INDUSTRIAL SITE IN SOUTH FLORIDA COULD BE REZONED FOR MULTIFAMILY

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A warehouse in Hialeah could be rezoned to spur multifamily development near a public transit station.

The 8.27-acre site at 1101 East 33rd St. has a 159,000-square-foot warehouse constructed in 1956. It's seven blocks north of the Tri-Rail/Metrorail transfer station, where the regional rail transit connects with Miami-Dade County's primary public rail system. It's also near an Amtrak station.

On Nov. 26, the City Council voted 6.1 to change the land use of the property from "industrial" to "transit-oriented development." The second reading is scheduled for Dec. 10, said Berger Singerman attorney Javier L. Vazquez, who represents developer 1101 East 33 Holdings LLC.

The developer, which is owned by Steven M. Rhodes in Miami and George Scholl in Sunny Isles Beach, bought the site for $9.5 million in March.

In order to develop on the property, it must also secure approval from the City Council for rezoning and a site plan, Vazquez said. The developer's traffic study was based on the assumption 824 units would be built there, but Vazquez said that was a preliminary estimate and the final number would certainly be lower.

"This is going to be primarily a residential product," Vazquez said. "The property lies on the north end of the city's transit-oriented development district and we are asking them to expand it by one additional property. It is part of the overall vision the city administration has for economic development along the transit corridor."

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