BERGER SINGERMAN
FLORIDA'S BUSINESS LAW FIRM

SOUTH FLORIDA BUSINESS JOURNAL QUOTES JAVI VAZQUEZ IN "CITY APPROVES REDEVELOPMENT OF INDUSTRIAL SITE INTO APARTMENTS

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The owner of a warehouse in Hialeah received the first approval to redevelop the property as multifamily.

The City Council voted on Dec. 10 to apply “transit-oriented development” land use to the 8.27-acre site at 1101 East 33rd St. It currently 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.

Berger Singerman attorney Javier L. Vazquez, represented developer 1101 East 33 Holdings LLC in the application. The developer will now start architectural design of the project, he said.

“The recently approved land use amendment paved the way for the rezoning and site plan approval process, which is a three- to -four month process, and which is ultimately considered by the City Council,” Vazquez said. “If approved, rezoning is adopted by ordinance, which means two readings in a public hearing. Permitting and construction would follow.”

The traffic study was based on 824 units, but Vazquez said the final number would certainly be lower.

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.

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