LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT LAST DESCRIBED INTERSECTION; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID NW 92<sup>ND</sup> – 97<sup>TH</sup> AVENUE CONNECTOR ROAD, NORTH 39 01’ 30” EAST FOR 1,483.63 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF TRACT 31, SAID POINT BEING 271.68 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 31 AND THERE**

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**TERMINATING. ALL LYING AND BEING IN SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO #'S 27-2033-001-0220, 27-2033-001-0210, 27-2033-001-0230, 27-2033-001-0240, 27-2033-001-0241, 27-2033-001-0250, 27-2033-001-0260, 27-2033-001-0300, 27-2033-001-0310, 27-2033-001-0320, 27-2033-001-0330, 27-2033-001-0340, 27-2033-001-0350; PROVIDING FOR SEVERABILITY AND PROVIDING FOR EFFECTIVE DATE. (Location: N.W. 92 – 97 Avenue (Connector Road), Okeechobee Road and West of N.W. 92<sup>nd</sup> Avenue) (T.R.C. 5-0); P&Z 3-0)**

- C) AN ORDINANCE OF THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA, ADOPTING AND APPROVING AMENDMENTS 02-02 TO THE COMPREHENSIVE PLAN INCLUSIVE OF CITY INITIATED LAND USE APPLICATION #3-CHANGE FROM CM, FOLIO # 27-2029-001-0300 AND LDR, FOLIO #'S 27-2029-001-0305 AND 27-2029-001-0340 TO POS; CONCERNING PROPERTY LEGALLY DESCRIBED AS: THE EAST \_ OF TRACT 29 AND ALL OF TRACTS 30 IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST "FLORIDA LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PROVIDING FOR SEVERABILITY AND PROVIDING FOR EFFECTIVE DATE. (Location: Between N.W. 104<sup>th</sup> Avenue and N.W. 107<sup>th</sup> Avenue, North of N.W. 134<sup>th</sup> Street) (T.R.C. 5-0; P&Z 3-0)**

- D) AN ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A FINAL PLAT FOR HIALEAH GARDENS CITY HALL. CONCERNING PROPERTY LEGALLY DESCRIBED AS: A PORTION OF TRACTS 29, 30 AND 31, OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", SECTION 3, TOWNSHIP 53 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, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25, AS SHOWN IN RIGHT OF WAY MAP SECTION 87090-2518 AND LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF NW 103<sup>rd</sup> STREET AS RECORDED IN ROAD PLAT**

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**BOOK 60, AT PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO #27-2033-001-0280. PROVIDING FOR SEVERABILITY AND PROVIDING FOR EFFECTIVE DATE. (Location: N.W. 103 Street, N.W. 87 Avenue and Okeechobee Road) (T.R.C. 5-0; P&Z 4-0)**

- E) AN ORDINANCE OF THE CITY OF HIALEAH GARDENS, FLORIDA, APPROVING A FINAL PLAT FOR JEANNETTE COVE ONE & TWO. CONCERNING PROPERTY LEGALLY DESCRIBED AS: PARCEL I: THE EAST 201.42 FEET OF THE NORTH 150 FEET OF THE WEST 431.42 FEET OF TRACT 64, IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FUNNING WITH THE LAND OVER AND UPON THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT: THE NORTH 25 FEET OF THE EAST 201.42 FEET OF THE NORTH 150 FEET OF THE WEST 431 FEET OF TRACT 6 4, IN SECTION 3, TOWNSHIP 53 SOUTH RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PARCEL II: THE WEST 230 FEET OF THE NORTH 150 FEET OF THE WEST 431.42 FEET OF TRACT 64, IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA TOGETHER WITH A PERPETUAL EASEMENT RUNNING WITH THE LAND AND OVER AND UPON THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT: THE NORTH 25 FEET OF THE EAST 201.42 FEET OF THE NORTH 150 FEET OF THE WEST 431.42 FEET OF TRACT 64, IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LESS: A PARCEL OF LAND LYING IN THE CITY OF HIALEAH GARDENS, DADE COUNTY,**

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**FLORIDA BEING A PORTION OF TRACT 64, IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, “FLORIDA FRUIT LANDS COMPANY’S SUBDIVISION NO. 1”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE CENTER OF SAID SECTION 3; THENCE RUN N89 48’ 29”E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, FOR 22.00 FEET TO A POINT; THENCE RUN S000 01’22”E, FOR 70.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST: THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 68 11’ 46”, FOR AN ARC DISTANCE OF 41.66 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN N00 01’22”W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, FOR 102.2 FEET TO THE POINT OF BEGINNING. FOLIO #’S 27-3003-001-4280, 27-3003-001-0900. PROVIDING FOR CONDITIONS; PROVIDING FOR EFFECTIVE DATE. (Location: 9894 N.W. 82 Avenue and 9862 N.W. 82 Avenue) (T.R.C. 5-0; P&Z 3-1 A. Perez)**

- F) AN ORDINANCE OF THE CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA, APPROVING THE APPLICATION REQUESTING AN AMENDMENT 02-01.1 TO THE FUTURE LAND USE MAP OF PROPERTY OWNER INITIATED FROM EU (ESTATE RESIDENTIAL) TO LDR (LOW DENSITY RESIDENTIAL DISTRICT). LEGAL DESCRIPTION: TRACT 22 LESS THE WESTERLY 30.00 FEET, ALL OF TRACT 23, AND TRACT 24 LESS THE EAST 30.00 FEET, THE SOUTH 30.00 FEET AND LESS THE WEST 30.00, IN SECTION 29, TOWNSHIP 52 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY’S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO’S #: 27-2029-001-0240, 27-2029-001-0245, 27-2029-001-0230, 27-2029-001-0250. APPROXIMATE LOCATION: BETWEEN NW 130<sup>TH</sup> & NW 133<sup>RD</sup> STREETS, BETWEEN NW 102<sup>ND</sup> & NW 104<sup>TH</sup> AVENUES; PROVIDING FOR SEVERABILITY,**

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**PROVIDING FOR AN EFFECTIVE DATE.** (Location: Between N.W. 130 Street and N.W. 133 Street, between N.W. 102 Avenue and N.W. 104 Avenue) (T.R.C. 6-0; P&Z 1-3 A. Perez voted to approve, C. Villar, A. Maurici, and S. Cordero voted to deny.

11. **Public Comments**
12. **City Attorney's Report**
13. **Mayor's Report – Miscellaneous**
14. **Council Members Concerns/Reports – Miscellaneous**
15. **Adjournment**

Agenda certified by:

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Maria L. Joffe  
City Clerk

"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 FUTURE MEETINGS:**

CITY COUNCIL

Recess in July  
Tuesday, August 5, 2003 P.M.

PLANNING AND ZONING BOARD

Recess in July  
Monday, August 11, 2003 7:30 P.M.

TECHNICAL REVIEW COMMITTEE

Wednesday, July 2, 2003, 11:30 A.M.

WATER AND SEWER BOARD

Tuesday, June 24, 2003, 7:00 P.M.

POLICE PENSION BOARD

T.B.A.