



CITY OF MIAMI GARDENS ZONING AGENDA

Meeting Date: November 2, 2011
1515 NW 167th St., Bldg. 5, Suite 200,
Miami Gardens, Florida 33169
Phone: (305) 622-8000 Fax: (305) 622-8001
Website: www.miamigardens-fl.gov
Time: 7:00 p.m.

Mayor Shirley Gibson
Vice Mayor Aaron Campbell Jr.
Councilwoman Lisa C Davis
Councilman André Williams
Councilwoman Felicia Robinson
Councilman David Williams Jr.
Councilman Oliver G. Gilbert III
City Manager Dr. Danny O. Crew
City Attorney Sonja K. Dickens
City Clerk Ronetta Taylor, MMC

City of Miami Gardens Ordinance No. 2007-09-115, requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence “City” action. “City” action is broadly described to include the ranking and selection of professional consultants, and virtually all-legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

- 1. CALL TO ORDER/ROLL CALL OF MEMBERS:**
- 2. INVOCATION:**
- 3. PLEDGE OF ALLEGIANCE:**
- 4. APPROVAL OF MINUTES:**
4-A) Regular Zoning Minutes – October 5, 2011
- 5. AGENDA ORDER OF BUSINESS
(ADDITIONS/DELETIONS/AMENDMENTS) BUSINESS (Items shall be pulled
from the Consent Agenda at this time):**

6. PRESENTATION(S):

None

7. CONSENT AGENDA:

None

8. FIRST READING (ORDINANCE)/PUBLIC HEARING(S):

8-A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY EBS ENGINEERING, INC. FOR THE REZONING OF THE PROPERTY GENERALLY LOCATED AT 2726 N.W. 168 TERRACE; PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO, FROM R-1, SINGLE FAMILY RESIDENTIAL TO PCD, PLANNED CORRIDOR DEVELOPMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

9. ORDINANCE(S) SECOND READING/PUBLIC HEARING(S):

9-A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING SECTION 34-13 OF THE CITY'S LAND DEVELOPMENT REGULATIONS (LDRS) TO ESTABLISH THE TOWNE CENTER OVERLAY DISTRICT; AMENDING SECTION 34-14 OF THE LDRS TO ESTABLISH THE PURPOSE AND INTENT OF THE TOWNE CENTER OVERLAY DISTRICT; AMENDING SECTION 34-17 OF THE LDRS TO AMEND THE OFFICIAL ZONING MAP TO DEPICT THE TOWNE CENTER OVERLAY DISTRICT; AMENDING SECTION 34-287 OF THE LDRS TO INCORPORATE THE TOWNE CENTER OVERLAY PERMITTED USE LIST; AMENDING SECTION 34-288(32) OF THE LDRS TO ADD REGULATIONS FOR PLACES OF PUBLIC ASSEMBLY IN THE TOWNE CENTER OVERLAY DISTRICT; AND AMENDING SECTION 34-474 OF THE LDRS TO INCLUDE REGULATIONS RELATING TO THE MIAMI GARDENS TOWNE CENTER MASTER PLAN; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER) (1st Reading – October 5, 2011)

- 9-B) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, REZONING THOSE CERTAIN PROPERTIES DESCRIBED ON EXHIBIT “A” ATTACHED HERETO FROM PLANNED CORRIDOR DEVELOPMENT ZONING DISTRICT (“PCD”) TO R-1 SINGLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER) (1st Reading – October 5, 2011)**
- 9-C) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY THE CITY OF MIAMI GARDENS, FOR THE REZONING OF THE PROPERTY LOCATED AT 2245 BUNCHE PARK DRIVE MIAMI GARDENS, FLORIDA, MORE PARTICULARLY DESCRIBED ON EXHIBIT “A”, ATTACHED HERETO, FROM R-1, SINGLE FAMILY RESIDENTIAL AND GOVERNMENT PROPERTY TO NEIGHBORHOOD COMMERCIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER) (1st Reading – October 5, 2011)**

10. RESOLUTION(S)/PUBLIC HEARING(S):

None

11. CITY MANAGER’S REPORT

12. ADJOURNMENT

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT RONETTA TAYLOR, CITY CLERK (305) 622-8003, NOT LATER THAN 48 HOURS PRIOR TO SUCH PROCEEDING. TDD NUMBER 1-800-955-8771.

ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM MAY CONTACT RONETTA TAYLOR, MMC, CITY CLERK (305) 622-8003.

ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE CITY OF MIAMI GARDENS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, 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.

Please turn-off all cellular telephones to avoid interrupting the council meeting.



City of Miami Gardens Zoning Agenda Memo

Zoning Board Meeting Date:	November 2, 2011		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
					X		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1 st Reading		2 nd Reading	
		x		X			
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X			
Funding Source:	<i>(Enter Fund & Dept)</i>		Advertising Requirement:	Yes		No	
				X			
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:				
		X					
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy:			
		X	Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input type="checkbox"/> Communication <input type="checkbox"/>				
Sponsor Name:	Dr. Danny Crew, City Manager		Department:	Planning and Zoning Department			

Short Title:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY EBS ENGINEERING, INC. FOR THE REZONING OF THE PROPERTY GENERALLY LOCATED AT 2726 N.W. 168 TERRACE; PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO, FROM R-1, SINGLE FAMILY RESIDENTIAL TO PCD, PLANNED CORRIDOR DEVELOPMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

The Applicant, EBS Engineering, Inc. is requesting a rezoning of a 0.85 acre (37,151 square feet) property located at the southwest corner of N.W. 27 Avenue and N.W. 168 Terrace from R-1, Single Family Residential to PCD, Planned Corridor Development. The property has a split zoning with approximately 10,000 square feet of the property currently zoned PCD and the remainder of the property zoned R-1. The rezoning to PCD will create one large contiguous commercial zoned lot to allow the

**ITEM 8-A) ORDINANCE
SECOND READING/PUBLIC HEARING
Application of EBS Engineering Inc.**

EBS Engineering, Inc. REZONING
PH-2011-000074, November 2, 2011

applicant to construct a new 15,997 square feet two story office building with adequate parking and landscape areas.

Proposed Action:

Staff recommends granting the rezoning from R-1 to PCD the property generally located at 2726 N.W. 168 Terrace.

Attachments:

EXHIBIT "A" LEGAL DESCRIPTION
EXHIBIT "B" STAFF RECOMMENDATION

ORDINANCE

ORDINANCE NO. 2011 ____

1
2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
4 OF MIAMI GARDENS, FLORIDA, APPROVING
5 APPLICATION SUBMITTED BY EBS ENGINEERING FOR
6 THE REZONING OF THE PROPERTY GENERALLY
7 LOCATED AT 2726 NORTHWEST 168TH TERRACE;
8 PARTICULARLY DESCRIBED ON EXHIBIT "A",
9 ATTACHED HERETO, FROM R-1, SINGLE FAMILY
10 RESIDENTIAL TO PCD, PLANNED CORRIDOR
11 DEVELOPMENT; PROVIDING FOR ADOPTION OF
12 REPRESENTATIONS; REPEALING ALL ORDINANCES IN
13 CONFLICT; PROVIDING A SEVERABILITY CLAUSE;
14 PROVIDING FOR INCLUSION IN CODE; PROVIDING AN
15 EFFECTIVE DATE
16

17 WHEREAS, the Applicant, EBS Engineering, Inc. is the owner of the
18 parcel generally located at 2726 NW 168th Terrace, and

19 WHEREAS, the parcel consists of four (4) lots, and the largest lot has split
20 zoning with approximately 10,000 square feet of the property currently zoned
21 PCD, Planned Corridor Development, and the remainder of the property zoned
22 R-1, Single Family Residential, and

23 WHEREAS, the Applicant is requesting rezoning of the property from R-1,
24 Single Family Residential to PCD, Planned Corridor Development, and

25 WHEREAS, the rezoning to PCD, Planned Corridor Development will
26 create one (1) large contiguous commercial zone lot to allow the Applicant to
27 construct a 15,997 square foot two story office building with adequate parking
28 and landscape areas, and

29 WHEREAS, the City's Planning and Zoning staff has made a
30 comprehensive determination that the application is consistent with the
31 Comprehensive Development Master Plan, and

32 WHEREAS, the City’s Planning and Zoning staff recommends approval of
33 the application, and

34 WHEREAS, the City Council considered the testimony of the Applicant, if
35 any, and

36 WHEREAS, the City Council also considered the testimony of the City’s
37 Planning and Zoning staff and the staff report attached hereto as Exhibit “B”,
38 incorporated herein by reference,

39 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
40 THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

41 Section 1. ADOPTION OF REPRESENTATIONS: The foregoing
42 Whereas paragraphs are hereby ratified and confirmed as being true, and the same
43 are hereby made a specific part of this Ordinance.

44 Section 2. AUTHORIZATION: The City Council of the City of Miami
45 Gardens, Florida hereby rezones the property particularly described on Exhibit “A”
46 attached hereto from R-1, Single Family Residential to PCD, Planned Corridor
47 Development.

48 Section 3. CONFLICT: All ordinances or Code provisions in conflict
49 herewith are hereby repealed.

50 Section 4. SEVERABILITY: If any section, subsection, sentence,
51 clause, phrase or portion of this Ordinance is for any reason held invalid or
52 unconstitutional by any court of competent jurisdiction, such portion shall be
53 deemed a separate, distinct and independent provision and such holding shall
54 not affect the validity of the remaining portions of this Ordinance.

55 Section 5. INCLUSION IN CODE: It is the intention of the City
56 Council of the City of Miami Gardens that the provisions of this Ordinance shall
57 become and be made a part of the Code of Ordinances of the City of Miami
58 Gardens and that the section of this Ordinance may be renumbered or relettered
59 and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or
60 such other appropriate word or phrase, the use of which shall accomplish the
61 intentions herein expressed.

62 Section 6. EFFECTIVE DATE: This Ordinance shall become effective
63 immediately upon its final passage.

64 PASSED ON FIRST READING ON THE ____ DAY OF _____,
65 2011.

66 PASSED ON SECOND READING ON THE ____ DAY OF _____,
67 2011.

68
69 ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF
70 MIAMI GARDENS AT ITS ZONING MEETING HELD ON THE ____ DAY OF
71 _____, 2011.

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74 _____
75 SHIRLEY GIBSON, MAYOR

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78 **ATTEST:**
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81 _____
82 RONETTA TAYLOR, MMC, CITY CLERK

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PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

SPONSORED BY: DR. DANNY O. CREW, CITY MANAGER

Moved by: _____

Second by: _____

VOTE: _____

Mayor Shirley Gibson	_____ (Yes)	_____ (No)
Vice Mayor Aaron Campbell, Jr.	_____ (Yes)	_____ (No)
Councilman David Williams Jr	_____ (Yes)	_____ (No)
Councilwoman Lisa Davis	_____ (Yes)	_____ (No)
Councilman Oliver Gilbert, III	_____ (Yes)	_____ (No)
Councilwoman Felicia Robinson	_____ (Yes)	_____ (No)
Councilman Andre' Williams	_____ (Yes)	_____ (No)

EXHIBIT "A"
LEGAL DESCRIPTION



EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Folio: 34-2109-006-0370

9 52 41 "GOLDEN GLADES PARK 1ST ADDITION"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
THE PLAT BOOK 39, PAGE 58 RE-SUB LOTS 5 TO 11
INCLUSIVE LESS EAST 15 FEET RIGHT OF WAY OF LOTS 8
TO 11 INCLUSIVE BLOCK 4 LOT SIZE IRREGULAR OR 12186-
1289 04842

PARCEL 2:

Folio: 34-2109-006-0410

"GOLDEN GLADES PARK 1ST ADDITION" ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 39,
PAGE 58 RE-SUB LOT 18 BLOCK 4 LOT SIZE 25.000 X 105 OR
21246-1888-1889 05/2003 4 F/A/U 30-2109-006-0410

PARCEL 3:

Folio: 34-2109-006-0420

"GOLDEN GLADES PARK 1ST ADDITION" ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 39,
PAGE 58 RE-SUB LOTS 19 THRU 22 BLOCK 4 & LOT 13
BLOCK 4 OF GOLDEN GLADES PARK 2ND ADDITION PLAT
BOOK 39 PAGE 83 LOT SIZE 125.000 X 105

PARCEL 4:

Folio: 34-2109-006-0400

"GOLDEN GLADES PARK 1ST ADDITION" ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 39,
PAGE 58 RE-SUB LOT 17 BLOCK 4 LOT SIZE 25.000 X 105 OR
20332-3831 0302 3 F/A/U 30-2109-006-0400

**EXHIBIT “B”
STAFF RECOMMENDATION**

STAFF RECOMMENDATION PH-2010-000074

APPLICATION INFORMATION

Applicant: EBS Engineering, Inc.
Property Location: 2726 N.W. 168 Terrace
Property Size: 0.85 acres
Future Land Use: Neighborhood, Commercial
Existing Zoning: PCD, Planned Corridor Development and R-1, Single Family Residential
Requested Action(s): Rezoning from R-1, Single Family Residential to PCD, Planned Corridor Development

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance to rezone the subject property from R-1, Single Family Residential to PCD, Planned Corridor Development.

REVIEW AND ANALYSIS:

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Split FLU Designations: Primary frontage is Commerce on NW 27 th Avenue; Secondary frontage is Neighborhood on NW 167 Terrace	PCD, Planned Corridor Development fronting NW 27 Avenue; R-1, Single Family Residential fronting NW 167 Terrace	vacant
North	Commerce	PCD, Planned Corridor Development	commercial
South	Commerce	PCD, Planned Corridor Development	commercial
East	Commerce	PCD, Planned Corridor Development	commercial
West	Neighborhood	R-1, Single Family Residential	Single Family Residential

The property consists of four (4) parcels with the main 18,900 square feet parcel fronting N.W. 27 Avenue zoned partially PCD and R-1. The other three (3) lots are zoned R-1. All the lots are

undeveloped and vacant. To the north, south, and east are zoned PCD and developed with commercial uses, while to the west are single family residential homes.

Zoning History

There is no relevant zoning history on these properties impacting the proposed request.

Project Summary/Background

- The applicant is the owner of the property consisting of four (4) lots of which the largest lot fronting N.W 27 Avenue that has a split zoning of PCD, Planned Corridor Development and R-1, Single Family Residential. The other three (3) lots are contiguous creating a 0.85 acre parcel.
- The proposed development of the property is a two (2) story 15,997 square feet professional office building with the required off-street parking and landscape areas. The proposed development will be subject to the City's Development Review Committee (DRC) review and site plan approval.

Consistency with City of Miami Gardens Comprehensive Development Master Plan

Policy 1.2.1 of the Neighborhood designation states:

"Uses consistent with the Neighborhood land use designation shall primarily include low and low-medium density residential uses. Medium and medium high densities, suburban commercial office, and mixed use planned uses may be permitted subject to the performance criteria set forth in this plan."

Policy 2.1.3 of the Performance Criteria and Land Uses states:

- a. Suburban Commercial and Office
 - Purpose. *Suburban Commercial and Office is designed to accommodate retail sales and services, professional offices and other similar activities, primarily in the Neighborhood designation.*
 - Site Size. *Suburban Commercial and Office development should be smaller than 5 acres.*
 - Uses. *Typical permitted uses include retail sales and services, professional offices, restaurants and pharmacies.*
 - Floor Area Ratio (Intensity). *0.5 maximum.*
 - Access. *Frontage on one (1) Arterial or adjacent to an intersection of two (2) Collectors or higher.*
 - Height. *Up to an average height of four (4) stories.*

Conclusion: A portion of the site that is adjacent to NW 27 Avenue in the Commerce designation in the Future Land Use Map is already zoned PCD, Planned Corridor Development. The majority of the site is located in the Neighborhood land use designation. The property is

ideally located and proposed for professional office and other similar uses consistent with the performance criteria set forth in the Neighborhood designation.

Zoning Review and Analysis

The City Council may grant or deny approval of a rezoning as set forth in Section 34-49 of the City's Zoning Code/LDRs must determine the following standards:

(f)

“Criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels. The detriments or benefits of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, the following shall be considered:

(1)

The development permitted by the application, if granted, conforms to the city's comprehensive development master plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2)

The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;

(3)

The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;

(4)

The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5)

The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.”

After consideration of the above criteria and of the proposed request the following findings are made:

1. The rezoning to PCD would allow the development of suburban commercial and office uses which is generally consistent with the Comprehensive Development Master Plan Neighborhood designation.
2. The rezoning will not have an unfavorable impact on the natural resources in the City.
3. The rezoning will have a favorable impact upon the City's economy encouraging commercial and office development where single family residential has become undesirable to the close proximity of the heavily travelled arterial of N.W. 27 Avenue, and affording the City commercial tax designation and related receipts.
4. The rezoning will not unduly burden water, sewer, drainage, education or recreation facilities.
5. The rezoning will not unduly burden public transportation facilities, including adjacent roadways as N.W. 27 Avenue is a major arterial roadway of the City.

Conclusion: After consideration of the request to rezone the property to PCD, Planned Corridor Development the findings satisfy the above criteria set forth in the LDRs for granting such requests.

Anticipated Facilities Impact

DRC (Development Review Committee): Prior to building permit issuance site plan approval will be required and reviewed by the City's DRC for anticipated impacts and any mitigation thereof.

General: Concurrency determinations are not finalized during the zoning approval process.

Public Notification/Comments

In accordance with the Land Development Regulations, notifications of the applicant's requests were mailed to property owners within a five hundred (500) foot radius of the subject site to provide them an opportunity to comment on the application. At the date of this writing, there have been no inquires directed to the Planning and Zoning Department.

Attachments:

- Letter of Intent
- Hearing Map-Zoning
- Hearing Map-Aerial
- Mailed Notice Radius Map
- Submitted Plans and Survey

LETTER OF INTENT

September 21, 2011

Mr. Cyril Saiphoo, AICP
Zoning Administrator
Zoning and Planning Department
City of Miami Gardens
1515 NW 167 Street, Building 5, Suite 160
Miami Gardens, Florida 33169

Re: LETTER OF INTENT
EBS Engineering, Inc. Zoning Change Application

Please consider this EBS Engineering, Inc. (EBS) formal Letter of Intent in connection with the Zoning and Planning Department's rules and regulations for filing a City of Miami Gardens' zoning application for Zoning Change. The undersigned represents EBS, the owner of the approximately 0.85 acres of land (hereinafter refer to as "Property") located at the intersection of NW 27 Avenue and NW 168 Terrace, and including the south parcels fronting NW 167 Terrace. Refer to the attached Legal Description.

Lots 8, 9, 10 and 11 facing NW 27 Avenue are zoned PCD. **Lots 5, 6 and 7** are zoned RU-1. These lots are contiguous with the lots zoned PCD, and are under the same ownership.

The PCD permits the use for commercial construction but RU-1 lots permit only single family residential construction. The PCD lots alone constitute a very small parcel of land for any meaningful commercial development, and the RU-1 lots to the west of the PCD lots are also comparatively small parcel for residential development. For any economically feasible development, the RU-1 lots and PCD lots have to be made whole with the zoning classification changed to either of them. Considering the current objectives of the City of Miami Gardens to keep commercial land use along the NW 27 Avenue corridor, it is reasonable to bring all these lots to PCD zoning and permit the property to be used in a manner consistent with the intended zoning (PCD) along the NW 27 Avenue corridor.

Lots 17, 18, 19, 20, 21, 22 and 13 fronting NW 167 Terrace are currently zoned RU-1 but are facing a commercial use zoning to the south. These lots will also be contiguous with the requested PCD zoning north of them and are under the same ownership. Since these lots are already facing a commercial zoned lots, and will be contiguous with the combined PCD, it is EBS' request that these lots be also re-zoned to PCD to enable

the parcels to be used as part of the office development – to meet the parking spaces requirement for the intended development.

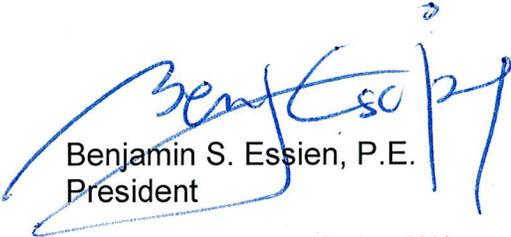
The proposed development will comply with all the requirements of separation between the adjacent residential lots and the PCD. Adequate landscaping as per the new planning ordinance will be provided. It is also intended to be one of the first green building in the area with exterior solar lighting, etc.

The intended development will be a “Build-to-Line,” a development pattern that promotes vigorous pedestrian activity and crime prevention in the area. It will be architecturally pleasing and a catalyst for similar developments along the NW 27 Avenue Corridor.

EBS is therefore requesting for all the lots 5 to 7; 8 to 11; 17 to 22; and 13 be re-zoned to PCD. EBS believes that this request is justifiable and will meet a favorable consideration of the City Council.

Sincerely,

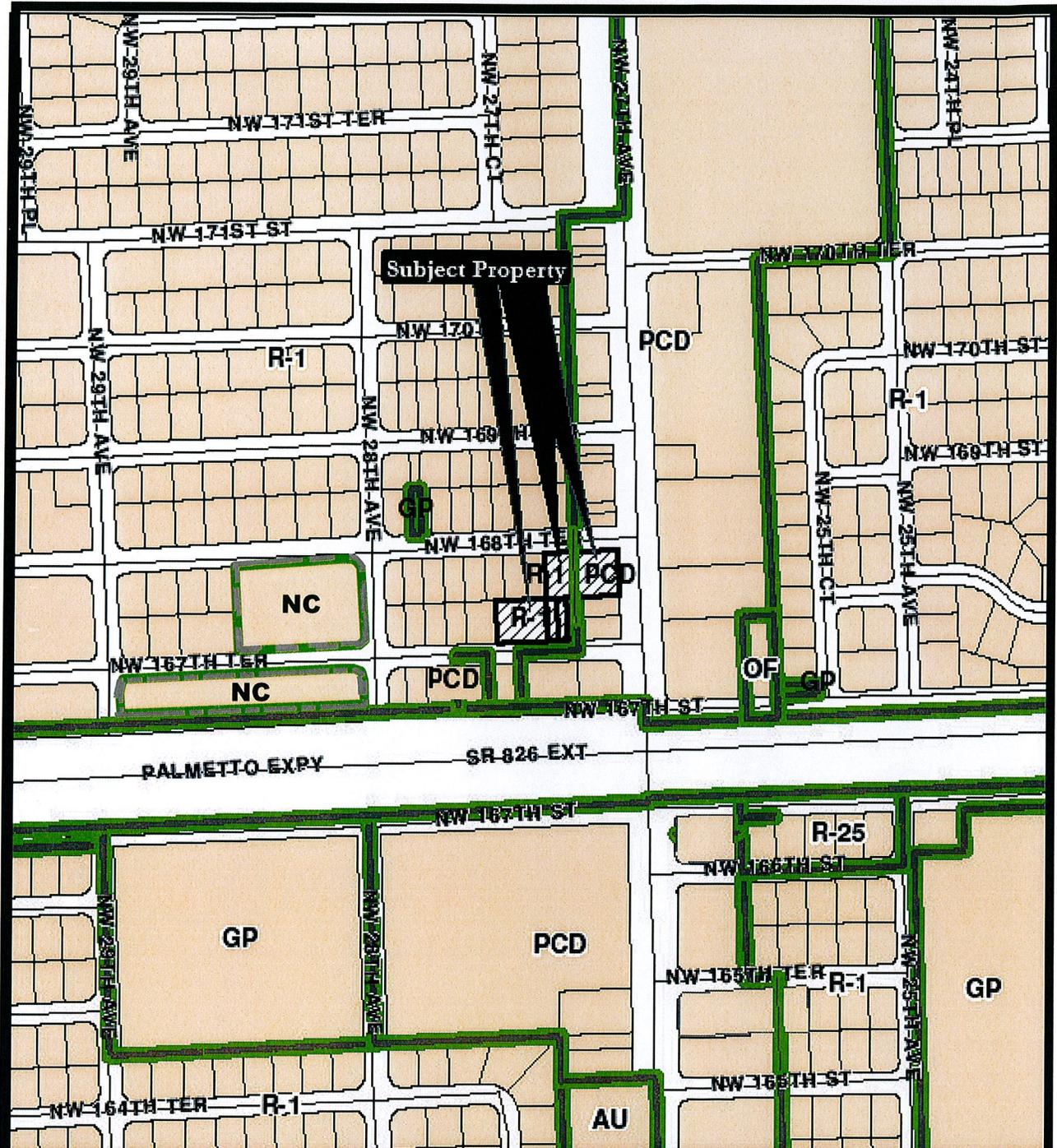
EBS ENGINEERING, INC.



Benjamin S. Essien, P.E.
President

EBS/Letter of Intent.Miami Gardens.2011

HEARING MAP-ZONING



HEARING MAP: ZONING



City of Miami Gardens
Planning & Zoning Department

Subject Property Zoning: R-1, PCD

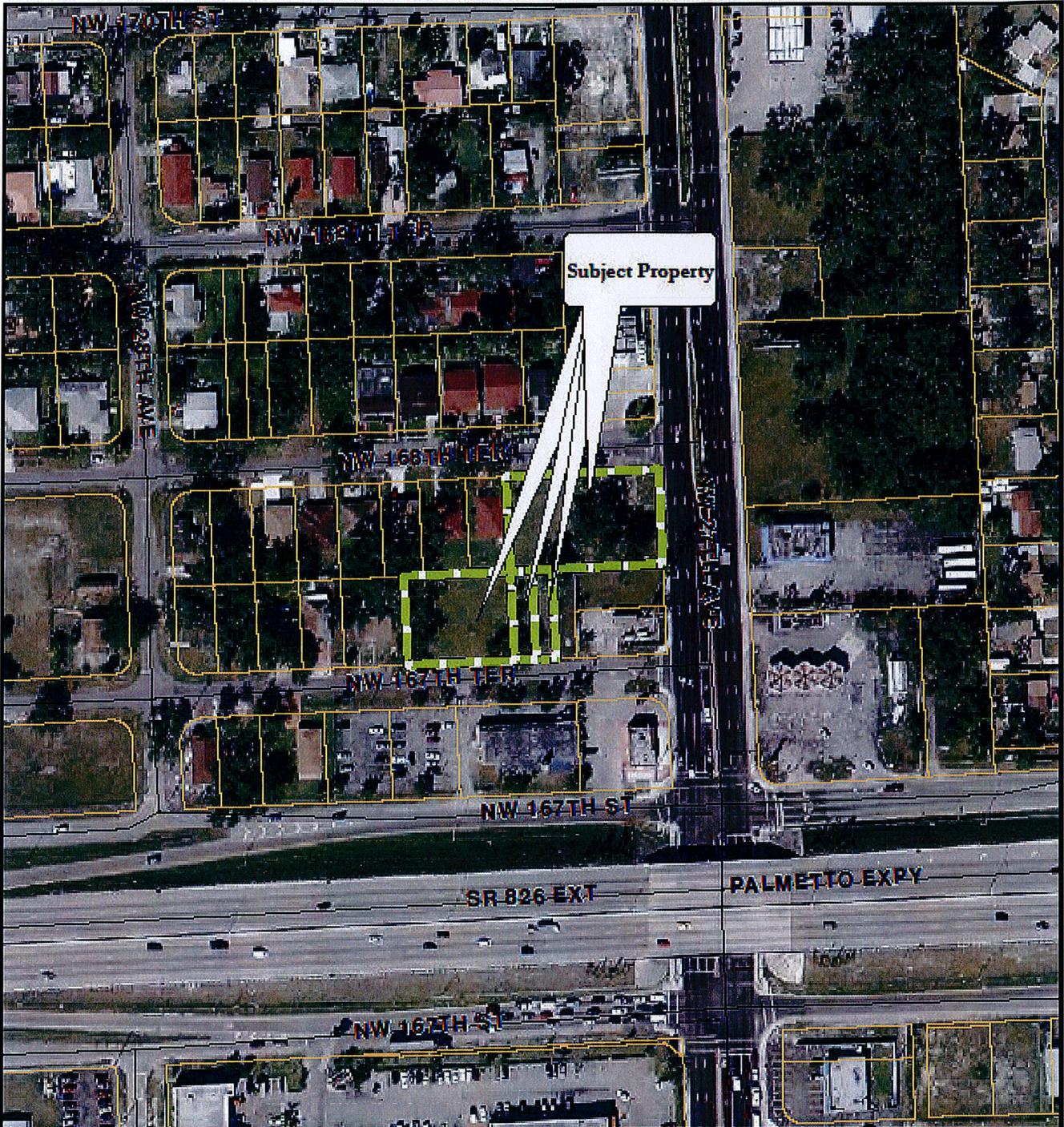
Applicant:
Office Center (EBS)

Project Location: 2726 NW 168 Terrace
Miami Gardens, FL 33056



1 inch = 319 feet
October 2011

HEARING MAP- AERIAL



City of Miami Gardens
Planning & Zoning Services

 Subject Property

Applicant:
Office Complex (EBS)

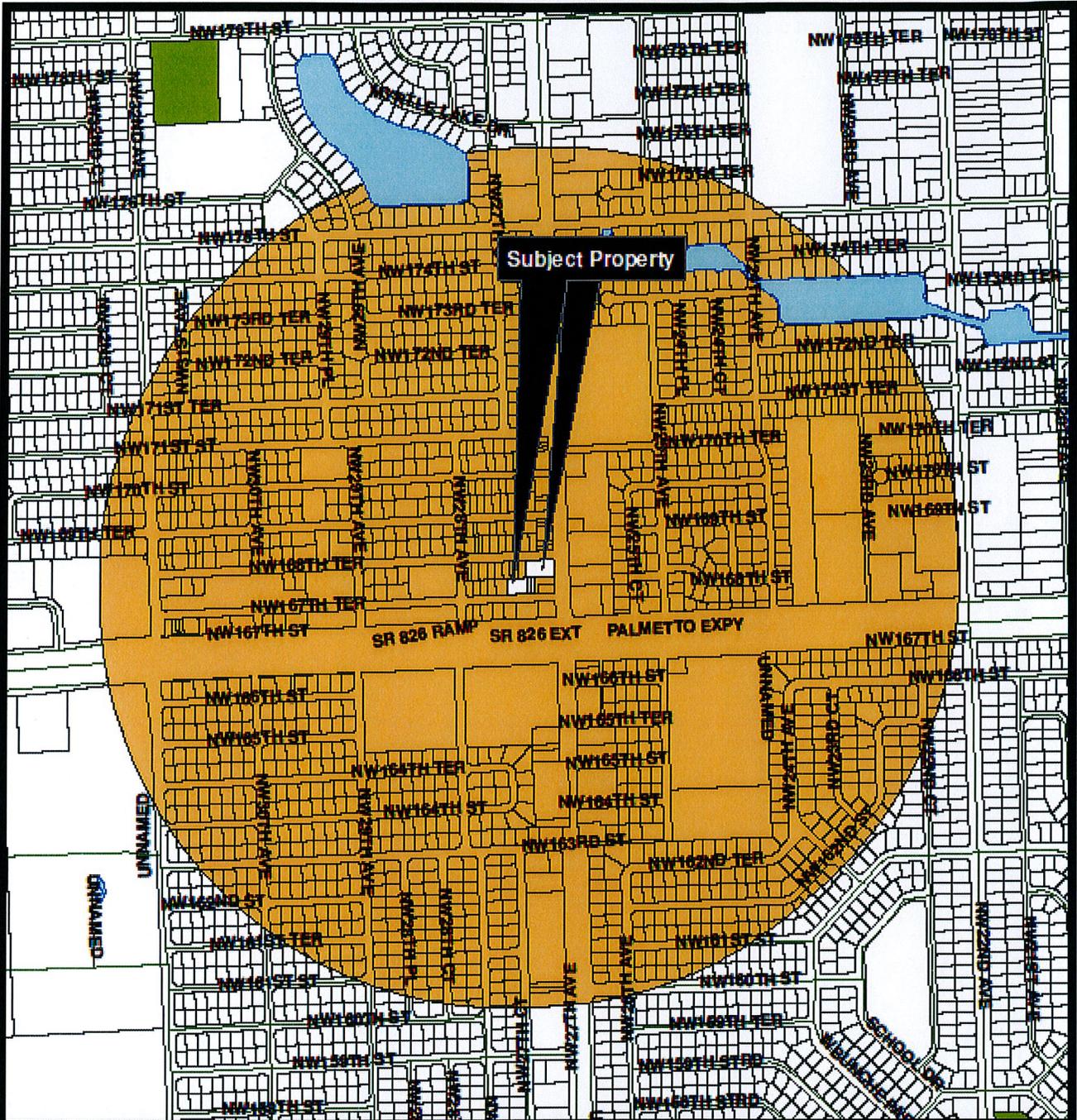
Project Location: 2726 NW 168 Terrace
Miami Gardens, FL 33056



1 inch = 148 feet

October 2011

MAILED NOTICE RADIUS MAP



MAILED NOTICE RADIUS MAP



City of Miami Gardens
Planning and Zoning Services

 Subject Property  1/2 Mile Radius

Applicant:
Office Complex (EBS)

Project Location: 2726 NW 168 Terrace
Miami Gardens, FL 33056



1 inch = 840 feet

October 2011

SUBMITTED PLANS AND SURVEY

**PROPOSED OFFICE COMPLEX FOR:
EBS ENGINEERING**

168 -- NW 27TH AVENUE MIAMI GARDENS, FL.

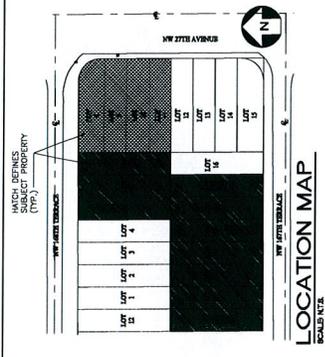
CONTENTS:

- A-01 SITE PLAN, SCHEDULES
- A-02 LANDSCAPE PLAN, SCHEDULES, NOTES
- A-03 FIRST FLOOR PLAN
- A-04 SECOND FLOOR PLAN
- A-05 ELEVATIONS
- A-06 ELEVATIONS

SET OF PLANS FOR PUBLIC HEARING




**NYARKO
ARCHITECTURAL
GROUP, INC.**
A. 00000
CHARLES C. NYARKO, AIA
ARCHITECT
9501 NW 17th Avenue
Miami, FL 33157
TEL: (305) 884-3800
FAX: (305) 884-3810



ZONING LEGEND

NET LOT AREA: 37,151 SFT. (0.86 ACRES)
 GROSS LOT AREA: 52,574 SFT. (1.21 ACRES)

ZONING CLASSIFICATION

LOTS NUMBERS	ZONING	ZONING PROPOSED
B-11	POD	POD
5-7,13,17-22	RP-1	RE-ZONING

PROPOSED FOOTPRINT: 7950 SFT.
 15,697 SFT.

REMARKS

MAX. FLOOR AREA INTD	50% (18,575.5 SFT.)	ASX (13,897 SFT.)
MAXIMUM NUMBER OF STORES	2	2
MAXIMUM BUILDING HEIGHT	47.8 FT.	39 FT.
MAX. IMPERVIOUS AREA :	26,000 SFT. (70%)	25,460 SFT. (69%)

PARKING ANALYSIS

REQUIRED (UPR CODED 22.2)	REQUIRED (SP-15/77 22.2)	PROVIDED	VARIANCE
33	33	40	7

BUILDING SETBACK (BUILD-TO-LINE)

	REQUIRED	PROVIDED
REAR	7.5'	50'-3"
FRONT	15'	15'
SIDE (STREET)	10'	10'
SIDE (INSIDE)	0'	15'-7"
MIN. ADJUTING RESIDENTIALLY ZONED LOT	20'	50'-3"

SEPTIC TANK & DRAINFIELD ANALYSIS

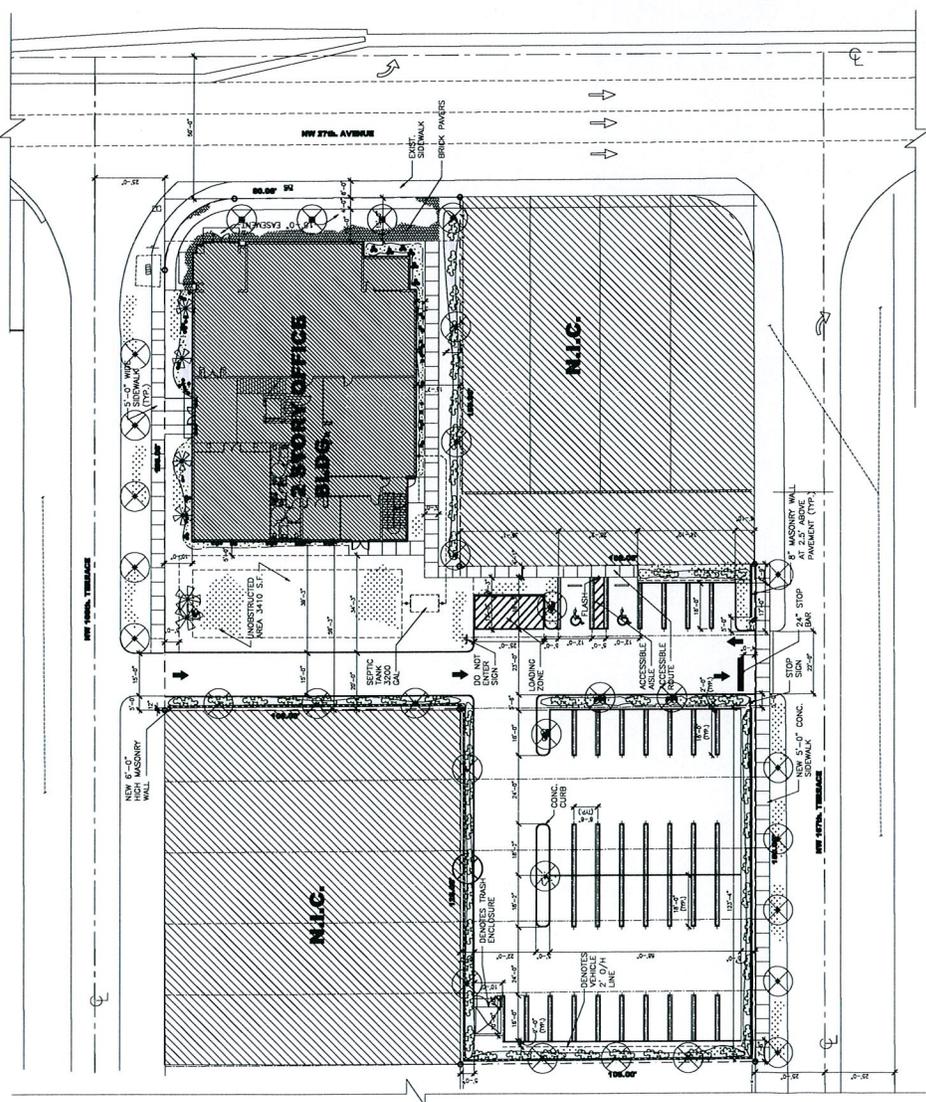
USE OF BUILDING OFFICE SPACE
 BUILDING (44/71) = 13,697 (USABLE SPACE)
 ESTIMATED SEWAGE FLOW = 2041 GAL/DAY
 REQUIRED SEPTIC TANK SIZE = 2000 GAL.
 ASSOCIATED WITH A SEASONAL WATER TABLE DEPTH OF LESS THAN 120"
 SEWAGE LOADING RATE TO TRENCH = 1.20
 AREA OF DRAINFIELD REQUIRED = 2041 / 1.20 = 1701
 TOTAL UNDESUPERSTED AREA REQUIRED = 3402 SF
 TOTAL UNDESUPERSTED AREA PROVIDED = 3410 SF

LEGAL DESCRIPTION

PARCEL LOTS 09-008-0370 B 02 & 41
 ADDITION ACCORDING TO THE PLAT AND RECORDS OF THE
 RECORDS OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
 RECORDED ON 01/10/2007 AT 09:45:23 AM
 6 TO 11 INCLUSIVE BLOCK 34
 50'-21.08"-058'-041.0'
 30'-21.08"-058'-041.0'

PARCEL LOTS 09-008-0405 7000000 00000
 ADDITION ACCORDING TO THE PLAT AND RECORDS OF THE
 RECORDS OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
 RECORDED ON 01/10/2007 AT 09:45:23 AM
 12 TO 15 INCLUSIVE BLOCK 34
 50'-21.08"-058'-041.0'

PARCEL LOTS 09-008-0410 7000000 00000
 ADDITION ACCORDING TO THE PLAT AND RECORDS OF THE
 RECORDS OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
 RECORDED ON 01/10/2007 AT 09:45:23 AM
 16 TO 22 INCLUSIVE BLOCK 34
 50'-21.08"-058'-041.0'



SITE PLAN
 SCALE 1/8" = 1'-0"



1- TREES SHALL BE SPECIES A MAXIMUM OF TWO FEET CENTER TO CENTER. SMALLER TREES SHALL BE PLANTED IN WHICH CASE THE SHRUBS SHALL BE PLANTED WITHIN THE BRANCHES ARE TOUCHING AT THE TIME OF PLANTING.

2- TREES SHALL NOT BE PLANTED WITHIN TEN FEET OF ANY UNDERGROUND UTILITIES.

3- TREES SHALL NOT BE PLANTED WITHIN TEN FEET OF ANY UNDERGROUND UTILITIES.

4- ALL PLANT MATERIALS USED IN CONFORMANCE WITH THIS SPECIFICATION SHALL BE SPECIES AVAILABLE IN THE STATE OF FLORIDA AS OF THE DATE OF PLANTING. SPECIES NOT AVAILABLE IN THE STATE OF FLORIDA SHALL BE REPLACED WITH A SPECIES AVAILABLE IN THE STATE OF FLORIDA AT THE TIME OF PLANTING.

5- ALL PLANT MATERIALS USED IN CONFORMANCE WITH THIS SPECIFICATION SHALL BE SPECIES AVAILABLE IN THE STATE OF FLORIDA AS OF THE DATE OF PLANTING. SPECIES NOT AVAILABLE IN THE STATE OF FLORIDA SHALL BE REPLACED WITH A SPECIES AVAILABLE IN THE STATE OF FLORIDA AT THE TIME OF PLANTING.

6- TREES HAVING AN AVERAGE NATURE SPREAD OF CROWN LESS THAN TEN FEET SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING. TREES HAVING AN AVERAGE NATURE SPREAD OF CROWN GREATER THAN TEN FEET SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

7- TREES HAVING AN AVERAGE NATURE SPREAD OF CROWN GREATER THAN TEN FEET SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

8- PALM TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

9- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

10- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

11- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

12- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

13- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

14- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

15- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

16- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

17- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

18- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

19- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

20- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

21- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

22- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

23- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

24- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

25- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

26- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

27- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

28- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

29- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

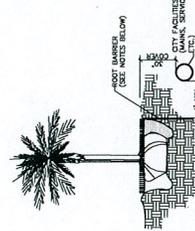
30- TREES SHALL BE PLANTED WITH A MINIMUM OF TEN FEET CLEAR TRUNK AT THE TIME OF PLANTING.

LANDSCAPE LEGEND

NET LOT AREA	37,151 SFT. (0.85 ACRES)
PCD REQUIREMENTS	
SHADE TREES (20 PER NET ACRE)	24
SHADE TREES OFF STREET PARKING AREAS (1 PER LANDSCAPE ISLAND)	3
STREET TREES (1 PER 22' LOT FRONTAGE) 363 1/2' / 22' = 15	15
SHRUBS/HEDGING (10 PER REA. TREE)	240
KNEE WALL OFF STREET PARKING AREAS (REQUIRED)	PROVIDED
SOIL LAWN AREA, GROUND COVER (40% OF OPEN SPACE)	4058
LANDSCAPED OPEN SPACE (MIN. 18%)	6,687
COMMON OPEN SPACE	N/A
LANDSCAPE BUFFERS—FRONT YARD/ROW	N/A
LANDSCAPE BUFFERS—SIDE YARD	0-10'
LANDSCAPE BUFFERS—OFF STREET PARKING AREAS	0-10'
LANDSCAPE BUFFERS—OFF STREET PARKING AREAS (1 PER 10 PARKING SPACES)	4
FENCE, WALL, HEDGE HEIGHTS—MAXIMUM	MAX 8'
SHADE TREES (DOE TO BE NATIVE)	12
PALM TREES (DOE ALLOWED)	12
SHRUBS (DOE TO BE NATIVE)	240

LANDSCAPE LEGEND

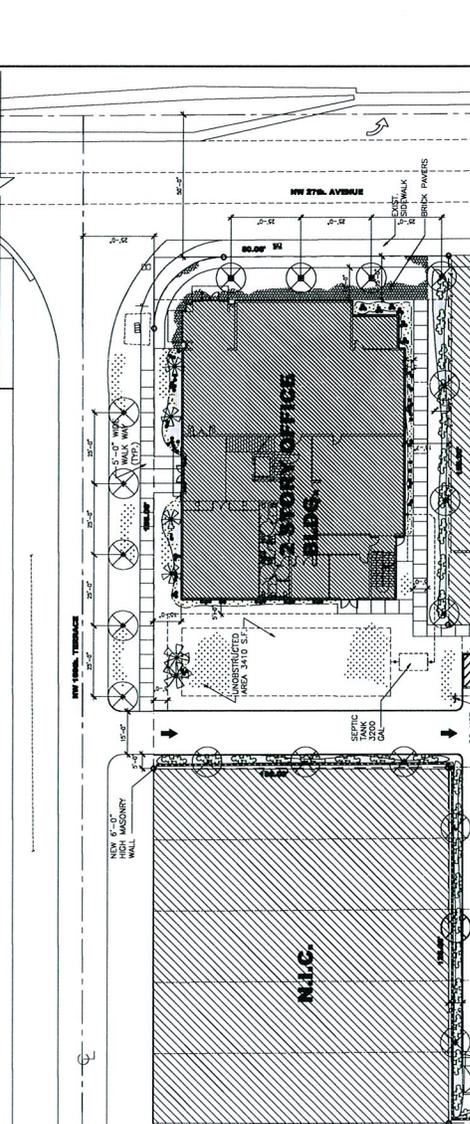
REMARKS	PROVIDED	REMARKS
SHADE TREES (20 PER NET ACRE)	24	39
SHADE TREES OFF STREET PARKING AREAS (1 PER LANDSCAPE ISLAND)	3	5
STREET TREES (1 PER 22' LOT FRONTAGE) 363 1/2' / 22' = 15	15	15
SHRUBS/HEDGING (10 PER REA. TREE)	240	240
KNEE WALL OFF STREET PARKING AREAS (REQUIRED)	PROVIDED	
SOIL LAWN AREA, GROUND COVER (40% OF OPEN SPACE)	4058	5364
LANDSCAPED OPEN SPACE (MIN. 18%)	6,687	10,145
COMMON OPEN SPACE	N/A	N/A
LANDSCAPE BUFFERS—FRONT YARD/ROW	N/A	N/A
LANDSCAPE BUFFERS—SIDE YARD	0-10'	NORTH= 10'-0" SOUTH= 13'-2" WEST= 9'-0" EAST= 5'-0"
LANDSCAPE BUFFERS—OFF STREET PARKING AREAS	0-10'	NORTH= 5'-0" SOUTH= 5'-0" EAST= 6'-0" WEST= 7'-8"
LANDSCAPE BUFFERS—OFF STREET PARKING AREAS (1 PER 10 PARKING SPACES)	4	4
FENCE, WALL, HEDGE HEIGHTS—MAXIMUM	MAX 8'	6'
SHADE TREES (DOE TO BE NATIVE)	12	33
PALM TREES (DOE ALLOWED)	12	6
SHRUBS (DOE TO BE NATIVE)	240	240



NOTES:

1. ROOT BARRIERS SHALL BE 4" MIN. THICKNESS (SEE CITY SPECIFICATIONS).
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND COUNTY ENGINEERS.
3. ROOT BARRIERS SHALL BE MINIMUM 30" DEEP. APPROVED PRODUCTS INCLUDE: POLYETHYLENE TEREPHTHALATE (PET) OR POLYPROPYLENE (PP) FABRICS MANUFACTURED BY FIBROBARRIER.
4. WRITEN INSTRUCTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITEN INSTRUCTIONS.

LANDSCAPE NOTE:



LANDSCAPE LEGEND

Symbol	Type	Tree / Shrub Name	Native Species	Common	Shade Tolerant	DT	REMARKS
(Circle with diagonal lines)	TREE	SHADE TREE	YES	YES	NO	34	
(Circle with horizontal lines)	TREE	SHADE TREE	YES	YES	NO	15	
(Circle with vertical lines)	TREE	SHADE TREE	YES	YES	NO	6	
(Circle with dots)	SHRUBS	CHRISTMAS TREE	YES	NO	YES	325	6' HIGH
(Circle with cross-hatch)	SHRUBS	CHRISTMAS TREE	YES	NO	YES	120	
(Circle with diagonal lines)	SHRUBS	CHRISTMAS TREE	YES	NO	YES	120	

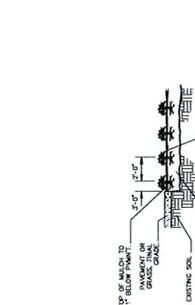
LANDSCAPE LEGEND

Symbol	Type	Tree / Shrub Name	Native Species	Common	Shade Tolerant	DT	REMARKS
(Circle with diagonal lines)	TREE	SHADE TREE	YES	YES	NO	34	
(Circle with horizontal lines)	TREE	SHADE TREE	YES	YES	NO	15	
(Circle with vertical lines)	TREE	SHADE TREE	YES	YES	NO	6	
(Circle with dots)	SHRUBS	CHRISTMAS TREE	YES	NO	YES	325	6' HIGH
(Circle with cross-hatch)	SHRUBS	CHRISTMAS TREE	YES	NO	YES	120	
(Circle with diagonal lines)	SHRUBS	CHRISTMAS TREE	YES	NO	YES	120	

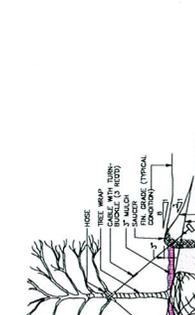
NOTES:

1. SHADE TREES SHALL BE 10'-0" MIN. HEIGHT AT PLANTING AND 10'-0" MIN. HEIGHT AT MATURE.
2. SHADE TREES SHALL BE 10'-0" MIN. HEIGHT AT PLANTING AND 10'-0" MIN. HEIGHT AT MATURE.
3. SHADE TREES SHALL BE 10'-0" MIN. HEIGHT AT PLANTING AND 10'-0" MIN. HEIGHT AT MATURE.
4. SHADE TREES SHALL BE 10'-0" MIN. HEIGHT AT PLANTING AND 10'-0" MIN. HEIGHT AT MATURE.

TYP. TREE PLANTING DETAIL



TYP. SHRUB PLANTING DETAIL



TYP. TREE PLANTING DETAIL



TYP. SHRUB PLANTING DETAIL



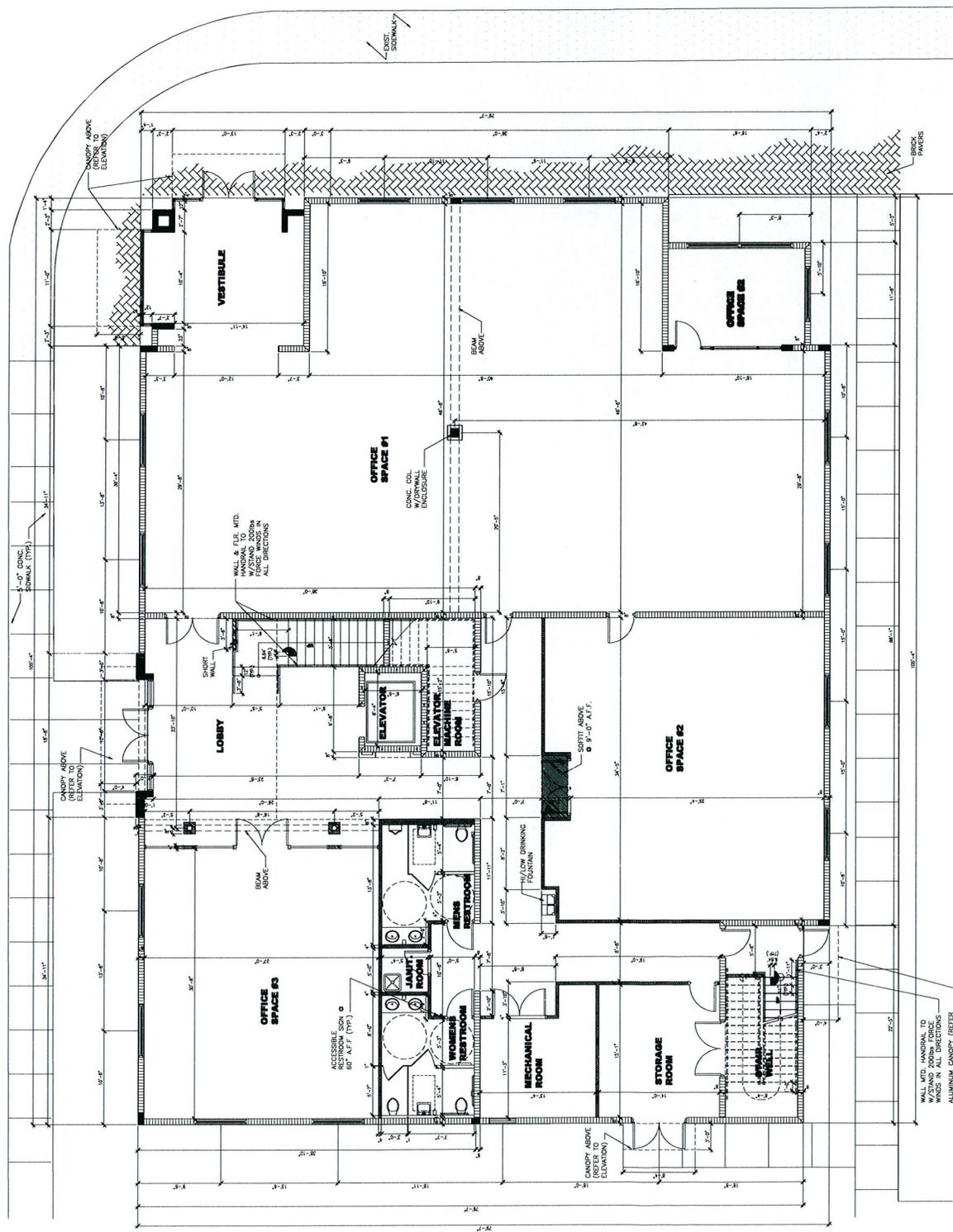
LANDSCAPE PLAN



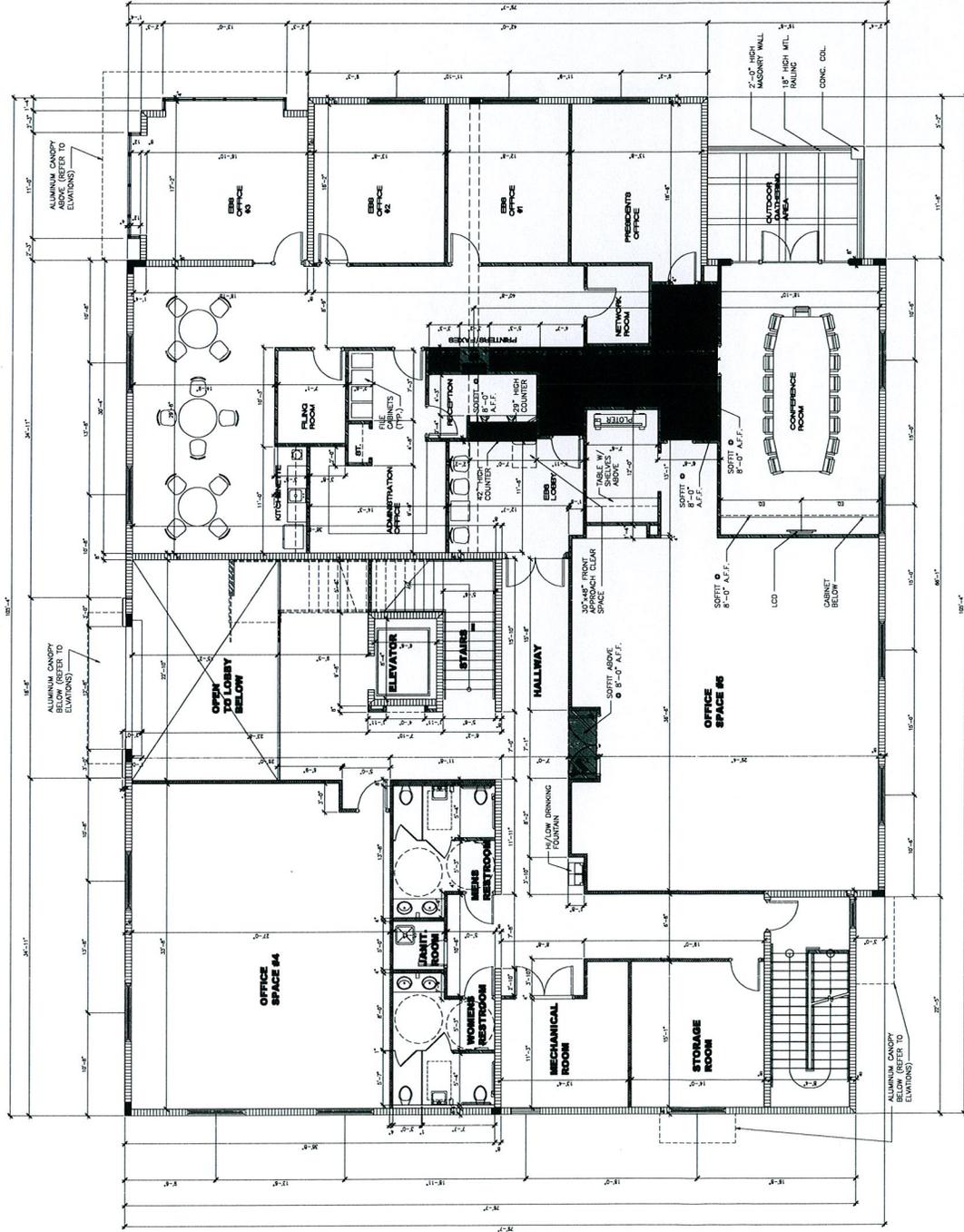


WALL LEGEND

-  8" MASONRY WALL
-  3/4" CONCRETE STUD WALL W/ MTD. AND FINISH PAINT TO FINISH SIDE
-  SHORT WALL
-  FIRE WALL, REFER TO GENERAL NOTES FOR CONSTRUCTION



FIRST FLOOR LAYOUT
 SCALE: 3/16"=1'-0"

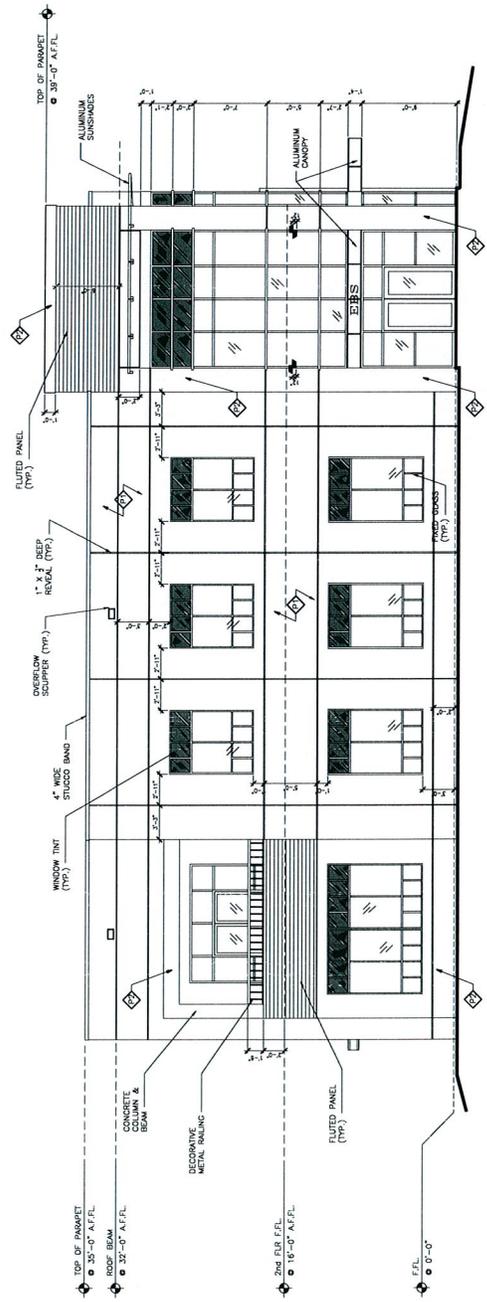


SECOND FLOOR LAYOUT
 SCALE 3/16" = 1'-0"

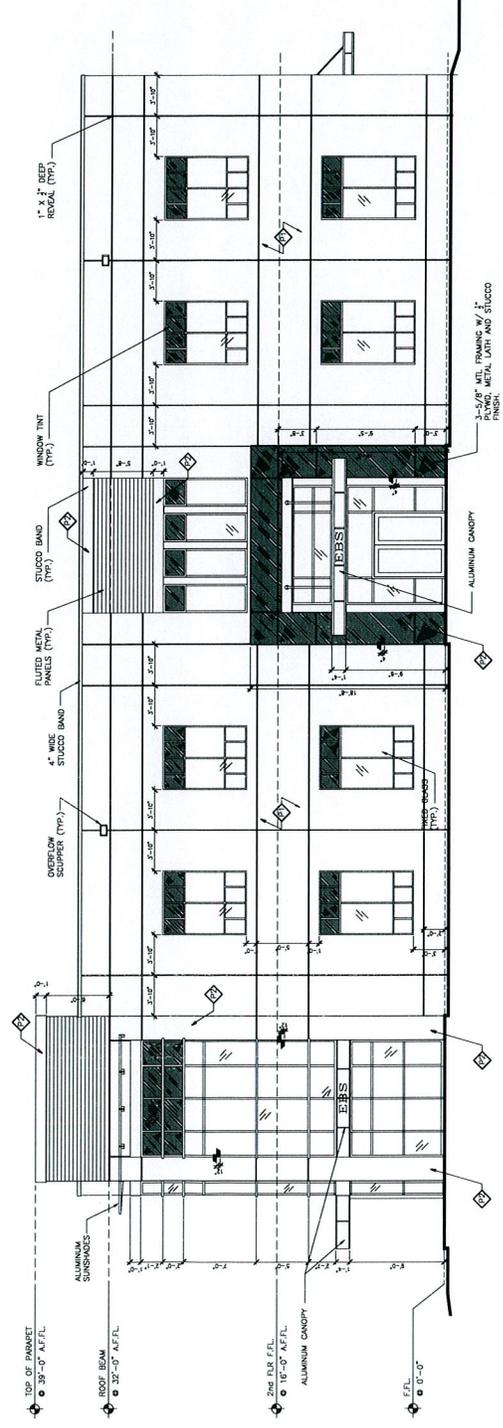
SECOND FLOOR AREA = 782 SQ. FT.
 TOTAL FLOOR AREA (FIRST + SECOND) = 1597 SQ. FT.



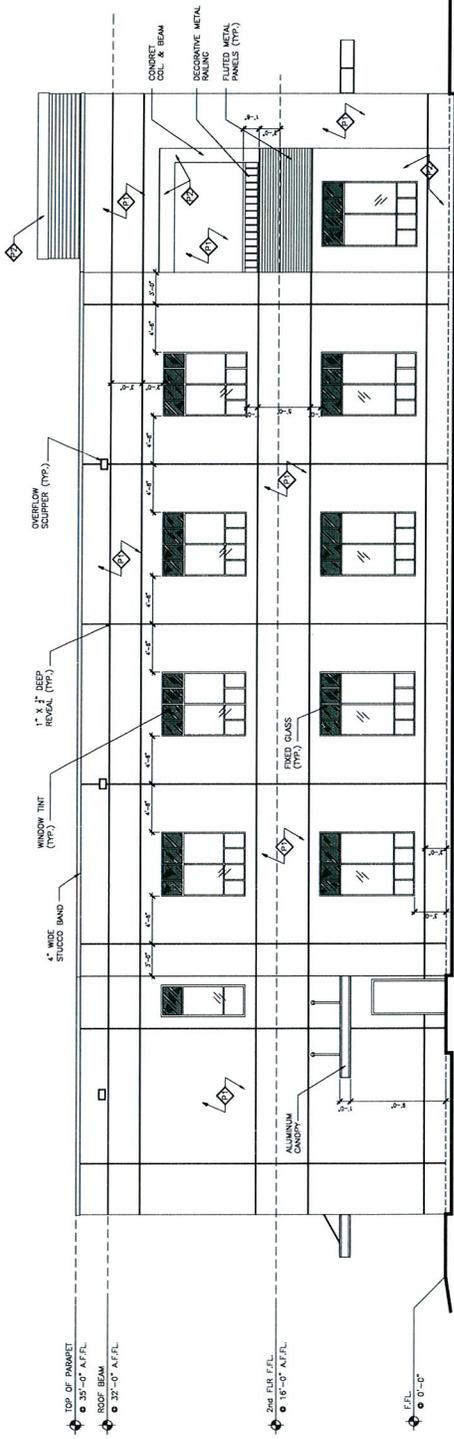
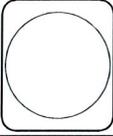
COLOR LEGEND	
MARK	COLOR NAME
	MOOREST WHITE SW 6084 (SHERWIN WILLIAMS)
	SAND DUNE SW 6086 (SHERWIN WILLIAMS)



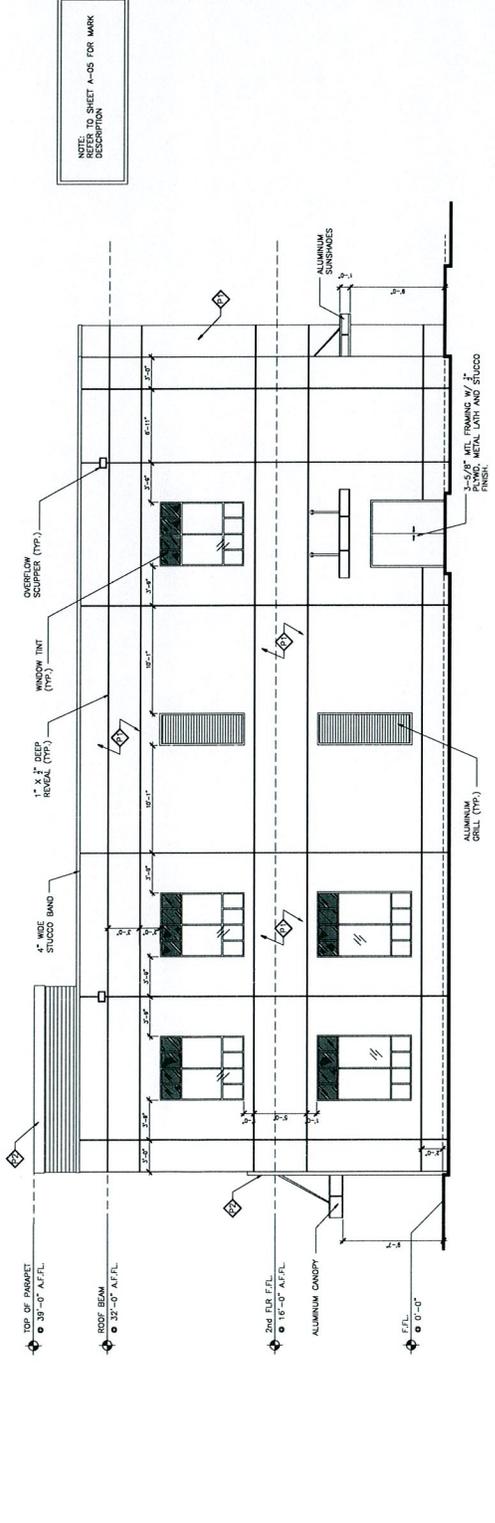
EAST ELEVATION
 SCALE: 3/16" = 1'-0"



NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



WEST ELEVATION
 SCALE: 3/16"=1'-0"

NOTE:
 REFER TO SHEET A-05 FOR MARK DESCRIPTION



City of Miami Gardens Zoning Agenda Memo

Zoning Board Meeting Date:	November 2, 2011	Item Type: <i>(Enter X in box)</i>	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1 st Reading
		X	Public Hearing: <i>(Enter X in box)</i>		2 nd Reading
Funding Source:	<i>(Enter Fund & Dept)</i>		Advertising Requirement:		X
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:		
		X			
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area:		Strategic Plan Obj./Strategy: N/A
		X	Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input type="checkbox"/> Communication <input type="checkbox"/>		
Sponsor Name:	Dr. Danny Crew, City Manager		Department:		Planning and Zoning Department

Short Title:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING SECTION 34-13 OF THE CITY'S LAND DEVELOPMENT REGULATIONS (LDRS) TO ESTABLISH THE TOWNE CENTER OVERLAY DISTRICT; AMENDING SECTION 34-14 OF THE LDRS TO ESTABLISH THE PURPOSE AND INTENT OF THE TOWNE CENTER OVERLAY DISTRICT; AMENDING SECTION 34-17 OF THE LDRS TO AMEND THE OFFICIAL ZONING MAP TO DEPICT THE TOWNE CENTER OVERLAY DISTRICT; AMENDING SECTION 34-287 OF THE LDRS TO INCORPORATE THE TOWNE CENTER OVERLAY PERMITTED USE LIST; AMENDING SECTION 34-288(32) OF THE LDRS TO ADD REGULATIONS FOR PLACES OF PUBLIC ASSEMBLY IN THE TOWNE CENTER OVERLAY DISTRICT; AND AMENDING SECTION 34-474 OF THE LDRS TO INCLUDE REGULATIONS RELATING TO THE MIAMI GARDENS TOWNE CENTER MASTER PLAN; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE

**ITEM 9-A) ORDINANCE
SECOND READING/PUBLIC HEARING
Amending the LDR**

Staff Summary:

Background

The City established a vision for the area around the intersection of NW 27th Avenue and NW 183rd Street in 2005 that resulted in the Town Center Master Plan. The City's leadership formulated an idea to develop a central center for that area in terms of land use mix, densities and intensities, amenities and civic/governmental needs. A Town Center Zoning District was adopted in 2006 and was in effect until the City adopted its new Land Development Regulations/Zoning Code in 2010.

Current Situation

When the City adopted a new Zoning Code in 2010, the Town Center Zoning District (TCZD) was replaced with the Planned Corridor Development Zoning District (PCD). Upon comparing the PCD with the old TCZD, the emphasis on pedestrian-friendly facilities and the discouragement of automobile oriented uses was no longer in evidence in the PCD.

As such, a revised Town Center Master Plan is proposed to be adopted under Sec. 34-474 of the PCD, Planned Development Corridor zoning district which allows the City to adopt special master plans for specific areas. The Master Plan becomes an appendix to the code; it provides the basis for inserting the TCO, Town Center Overlay, into the code's permitted use table to discourage automobile oriented uses as well as certain other uses such as pawnshops. Requirements such as building setbacks, height limits and landscape buffers will remain as set forth in the underlying Planned Corridor Development and Government Property zoning districts that are already established in the Town Center Area.

The City Council approved this proposed ordinance on first reading at its meeting of October 5, 2011 with no changes.

Proposed Action:

Recommend that the Council adopt an ordinance that adopts the Town Center Master Plan and the TCO, Town Center Overlay Zoning District with permitted uses that encourage pedestrian friendly activities while restricting auto-oriented uses and modifying various sections of the Zoning Code/LDRs to incorporate the Town Center Overlay.

Attachments:

- Exhibit "A", Legal Description
- Exhibit "B", Staff Recommendation

ORDINANCE NO. 2011 _____

1
2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
4 OF MIAMI GARDENS, FLORIDA, AMENDING SECTION
5 34-13 OF THE CITY'S LAND DEVELOPMENT
6 REGULATIONS (LDRS) TO ESTABLISH THE TOWNE
7 CENTER OVERLAY DISTRICT; AMENDING SECTION 34-
8 14 OF THE LDRS TO ESTABLISH THE PURPOSE AND
9 INTENT OF THE TOWNE CENTER OVERLAY DISTRICT;
10 AMENDING SECTION 34-17 OF THE LDRS TO AMEND
11 THE OFFICIAL ZONING MAP TO DEPICT THE TOWNE
12 CENTER OVERLAY DISTRICT; AMENDING SECTION 34-
13 287 OF THE LDRS TO INCORPORATE THE TOWNE
14 CENTER OVERLAY PERMITTED USE LIST; AMENDING
15 SECTION 34-288(32) OF THE LDRS TO ADD
16 REGULATIONS FOR PLACES OF PUBLIC ASSEMBLY IN
17 THE TOWNE CENTER OVERLAY DISTRICT; AND
18 AMENDING SECTION 34-474 OF THE LDRS TO INCLUDE
19 REGULATIONS RELATING TO THE MIAMI GARDENS
20 TOWNE CENTER MASTER PLAN; PROVIDING FOR
21 ADOPTION OF REPRESENTATIONS; REPEALING ALL
22 ORDINANCES IN CONFLICT; PROVIDING A
23 SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN
24 CODE; PROVIDING AN EFFECTIVE DATE
25

26 WHEREAS, in 2005, the City of Miami Gardens approved a Towne Center
27 Master Plan for the general area of NW 27th Avenue and NW 183rd Street, the
28 legal description of which is depicted on Exhibit "A", and

29 WHEREAS, Towne Center Zoning District was created in 2006 and was in
30 effect until the City adopted its new Land Development Regulations in 2010, and

31 WHEREAS, when the City adopted its new Land Development
32 Regulations, the Towne Center Zoning District was replaced with the Planned
33 Corridor Development Zoning District, and

34 WHEREAS, City staff is proposing a revised Towne Center Master Plan
35 which will be adopted by resolution, and which will incorporate some of the

Added language is underlined. Deleted language is stricken through.

36 pedestrian-friendly facilities and discourage automobile related uses as was
37 previously outlined in the City's 2005 Towne Center Master Plan, and

38 WHEREAS, City staff is proposing that various provisions of the LDRs be
39 amended to incorporate the Towne Center Overlay Zoning District in accordance
40 with Exhibit "B" attached hereto

41 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
42 CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

43 Section 1. ADOPTION OF REPRESENTATIONS: The foregoing
44 Whereas paragraphs are hereby ratified and confirmed as being true, and the same
45 are hereby made a specific part of this Ordinance.

46 Section 2. AMENDMENTS TO LAND DEVELOPMENT REGULATIONS:
47 The City Council of the City of Miami Gardens hereby adopts those certain
48 amendments to the Land Development Regulations attached hereto as Exhibit "B"
49 and incorporated herein by reference.

50 Section 3. CONFLICT: All ordinances or Code provisions in conflict
51 herewith are hereby repealed.

52 Section 4. SEVERABILITY: If any section, subsection, sentence,
53 clause, phrase or portion of this Ordinance is for any reason held invalid or
54 unconstitutional by any court of competent jurisdiction, such portion shall be
55 deemed a separate, distinct and independent provision and such holding shall
56 not affect the validity of the remaining portions of this Ordinance.

Added language is underlined. Deleted language is stricken through.

57 Section 5. INCLUSION IN CODE: It is the intention of the City
58 Council of the City of Miami Gardens that the provisions of this Ordinance shall
59 become and be made a part of the Code of Ordinances of the City of Miami
60 Gardens and that the section of this Ordinance may be renumbered or relettered
61 and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or
62 such other appropriate word or phrase, the use of which shall accomplish the
63 intentions herein expressed.

64 Section 6. EFFECTIVE DATE: This Ordinance shall become effective
65 immediately upon its final passage.

66 PASSED ON FIRST READING ON THE 5th DAY OF OCTOBER, 2011.

67 PASSED ON SECOND READING ON THE ____ DAY OF _____,
68 2011.

69

70 ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF
71 MIAMI GARDENS AT ITS ZONING MEETING HELD ON THE _____ DAY OF
72 _____, 2011.

73

74

75

76

77

78 **ATTEST:**

79

80

81

82 _____
RONETTA TAYLOR, MMC, CITY CLERK

83

84

SHIRLEY GIBSON, MAYOR

Added language is underlined. Deleted language is stricken through.

85 PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

86

87

88 SPONSORED BY: DR. DANNY O. CREW, CITY MANAGER

89

90

91 Moved by: _____

92 Second by: _____

93

94 **VOTE:** _____

95

96 Mayor Shirley Gibson _____ (Yes) _____ (No)

97 Vice Mayor Aaron Campbell, Jr. _____ (Yes) _____ (No)

98 Councilman David Williams Jr _____ (Yes) _____ (No)

99 Councilwoman Lisa Davis _____ (Yes) _____ (No)

100 Councilman Oliver Gilbert, III _____ (Yes) _____ (No)

101 Councilwoman Felicia Robinson _____ (Yes) _____ (No)

102 Councilman Andre' Williams _____ (Yes) _____ (No)

103

Added language is underlined. Deleted language is stricken through.

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

GENERAL PROPERTY LOCATION DESCRIPTION:

Portions of Section 10 Township 52 Range 41, Section 9 Township 52 Range 41, Section 4 Township 52 Range 41 and Section 3 Township 52 Range 41.

Area 1 - To a beginning point of NW 189 Street and lying to the east of NW 27th Avenue C/L a distance of $\pm 666'$ and thence southerly for a distance of $\pm 1,989'$ and thence westerly a distance of $\pm 666'$ to the C/L of NW 27th Avenue and thence northerly for a distance of $\pm 1,989'$ to close.

And Area 2 – Beginning at the intersection of NW 183rd Street and NW 27th Avenue C/L's, then westerly for a distance of $\pm 770'$ and thence northerly for a distance of $\pm 865'$ (along Carol City Canal) and thence to the westerly for a distance of $\pm 700'$ and thence southerly for a distance of $\pm 865'$ (NW 27th Avenue C/L) to close.

And Area 3 - Beginning at the intersection of NW 183rd Street and NW 27th Avenue C/L's, thence westerly for a distance of $\pm 1,634'$ (along NW 183rd Street C/L) thence southerly for $\pm 1,143'$ to the northwest corner of Lot 19, Carol City Center Estates Revise PB 65-128 and thence easterly for a distance of $\pm 1,625'$ (along the northerly lot lines of Lots 1 through 19, Carol City Center Estates Revise PB 65-128 to the NW 27 Avenue C/L and thence northerly for a distance of $\pm 1,151'$ (along NW 27th Avenue C/L) to close.

And Area 4 – Beginning at the intersection of NW 27th Avenue and NW 179th Street C/L's, westerly for a distance of $\pm 182'$ (along NW 179th Street C/L to the intersection of the extension of the northerly lot line of Lots 12 through 16, Myrtle Grove PB 53-90) thence westerly for a distance of $\pm 139'$ (along the southern lot line of Lot 12, Myrtle Grove PB 53-90), thence southerly for a distance of $\pm 904'$ (along NW 27th Court C/L) to the intersection of NW 27th Court and NW 175th Street C/L's and thence proceed easterly for a distance of $\pm 329'$ (along the NW 175th Street C/L) to the intersection of NW 27th Avenue and NW 175th Street C/L's and thence northerly for a distance of $\pm 1,318'$ (along NW 27th Avenue C/L) to close.

And Area 5 - Beginning at NW 27th Avenue and NW 175th Street CL's, proceed east for a distance of $\pm 329'$ (along the NW 175th Street C/L) and thence north for a distance of $\pm 2,653'$ and thence west for a distance of $\pm 329'$ (along NW 183rd Street C/L) and thence south for a distance of $\pm 2,653'$ (along NW 27th Avenue C/L) to close.

**EXHIBIT “B”
STAFF RECOMMENDATION**

STAFF RECOMMENDATION PH-2011-000070

APPLICATION INFORMATION

Applicant: City of Miami Gardens
 Property Location: Area around the intersection of N.W. 183 Street and N.W 27th Avenue
 Property Size: Approximately 130acres
 Future Land Use: Commerce
 Existing Zoning: PCD, Planned Corridor Development; GP, Government Property
 Requested Action(s): Establish the Town Center Overlay District

RECOMMENDATION:

The City Council approved this proposed ordinance on first reading at its meeting of October 5, 2011 with no changes.

Recommend that the Council approve an ordinance that adopts the Town Center Master Plan and the TCO, Town Center Overlay Zoning District with permitted uses that encourage pedestrian friendly activities while restricting auto-oriented uses and modifying various sections of the Zoning Code/LDRs to incorporate the Town Center Overlay.

REVIEW AND ANALYSIS:

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Commerce	PCD, Planned Corridor Development; GP, Government Property	Various uses including retail commercial, automobile uses, offices and public offices and facilities
North	Commerce and Neighborhood	PCD, Planned Corridor Development, R-1, Single Family Residential, R-25, Multiple Family Residential	Various Commercial Uses, Single Family Residential, Multiple Family Residential
South	Commerce and Neighborhood	PCD, Planned Corridor Development, R-1 Single Family Residential	Various Commercial uses, Single Family Residential
East	Neighborhood	R-1 Single Family Residential	Single Family Residential, Places of Religious Assembly

Property	Future Land Use Designation	Zoning Classification	Existing Use
West	Neighborhood	R-1 Single Family Residential	Residential, Public Service Facilities, Schools

The subject property or Town Center Area is approximately 130 acres located around the intersection of N.W. 183 Street and N.W. 27 Avenue. It includes old shopping centers, various businesses, and several public facilities such as a fire station as well as the proposed Miami Gardens City Hall. Surrounding properties are primarily developed with single family homes as well as additional commercial uses emanating from NW 27th Avenue.

Project Summary/Background

- Soon after its incorporation in May 2003, the City began to develop its own vision for future development and redevelopment for the area around the intersection of NW 27th Avenue and NW 183rd Street. As part of the City's visioning process to develop its own comprehensive plan, the City's leadership formulated an idea to develop a central town center for that area. Such an area would be defined in terms of land use mix, densities and intensities, amenities and civic/governmental needs.
- The NW 183rd Street/NW 27th Avenue intersection is geographically in the center of the City and was once the community's focal point. The City established a vision for this area in 2005 as part of a collaborative process resulting in the Town Center Master Plan. The City spearheaded several design charrettes with significant input from the public and land owners. The graphic Vision of the Town Center Master Plan is included in the new Town Center Master Plan document attached to this memorandum.

Zoning History

The "original" Town Center Zoning District was adopted in 2006 per Ordinance No. 2006-09-90 and was in effect until the City adopted its new Land Development Regulations/Zoning Code in 2010 per Ordinance No. 2010-10-218. The new Zoning Code replaced the Town Center Zoning District (TCZD) with the Planned Corridor Development Zoning District (PCD) which covers major commercial areas in the City's three main corridors. The PCD includes automobile oriented uses. Upon comparing the PCD with the old TCZD, the emphasis on pedestrian friendly facilities to the discouragement of automobile oriented uses was apparent in the original TCZD.

Consistency with City of Miami Gardens Comprehensive Development Master Plan

The subject parcels are designated Commerce on the adopted 2006-2016 Land Use Plan (LUP) Map of the Future Land Use Element (FLUE) of the Comprehensive Development Master Plan (CDMP) of the City of Miami Gardens.

Policy 1.5.17: Miami Garden's Planned Town Center Area states:

"The area around NW 183rd Street/Miami Gardens Drive and NW 27th Avenue represents the geographic center of the City of Miami Gardens. The City envisions this area as redeveloping into the community focal point that it was thirty to forty years ago, with high quality goods and services being available and convenient. In addition, a strong residential component consistent with urban mixed use/transit oriented development is envisioned and encouraged. The City shall

develop a master plan for the area and implement land development standards for a mixed use, pedestrian oriented area. Locational standards and criteria for an Urban Center set forth in this Plan shall apply to this area and provide a basic outline for more detailed requirements for this and other similar Commerce areas.”

Conclusion: The City’s Comprehensive Development Master Plan clearly contemplates the development of a master plans and specific additional requirements for the Town Center area. Therefore, the proposed Town Center Master Plan and the TCO, Town Center Overlay are consistent with the Comprehensive Development Master Plan.

Zoning Review and Analysis

The City Council may grant the rezoning of the properties subject to meeting the criteria set forth in Section 34-49(f) of the City’s Land Development Regulations:

- (1) The development permitted by the application, if granted, conforms to the City’s Comprehensive Development Master Plan; is consistent with applicable area or neighborhood studies or plans . . .*
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city . . .;*
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;*
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities . . .*

Findings of the request pursuant to the rezoning criteria set forth above are as follows:

1. The TCO is an overlay zone that is generally consistent with Comprehensive Development Master Plan.
2. The rezoning will not affect natural resources in the City.
3. The rezoning will not have an appreciable impact upon the City’s economy.
4. The rezoning will not impact water, sewer, drainage, education or recreation facilities.
5. The rezoning will not impact public transportation facilities other than encouraging transit oriented rather than auto-oriented development.

In addition, the Council may establish master plans such as the Town Center Master Plan in the PCD, Planned Corridor Development area pursuant to [Section. 34-474](#) as follows:

“The city council may, from time to time, adopt master development plans for specific corridor areas and intersections for the purpose of establish development and design guidelines consistent with the purpose and intent of the PCD. Developments in designated master plan areas shall be subject to review under the development guidelines, but said master plans and guidelines shall not be construed to waive or vary the development regulations set forth in this article or otherwise in this chapter.”

The following summary outlines the specific sections of the Zoning Code/LDRs that are proposed to be amended to establish the Town Center Overlay District (TCO):

- Section 34-13, Zoning districts established – to establish the TCO
- Section 34-14, Purpose and intent of zoning districts – to establish the purpose and intent of the TCO
- Section 34-17, Zoning Map – amending the official zoning map to depict the TCO
- Section 34-287, Use regulations generally, Table 1 – incorporating the TCO permitted use list
- Section 34-288(32), Uses permitted with extra requirements, Places of Assembly – adding regulations to places of assembly in the TCO
- Section 34-474, Master plans – adding language that the Miami Gardens Town Center Master Plan has been adopted and the applicable regulations

Conclusion: The Town Center Master Plan and the resulting TCO zoning district meet the criteria of rezoning set forth in the Zoning Code/LDRs.

Anticipated Facilities Impact

There is no anticipated facilities impact due to the proposal. Concurrency determinations are not finalized during the zoning approval process.

Public Notification/Comments

In accordance with the Land Development Regulations, notice of the applicant's requests was mailed to property owners within a half mile (1/2) radius of the subject site to provide them an opportunity to comment on the application. Several telephone inquiries requesting information and clarification were received from property owners within that radius at the date of this writing. (See Mailed Notice Radius Map, attached).

Attachments:

- Letter of Intent
- Hearing Map-Zoning
- Hearing Map-Aerial
- Mailed Notice Radius Map
- Town Center Master Plan
- Town Center Overlay Zoning District

LETTER OF INTENT



Page 49 of 118
The City of Miami Gardens
Planning and Zoning Department

September 27, 2011

The Honorable Mayor and City Council
City of Miami Gardens
1515 NW 167 Street
Miami Gardens, FL 33169

SUBJECT: Town Center Zoning Overlay/Master Plan

Dear Mayor and City Council:

Soon after its incorporation in May 2003, the City began recognizing that the City needs to develop its own vision for future development and redevelopment, especially for the area around the intersection of NW 27th Avenue and NW 183rd Street. After a comprehensive charette planning process with significant public involvement, the City adopted a Town Center Master Plan and Zoning District developed by Calvin Giordano and Associates, Inc, in July 2005. The mixed use Plan included transit improvements, public amenities, mixed use buildings with commercial, office and residential buildings as well as governmental and other non-public but civic types of uses. The Town Center was to be a pedestrian- and transit-friendly environment with crosswalks, outdoor cafes and the like. Incompatible uses such as gas stations, car lots and auto repair were prohibited. The Town Center Zoning District was adopted in 2006 to enforce the Master Plan which included extensive design criteria and amenities.

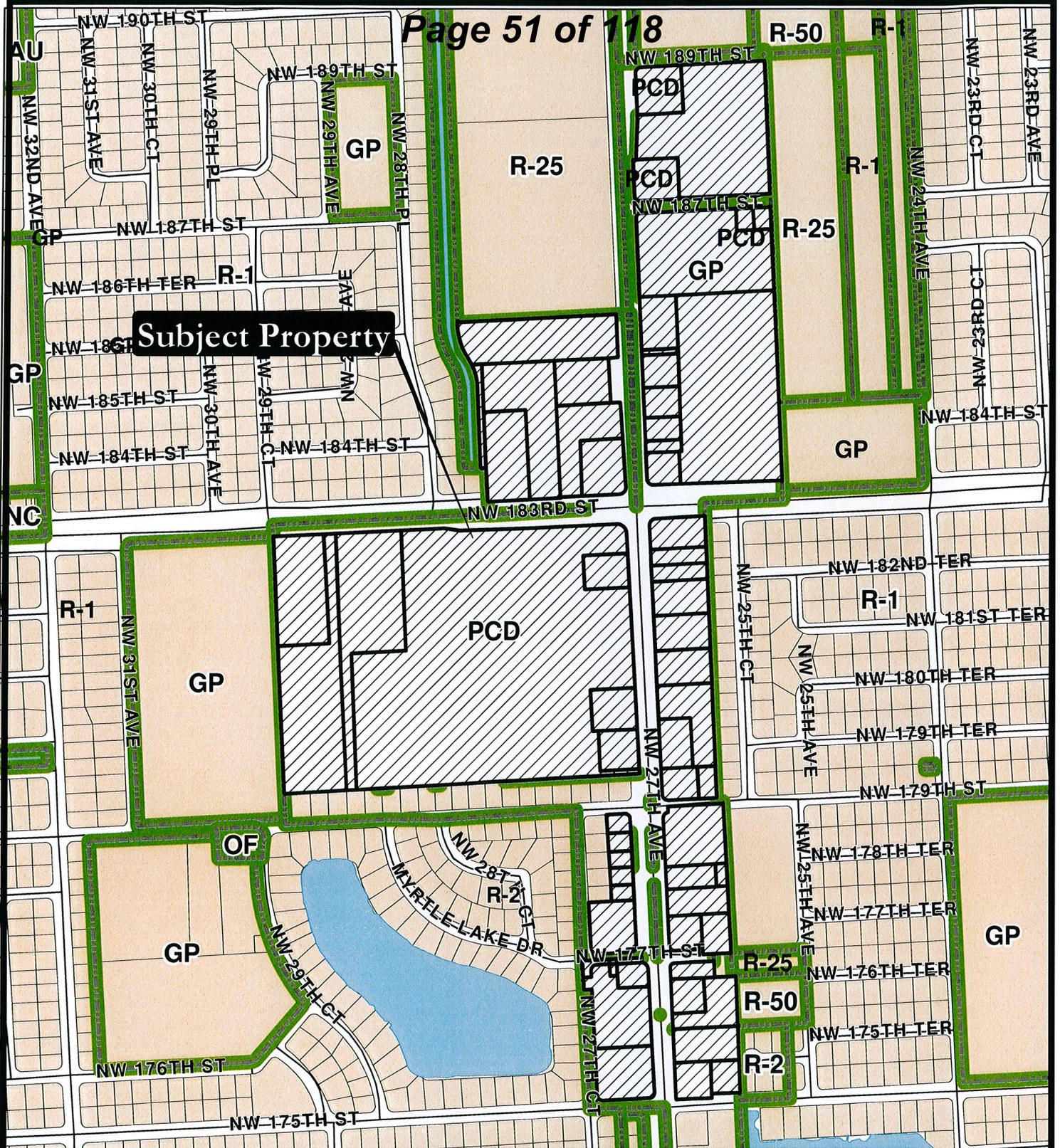
The City's new LDR/Zoning code replaced the Town Center Zoning District with a more general and all-inclusive mixed use zone, the Planned Corridor Development or PCD Zoning District. The PCD Zone includes many of the traditional neighborhood, mixed use and transit oriented design features that the Town Center Zoning had but without a specific plan for each such area along the City's major arterial roadways.

The City has now recognized that the permitted uses in the Town Center Zoning District were appropriately more restrictive than the Planned Corridor Development District. As noted above, auto-oriented uses were limited in the TCZD as well as several other types of institutional and residential uses. In addition, certain uses are more restricted in the PCD Zone than the TCZD zone. Therefore, the City desires to reestablish the intent and purpose of the land use mix established by the Town Center Master Plan and Zoning District which maintaining the incentivized amenities and development criteria of the Planned Corridor Development Zone. While the Town Center Master Plan drawing is included as part of the overlay zone, it is provided more as a guide and vision for the area than an actual plan for buildings, internal streets, etc. The City recognizes that flexibility is important and that an infinite combination of land uses can meet the intent and purpose of the Town Center vision.

Signed,


Jay R. Marder, AICP
Development Services Director

HEARING MAP-ZONING



Subject Property

HEARING MAP: ZONING



City of Miami Gardens
Planning & Zoning Department

 Subject Property Zoning: PCD, GP

Applicant:

City of Miami Gardens

Project Location:

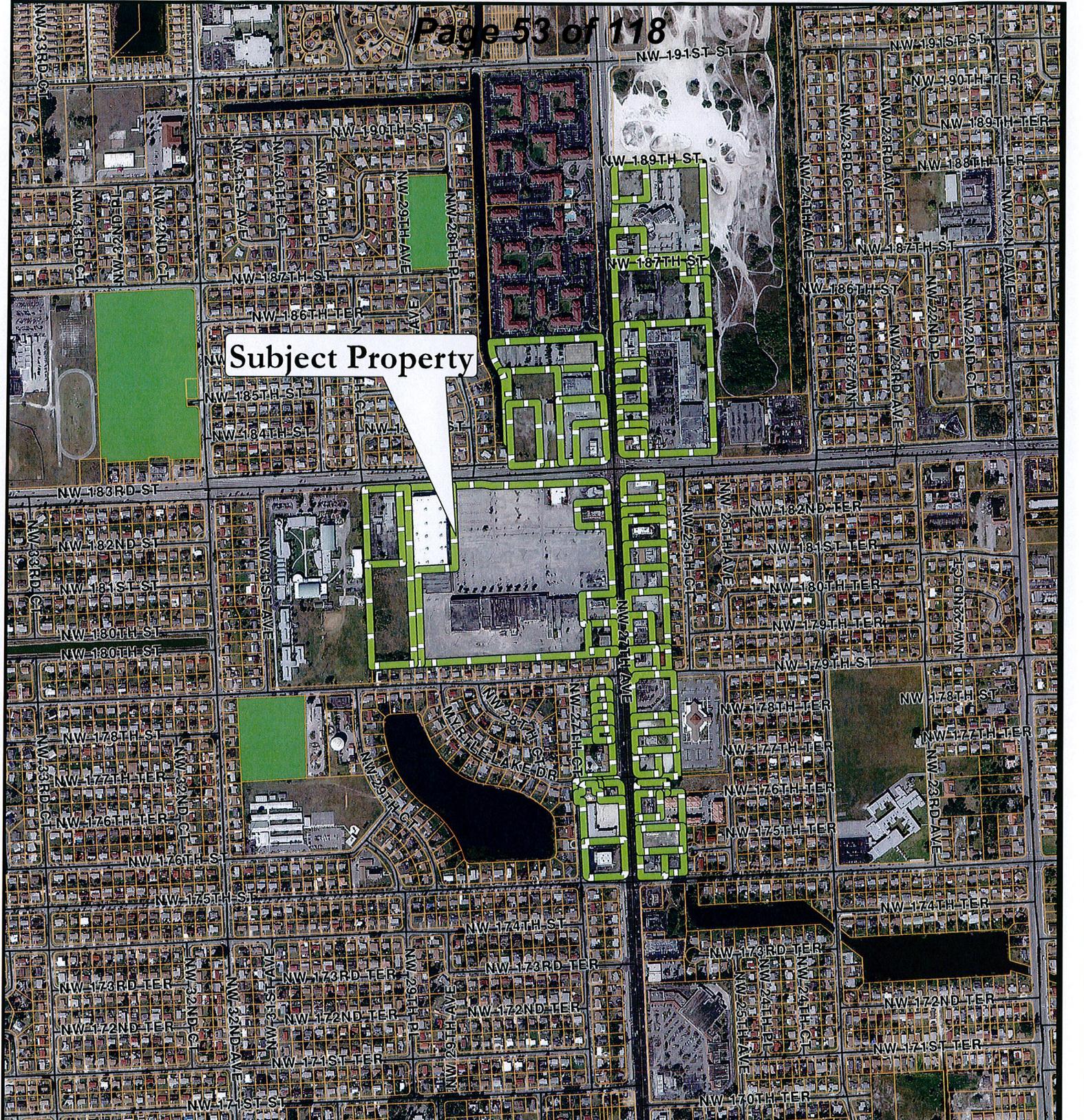
Area around the intersection of NW 183 ST and NW 27 AVE
Miami Gardens 33056



1 inch = 579 feet

September 2011

HEARING MAP-AERIAL



Subject Property

HEARING MAP: AERIAL



City of Miami Gardens
 Planning & Zoning Services

 Subject Property

Applicant:

City of Miami Gardens

Project Location:

**Area around the intersection of NW 183 ST
 and NW 27 AVE
 Miami Gardens 33056**

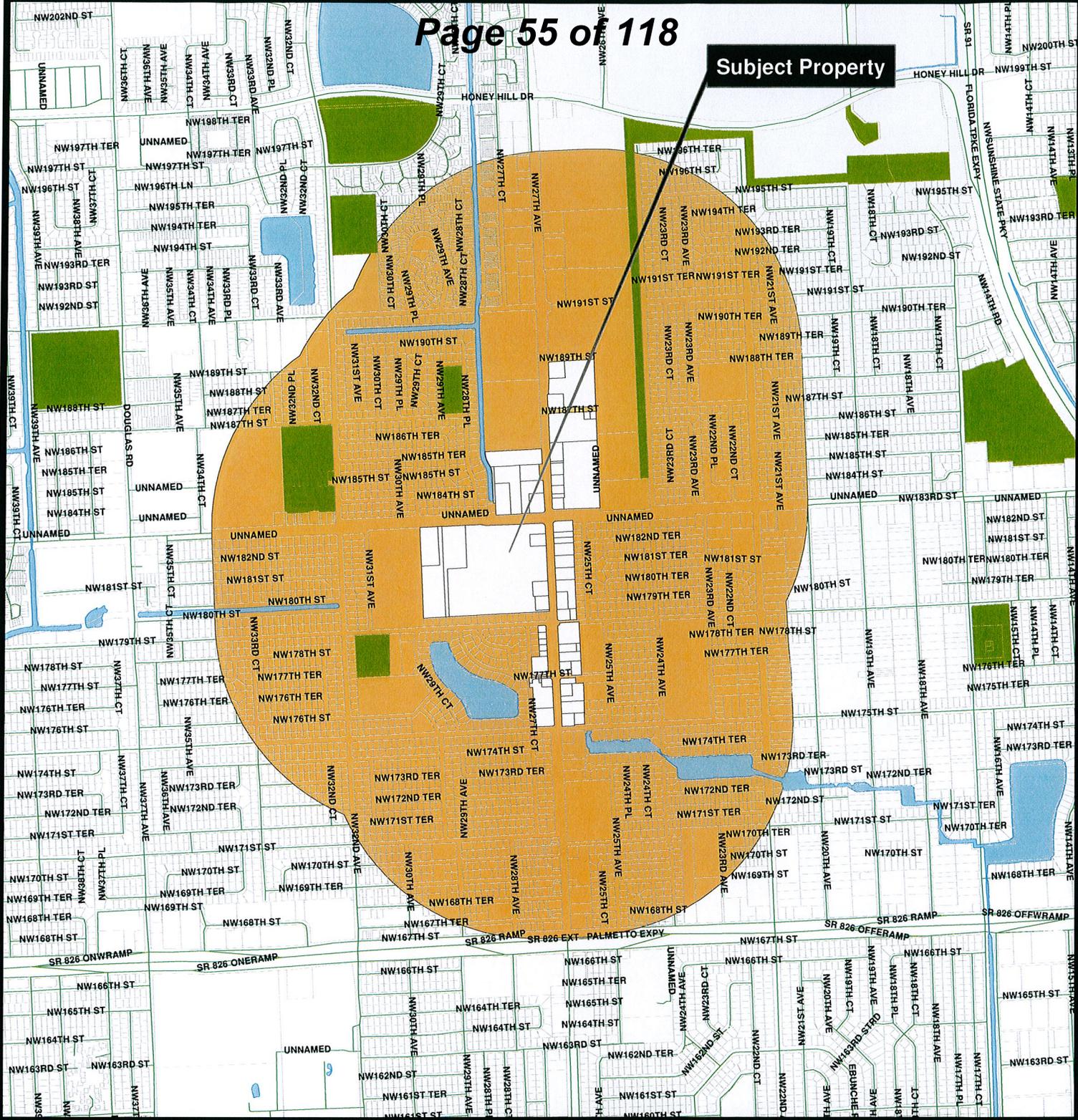


1 inch = 815 feet

September 2011

MAILED NOTICE RADIUS MAP

Subject Property



MAILED NOTICE RADIUS MAP



City of Miami Gardens
 Planning and Zoning Services

 Subject Property  1/2 Mile Radius

Applicant:

City of Miami Gardens

Project Location:

Area around the intersection of NW 183 ST
 and NW 27 AVE

Miami Gardens 33056



1 inch = 1,649 feet

September 2011

TOWN CENTER MASTER PLAN

September 13, 2011

Purpose and Background

Soon after its incorporation in May 2003, the City began to develop its own vision for future development and redevelopment for the area around the intersection of NW 27th Avenue and NW 183rd Street. As part of the City's visioning process to develop its own comprehensive plan, the City's leadership formulated an idea to develop a central town center area for that area. Such an area would emulate traditional neighborhood development concepts with mixed land uses, densities and intensities, with amenities and civic/governmental needs. The N.W. 183rd Street/N.W. 27th Avenue intersection is geographically in the center of the City and should once again be the community's focal point. The City spearheaded several design charrettes which resulted in a "Vision" by Calvin Giordano and Associates, Inc., July 2005." See Exhibit "1", Town Center Master Plan Vision, attached which is provided for information purposes only.

The recommendations that emerged from these charrettes were incorporated into the Town Center Master Plan and the Town Center Zoning District which were adopted in 2006. Then, in 2010, the City adopted a new Zoning Code which replaced the Town Center Zoning District with a city-wide, mixed use zoning district, PCD or Planned Corridor Development.

As such and in conformity with Sec. 34-474 of the Miami Gardens Zoning Code/Land Development Regulations, the City hereby reestablishes the Town Center identity as a unique and distinctive area with a refined set of permitted uses.

Also, the City's reestablishment of the Town Center will exclude certain existing single family homes, 20 lots on the north side of NW 179th Street and 4 lots on the east side of NW 27th Court. These properties will be rezoned from PCD, Planned Corridor Development back to their original single family residential zoning, (R-1, Single Family Residential) to maintain the intent of the established neighborhood area.

Town Center Master Permitted Use List and Development Criteria

- (1) Development within the TCO shall be regulated by the standards set forth and applicable by the underlining zoning designation within the overlay district, except for the permitted uses, which shall be regulated by Section 34-287, Table 1, which specifically lists the permitted uses in the TCO. All development within the TCO shall be reviewed for consistency with the Miami Gardens Town Center Master Plan.
- (2) The Town Center Master Permitted Use List table as attached hereto as Exhibit "2" sets forth permitted uses, special exception uses and prohibited uses in the same manner as Article IX. Generalized Schedule of Permitted Uses, Uses Permitted with Extra Requirements, Special Exception Uses and Prohibited Uses in the Miami Gardens Zoning Code.
- (3) The Town Center Master Permitted Use List table shall apply within the area set forth in the attached Exhibit "3", Town Center Map and described in the attached Exhibit "4", Description of the Miami Gardens Town Center.
- (4) The Town Center Master Permitted Use List supersedes the permitted, special exception and prohibited uses set forth in Article IX. Generalized Schedule of Permitted Uses, Uses Permitted with Extra Requirements, Special Exception Uses and Prohibited Uses.

Furthermore, all uses not set forth in Exhibit 2, Town Center Master Permitted Use List are excluded.

- (5) Except as set forth in this Town Center Master Plan, all other requirements, development criteria, processes and procedures, including but not limited to dimensional requirements, design criteria, landscape, buffer, parking, and other special requirements and procedures shall be the same as that set forth in the PCD, Planned Corridor Development or the GP, Government Property zoning districts or as may otherwise be as established by the Miami Gardens Zoning Code.

Places of Public Assembly in the Town Center Area

Places of Public Assembly in the Town Center area shall be subject to the following supplemental regulations:

- (1) The minimum lot size requirements for freestanding places of public assembly shall be two (2) acres of lot area.
- (2) A maximum of three (3) places of public assembly shall be permitted per multi-tenant building, so long as the total square footage devoted to such public assembly uses does not exceed 25% of the total gross building area of the site. In multiple tenant buildings of 100,000 square feet or more, additional public assembly uses are permitted so long as the total square footage devoted to such public assembly uses does not exceed 25% of the total gross building area.
- (3) Distribution for the Needy. Distribution of food, clothing or other items for the needy is prohibited in the Town Center Area. Distribution for the Needy means a fixed location for a temporary period of time where distribution of clothing, prepared or unprepared food, or other essential items to persons occurs, whether consumed on premises or not. Such use does not include a "restaurant" as defined and used in this Code. One characteristic of distribution for the needy is that items are provided primarily at no charge or for less than fair market value.

Town Center Master Plan "Vision"

For Illustration Purposes Only



Town Center Master Use List

Legend:	P – Permitted	
	SE - Special Exception	
	<input type="checkbox"/> - Not Permitted	
Uses		Town Center
<i>Residential Type Uses</i>		
	Assisted Living Facility (ALF)*	<input type="checkbox"/>
	Community residential facility up to 6 residents*	P
	Community residential facility 7 to 14 residents *	<input type="checkbox"/>
	Community residential facility greater than 15 and more *	<input type="checkbox"/>
	Day care center—adult	<input type="checkbox"/>
	Dormitories, Fraternity or Sorority house, on campus, off-campus	<input type="checkbox"/>
	Family day care home, 5 children or less	P
	Farm worker housing	<input type="checkbox"/>
	Halfway house, treatment facility	<input type="checkbox"/>
	Home occupation office*	P
	Hotels, Motels, Lodging*	P
	Mobile home, Manufactured homes*	<input type="checkbox"/>
	Residential—mixed-use residential*	P
	Residential—multifamily residential*	SE
	Residential—single-family-detached residential*	<input type="checkbox"/>
	Residential—townhouse*	SE
	Residential—two-family residential*	<input type="checkbox"/>
	Transient Housing—shelters	<input type="checkbox"/>
Public And Institutional Type Uses		
	Airport, airfield, heliport, related uses—public, private*	<input type="checkbox"/>

	Community centers	P
	Cultural and civic facilities—libraries, museums	P
	Detention facility	<input type="checkbox"/>
	Educational and child care facilities—non-public* (includes charter)	P
	Educational facilities—college or university -private; main campus*	SE
	Educational facilities—public	P
	Educational facilities—technical, vocational, specialty—non-public	P
	Government facilities, including administrative, support and service	P
	Hospital—private, public	P
	Public parks and recreational facilities	P
	Public safety facility	P
	Sewage lift or pumping station*	P
	Solid waste transfer station	<input type="checkbox"/>
	Transit station	SE
	Utilities and related facilities	SE
	Water plant, waste water plant	<input type="checkbox"/>
Vehicle Related Commercial Type Uses		
	Car wash—enclosed*	<input type="checkbox"/>
	Car wash—outside, hand wash*	<input type="checkbox"/>
	Parking Garage. Lot—commercial	P
	Rental—automobile only	<input type="checkbox"/>
	Rental—Truck and other vehicles	<input type="checkbox"/>
	Transit, passenger terminals.	SE
	Vehicle Fueling stations and sales	<input type="checkbox"/>
	Vehicle major repair—mechanical, body	<input type="checkbox"/>
	Vehicle minor repair—mechanical, service	<input type="checkbox"/>

	Vehicle—parts sales and installation and service—new	<input type="checkbox"/>
	Vehicle—parts sales and installation—used	<input type="checkbox"/>
	Vehicle sales—new automobiles	<input type="checkbox"/>
	Vehicle sales—used automobiles	<input type="checkbox"/>
Recreation, Entertainment Type Uses		
	Amusement parks, stadiums, arenas, Marinas*	P
	Arcade, video games, electronic gaming	P
	Camp grounds, RV parks*	<input type="checkbox"/>
	Casino Gaming Facility	<input type="checkbox"/>
	Golf course, driving range	<input type="checkbox"/>
	Golf, miniature	P
	Gun, pistol range, gun clubs, archery clubs—indoor, outdoor	<input type="checkbox"/>
	Race track—horse, dog, car	<input type="checkbox"/>
	Riding clubs—horses, off-road vehicles, motorcycles	<input type="checkbox"/>
	Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys—indoor	SE
	Sports fields, batting cages, basketball courts, racket ball courts, sporting activities—outdoor	SE
Restaurant, Food And Beverage Service Type Uses		
	Adult entertainment establishment*	<input type="checkbox"/>
	Catering Service*	P
	Nightclub, Discotheque, Club, Cabarets.	SE
	Restaurant—sports bar, amusement restaurant/bar, coffee/sandwich shop, cafeteria, outdoor cafe*	P
Places Of Assembly Type Uses*		

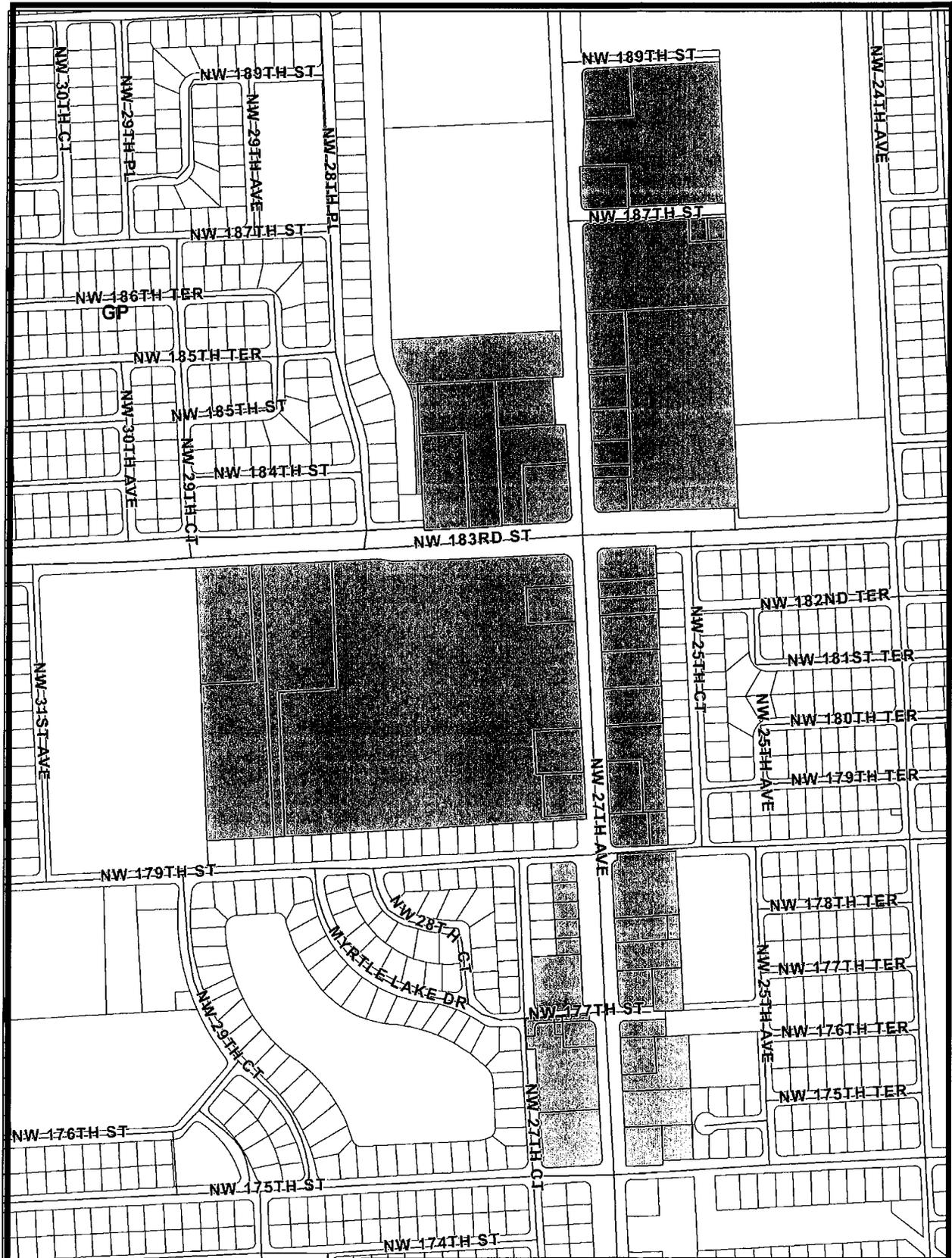
(See section 34-288 under Places of Assembly and Supplemental Regulations for Places of Public Assembly in Town Center Area included herein.)

	Auction House—indoor	P
	Banquet hall	P
	Funeral Homes	P
	Place of religious assembly	P
	Private clubs, not public	P
	Theater (movie, performing arts)	P
Commercial Type Uses		
	Convenience store	P
	Donated goods Center—new/used*	P
	Drug, Pharmacy store	P
	Flea market	SE
	Food specialty store	P
	Grocery store	P
	Liquor package store*	P
	Pawn shop	<input type="checkbox"/>
	Plant nursery, retail or wholesale *	<input type="checkbox"/>
	Retail—big box, club membership, department	P
	Retail—general, single use	P
	Retail—Home improvement, building materials*	P
	Secondhand merchandise store/consignment store	SE
Office Type Uses		
	Call center	P
	Office—business, sales, professional, semi-professional services	P
	Office—medical office/medical clinic	P
Service Type Uses		
	Animal grooming and pet sitting—indoor	P
	Animal Hospital/Veterinarian clinic	<input type="checkbox"/>
	Animal kennel, boarding*	<input type="checkbox"/>
	Animal shelters	<input type="checkbox"/>

	Blood banks, diagnostic medical treatment centers	P
	Check cashing, bill payments	P
	Copy, printing center	P
	Cosmetic Surgery, beauty clinics	P
	Customer service center	P
	Dry cleaning	P
	Equipment and tool rental	P
	Financial institution - banks, credit unions, investment brokerage establishments*	P
	Health club, fitness club	P
	Laundromat, self-service	P
	Package shipping, mail service	P
	Personal care services	P
	Repair and service shop—general merchandise	P
	Self service storage facility	SE
	Studios—photographic, and instructional	P
	Tattoo parlor, body piercing	P
Other Uses		
	Cemetery, mausoleums, crematory*	<input type="checkbox"/>
	Wireless Antennas and support services*	SE
Industrial Type Uses		
	Distribution center	<input type="checkbox"/>
	Dry cleaning—commercial laundry plant	<input type="checkbox"/>
	Industrial uses—heavy	<input type="checkbox"/>
	Industrial uses—light	<input type="checkbox"/>
	Laboratory—medical, research, testing	<input type="checkbox"/>
	Mining/extraction, rock quarry	<input type="checkbox"/>
	Outdoor Storage, open air storage*	
	(See section 34-310 for Special Requirements)	<input type="checkbox"/>
	Radio and transmitting station	SE
	Recycling facility, Refuse	<input type="checkbox"/>

	Salvage yard, junkyard	<input type="checkbox"/>
	Self-storage facility	<input type="checkbox"/>
	Showrooms, retail sales	P
	Showrooms, wholesale sales	SE
	Studio for movie, television, music production	SE
	Warehouse	<input type="checkbox"/>
Agricultural Type Uses		
	Farms—produce, livestock	<input type="checkbox"/>
	Greenhouses—nurseries, retail	<input type="checkbox"/>
	Outdoor storage—agriculture* (No extra standard in section 34-288)	<input type="checkbox"/>
	Packing facilities—small* (No extra standard in section 34-288)	<input type="checkbox"/>
	Produce stand, farmers market*	SE
	Packing facilities—large*	<input type="checkbox"/>
	Seed drying facility	<input type="checkbox"/>
	Urban agricultural gardens*	SE
	Wineries, vineyards*	<input type="checkbox"/>
<p>Prepared August 18, 2011, Miami Gardens Planning and Zoning Department</p>		

Page 66 of 118
EXHIBIT 9
Area of Permitted Use Changes



Town Center Master Plan Area Description

Portions of Section 10 Township 52 Range 41, Section 9 Township 52 Range 41, Section 4 Township 52 Range 41 and Section 3 Township 52 Range 41.

Area 1 - To a beginning point of NW 189 Street and lying to the east of NW 27th Avenue C/L a distance of $\pm 666'$ and thence southerly for a distance of $\pm 1,989'$ and thence westerly a distance of $\pm 666'$ to the C/L of NW 27th Avenue and thence northerly for a distance of $\pm 1,989'$ to close.

And Area 2 – Beginning at the intersection of NW 183rd Street and NW 27th Avenue C/L's, then westerly for a distance of $\pm 770'$ and thence northerly for a distance of $\pm 865'$ (along Carol City Canal) and thence to the westerly for a distance of $\pm 700'$ and thence southerly for a distance of $\pm 865'$ (NW 27th Avenue C/L) to close.

And Area 3 - Beginning at the intersection of NW 183rd Street and NW 27th Avenue C/L's, thence westerly for a distance of $\pm 1,634'$ (along NW 183rd Street C/L) thence southerly for $\pm 1,143'$ to the northwest corner of Lot 19, Carol City Center Estates Revise PB 65-128 and thence easterly for a distance of $\pm 1,625'$ (along the northerly lot lines of Lots 1 through 19, Carol City Center Estates Revise PB 65-128 to the NW 27 Avenue C/L and thence northerly for a distance of $\pm 1,151'$ (along NW 27th Avenue C/L) to close.

And Area 4 – Beginning at the intersection of NW 27th Avenue and NW 179th Street C/L's, westerly for a distance of $\pm 182'$ (along NW 179th Street C/L to the intersection of the extension of the northerly lot line of Lots 12 through 16, Myrtle Grove PB 53-90) thence westerly for a distance of $\pm 139'$ (along the southern lot line of Lot 12, Myrtle Grove PB 53-90), thence southerly for a distance of $\pm 904'$ (along NW 27th Court C/L) to the intersection of NW 27th Court and NW 175th Street C/L's and thence proceed easterly for a distance of $\pm 329'$ (along the NW 175th Street C/L) to the intersection of NW 27th Avenue and NW 175th Street C/L's and thence northerly for a distance of $\pm 1,318'$ (along NW 27th Avenue C/L) to close.

And Area 5 - Beginning at NW 27th Avenue and NW 175th Street CL's, proceed east for a distance of $\pm 329'$ (along the NW 175th Street C/L) and thence north for a distance of $\pm 2,653'$ and thence west for a distance of $\pm 329'$ (along NW 183rd Street C/L) and thence south for a distance of $\pm 2,653'$ (along NW 27th Avenue C/L) to close.

TOWN CENTER OVERLAY ZONING DISTRICT

TOWN CENTER OVERLAY DISTRICT AMENDMENTS

Note: Underlines denote additions, ~~strike-throughs~~ denote deletions.

Sec. 34-13. – Zoning districts established.

The city is hereby divided into the following zoning districts that implement the various land use classifications of the adopted CDMP, and achieve the other purposes of this chapter:

TCO	Town Center Overlay District
-----	------------------------------

Sec. 34-14.- Purpose and intent of zoning districts.

(n) TCO, Town Center Overlay District. The area emulates traditional neighborhood development concepts with mixed land uses, densities and intensities, with amenities and civic/governmental needs consistent with the adopted Miami Gardens Town Center Master Plan.

Sec. 34-287.- Use regulations, generally.

(i) *Permitted use table.* The following permitted use table, supplemented by the Master Use List and Use Definitions set forth in appendix A in [section 34-733](#), shall be used to determine the zoning district in which a given use may be established. In the event of conflict between the use table in this section and appendix A in [section 34-733](#), the administrative official shall render an interpretation as to which prevails.

LEGEND

"p" means the use is permitted in the corresponding zoning district.

"SE" means the use is subject to special exception approval requirements and procedures.

□ means the use is prohibited in the corresponding zoning district

See additional requirements and criteria for specific uses set forth in [section 34-288](#) and master use list, appendix A in [section 34-733](#).

Table 1: Permitted Uses

Zoning Districts/Uses	R-1	R-2	R-15 R-25 R-50	NC	PCD	TCO (Sec. 34-474)	OF	I-1	I-2	PD	AU	GP
RESIDENTIAL TYPE USES												
Assisted Living Facility (ALF)*	SE	SE	SE	SE	SE		SE			P		
Community residential facility up to 6 residents*	P	P	P	P	P	P				P		
Community residential facility 7 to 14 residents *	SE	SE	SE	SE	SE		SE			P		
Community residential facility greater than 15 and more *	SE	SE	SE	SE	SE		SE			P		
Day care center –adult				P	SE							
Dormitories, Fraternity or Sorority house, on campus, off-campus										P		
Family day care home, 5 children or less	P	P	P	P	P	P						
Farm worker housing											SE	
Halfway house, treatment facility	SE	SE		SE	SE		SE					

square feet of gross building area more than three (3) places of assembly may be established providing that the total square footage devoted to such use does not exceed 25% of the gross building area.

3. **Distribution for the Needy.** Distribution of food, clothing or other items for the needy is prohibited. Distribution for the needy means a fixed location for a temporary period of time where distribution of clothing, prepared or unprepared food, or other essential items to persons occurs, whether consumed on premises or not.

Sec. 34-474.- Master plans.

The City Council may, from time to time, adopt master development plans for specific corridor areas and intersections for the purpose of establish development and design guidelines consistent with the purpose and intent of the PCD. Developments in designated master plan areas shall be subject to review under the development guidelines, but said master plans and guidelines shall not be construed to waive or vary the development regulations set forth in this article or otherwise in this chapter.

- a. **Miami Gardens Town Center Master Plan.** The adopted Miami Gardens Town Center Master Plan is established by the TCO, Town Center Overlay District as depicted on the Official Zoning Map, and in Appendix "A".



City of Miami Gardens Zoning Agenda Memo

Zoning Board Meeting Date:	November 2, 2011	Item Type: <i>(Enter X in box)</i>	<input checked="" type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1 st Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	2 nd Reading	
Funding Source:	<i>(Enter Fund & Dept)</i>		Advertising Requirement:	Yes	
				No	
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:		
		X			
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy:	
		X	Enhance Organizational <input type="checkbox"/>	N/A	
		Bus. & Economic Dev <input type="checkbox"/>			
		Public Safety <input type="checkbox"/>			
		Quality of Education <input type="checkbox"/>			
		Qual. of Life & City Image <input type="checkbox"/>			
		Communication <input type="checkbox"/>			
Sponsor Name:	Dr. Danny Crew, City Manager		Department:	Planning and Zoning Department	

Short Title:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, REZONING THOSE CERTAIN PROPERTIES DESCRIBED ON EXHIBIT "A" ATTACHED HERETO FROM PLANNED CORRIDOR DEVELOPMENT ZONING DISTRICT ("PCD") TO R-1 SINGLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

The site includes 24 developed single family lots located on the south side of the Carol Mart property. These lots were rezoned from single family residential to Town Center Zoning District (TCZD) in 2006. That action caused these lots to become non-conforming uses which could cause complications in case of the need to replace the structure due to a hurricane, fire, etc. The lots were then converted to Planned Corridor Development Zoning District (PCD) when the City adopted the new Zoning Code/LDRs in 2010.

**ITEM 9-B) ORDINANCE
SECOND READING/PUBLIC HEARING
Rezoning of Certain Properties**

Current Situation

As part of re-establishing the Town Center Master Plan, City Staff recognized that these residential properties should be zoned consistent with their use, and that the existing PCD district and the proposed Town Center Overlay would be inconsistent with the existing homes.

The City Council approved the proposed rezoning on first reading at its October 5, 2011 meeting.

Proposed Action:

Recommend that City Council adopt an ordinance to rezone the subject sites from PCD to R-1, Single Family Residential to ensure zoning consistency with the existing single family character of the lots.

Attachments:

- Exhibit "A", Legal Description
 - Exhibit "B", Staff Recommendation
-

ORDINANCE NO. 2011 _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, REZONING THOSE CERTAIN PROPERTIES DESCRIBED ON EXHIBIT "A" ATTACHED HERETO FROM PLANNED CORRIDOR DEVELOPMENT ZONING DISTRICT ("PCD") TO R-1 SINGLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE

WHEREAS, there are twenty-four (24) developed single family lots located on the south side of the Carol Mart property, and

WHEREAS, the City previously rezoned these single family homes from single family residential to Planned Corridor Development Zoning District (PCD) when the City adopted the new land development regulations in 2010, and

WHEREAS, City staff is in the process of proposing a new Town Center which is not expected to include the residential properties, and

WHEREAS, it is therefore being recommended by City staff that the City Council rezone the properties from PCD to R-1 Single Family to ensure zoning consistency with existing single family character of the lots,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Added language is underlined. Deleted language is stricken through.

28 Section 2. AUTHORIZATION: The City Council of the City of Miami
29 Gardens, Florida hereby rezones those certain properties described on Exhibit “A”
30 attached hereto from Planned Corridor Development Zoning District (“PCD”) to R-1
31 Single Family Residential.

32 Section 3. CONFLICT: All ordinances or Code provisions in conflict
33 herewith are hereby repealed.

34 Section 4. SEVERABILITY: If any section, subsection, sentence,
35 clause, phrase or portion of this Ordinance is for any reason held invalid or
36 unconstitutional by any court of competent jurisdiction, such portion shall be
37 deemed a separate, distinct and independent provision and such holding shall
38 not affect the validity of the remaining portions of this Ordinance.

39 Section 5. INCLUSION IN CODE: It is the intention of the City
40 Council of the City of Miami Gardens that the provisions of this Ordinance shall
41 become and be made a part of the Code of Ordinances of the City of Miami
42 Gardens and that the section of this Ordinance may be renumbered or relettered
43 and the word “Ordinance” may be changed to “Chapter,” “Section,” “Article” or
44 such other appropriate word or phrase, the use of which shall accomplish the
45 intentions herein expressed.

46 Section 6. EFFECTIVE DATE: This Ordinance shall become effective
47 immediately upon its final passage.

48 PASSED ON FIRST READING ON THE 5TH DAY OF OCTOBER, 2011.

Added language is underlined. Deleted language is stricken through.

49 PASSED ON SECOND READING ON THE ____ DAY OF _____,
50 2011.

51 ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF
52 MIAMI GARDENS AT ITS ZONING MEETING HELD ON THE ____ DAY OF
53 _____, 2011.

54
55 _____
56 SHIRLEY GIBSON, MAYOR
57

58
59
60 **ATTEST:**

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62
63 _____
64 RONETTA TAYLOR, MMC, CITY CLERK
65

66
67 PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY
68

69
70 SPONSORED BY: DR. DANNY O. CREW, CITY MANAGER
71

72
73 Moved by: _____

74 Second by: _____
75

76 **VOTE:** _____
77

78 Mayor Shirley Gibson	_____ (Yes)	_____ (No)
79 Vice Mayor Aaron Campbell, Jr.	_____ (Yes)	_____ (No)
80 Councilman David Williams Jr	_____ (Yes)	_____ (No)
81 Councilwoman Lisa Davis	_____ (Yes)	_____ (No)
82 Councilman Oliver Gilbert, III	_____ (Yes)	_____ (No)
83 Councilwoman Felicia Robinson	_____ (Yes)	_____ (No)
84 Councilman Andre' Williams	_____ (Yes)	_____ (No)

85

Added language is underlined. Deleted language is stricken through.

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

Single Family Residences To Be Rezoned from PCD to R-1

CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 1 LOT SIZE 105.000 X 110 OR 16579-2038 1194 4 F/A/U 30-2109-012-0010	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 2 LOT SIZE 85.000 X 110 OR 17478-3008 1296 4 F/A/U 30-2109-012-0020	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 3 LOT SIZE 85.000 X 110 OR 19122-1227 0500 3 F/A/U 30-2109-012-0030	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 4 LOT SIZE 89.500 X 110 OR 18452-4761 0199 1 F/A/U 30-2109-012-0040	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 5 LOT SIZE 75.000 X 110 OR 11267-2622 1181 1 F/A/U 30-2109-012-0050	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 6 LOT SIZE 75.000 X 110 OR 15190-1120 0991 4 F/A/U 30-2109-012-0060	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 7 LOT SIZE 75.000 X 110 OR 9690-1203 F/A/U 30-2109-012-0070	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 8 LOT SIZE 75.000 X 110 OR 19531-4283 0201 1 F/A/U 30-2109-012-0080	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 9 LOT SIZE 75.000 X 110 OR 11581-845 0982 5 F/A/U 30-2109-012-0090	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 10 LOT SIZE 75.000 X 110 F/A/U 30-2109-012-0100	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 11 LOT SIZE 75.000 X 110 OR 15579-1095 0792 3 F/A/U 30-2109-012-0110
--	---	---	---	---	---	---	---	--	---	--

CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 12 LOT SIZE 77.300 X 110 F/A/U 30-2109-012-0120	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 13 LOT SIZE 80.000 X 110 F/A/U 30-2109-012-0130	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 14 LOT SIZE 80.000 X 110 OR 18248-151606984 COC 21500-3102 08 2003 1	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 15 LOT SIZE 78.000 X 110 OR 15506-1552 0492 1 F/A/U 30-2109-012-0150	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 16 LOT SIZE 80.000 X 110 OR 10437-0827 0679 1 F/A/U 30-2109-012-0160	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 17 LOT SIZE 80.000 X 110 OR 11149-2101 0781 1 F/A/U 30-2109-012-0170	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 18 LOT SIZE 80.000 X 110 OR 16874-1874 0795 5 F/A/U 30-2109-012-0180	CAROL CITY CENTER ESTATES REVISED PB 65-128 LOT 19 LOT SIZE 114.600 X 110 OR 19179-0375 0500 4 F/A/U 30-2109-012-0190
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MYRTLE GROVE PB 53-90 LOT 16 BLK 1 LOT SIZE 79.670 X 110 OR 10313-2105 0279 1 F/A/U 30-2109-002-0160 COC 24919-0583 06 2006 1	MYRTLE GROVE PB 53-90 LOT 15 BLK 1 LOT SIZE 75 X 110 OR 10558-2211 1079 5 F/A/U 30-2109-002-0150 OR 00000-0000 0876 00	9 52 41 MYRTLE GROVE PB 53-90 LOT 14 BLK 1 LOT SIZE 75.000 X 110 OR 16220-5319 1293 1 F/A/U 30-2109-002-0140	MYRTLE GROVE PB 53-90 LOT 13 BLK 1 LOT SIZE 75.000 X 110 OR 14949-683 0391 3 F/A/U 30-2109-002-0130 OR 00000-0000 0391 01	MYRTLE GROVE PB 53-90 LOT 12 BLK 1 LOT SIZE 75.000 X 110 OR 11789-1701 0583 6 F/A/U 30-2109-002-0120 OR 11789-1701 0583 03
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EXHIBIT "B"
STAFF RECOMMENDATION

STAFF RECOMMENDATION
PH-2010-000067

APPLICATION INFORMATION

Applicant: City of Miami Gardens
Property Location: Twenty-four (24) lots adjacent to NW 179th Street and NW 27th Court
Property Size: Approximately 4 acres
Future Land Use: Commerce
Existing Zoning: PCD, Planned Corridor Development
Requested Action(s): Rezone to R-1, Single Family Residential

RECOMMENDATION:

Staff recommends approval of an ordinance to rezone the subject property from PCD, Planned Corridor Development to R-1, Single Family Residential to insure zoning consistency with the existing single family character of the lots.

REVIEW AND ANALYSIS:

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Commerce	PCD, Planned Corridor Development	Single Family Homes
North	Commerce	PCD, Planned Corridor Development	Commercial – Shopping Center
South	Neighborhood	R-1, Single Family Residential	Single Family Homes
East	Commerce	PCD, Planned Corridor Development	Commercial
West	Neighborhood	R-1, Single Family Residential	Single Family Residential

The subject properties are single family lots that include homes ranging from 1,100 to 2,600 square feet. They are located adjacent to existing commercial uses including the Carol City Shopping Center to the north and strip commercial lots to the east along NW 27th Avenue. The lots are part of a single family neighborhood expanding to the south and west.

Zoning History

The site includes 24 developed single family lots located on the south side of the Carol City Shopping Center. They were rezoned from single family residential to TCZD, Town Center Zoning

District in 2006 per Ordinance No. 2006-09-90. That action caused these lots to become non-conforming uses. The TCZD did not permit single family dwellings which could cause complications in case of the need to replace the structure due to a hurricane, fire, etc. The lots were then converted to PCD, Planned Corridor Development zoning when the City adopted the new Zoning Code/LDRs in 2010. PCD zoning also does not permit single family dwellings.

Consistency with City of Miami Gardens Comprehensive Development Master Plan

The subject parcel is designated Commerce on the adopted 2006-2016 Land Use Plan (LUP) Map of the Future Land Use Element (FLUE) of the Comprehensive Development Master Plan (CDMP) of the City of Miami Gardens.

Policy 1.3.6 states:

“Uses that consistent with the Commerce land use category include mixed use developments such as Urban Center, Urban Core and Golden Glades-Palmetto Area, single use developments including Urban Commercial and Office, Urban Industrial, residential development including Medium Density Residential, Medium-High Density Residential, High Density Residential, and Very High Density Residential, plus Public and Semi-Public uses”.

Conclusion: One of the major intents and purposes of the Future Land Use Element is to protect single family uses and single family neighborhoods. As such, while the Commerce designation does not permit new single family dwellings, there are a number of such uses in Commerce areas that are currently zoned for single family residential use and protected as such. The site in question, with its existing single family dwellings, should have remained zoned for single family use. Therefore, correcting this situation in order to protect the integrity of these lots and the adjacent neighborhood is consistent with the basic goals and objectives of the CDMP. It is also noted that when the Town Center Master Plan was developed, it was anticipated that these lots would have transitioned to commercial use as the adjacent shopping center and commercial uses expanded and redeveloped.

Zoning Review and Analysis

The City Council may grant or deny approval of a rezoning as set forth in Section 34-49 of the City’s Zoning Code/LDRs must determine the following standards:

- (1) The development permitted by the application, if granted, . . . is generally consistent with applicable area and neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city . . . ;*
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;*

- (4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
- (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities . . .*

Findings of the request pursuant to the rezoning criteria set forth above are as follows:

1. The rezoning is generally consistent with the protection of neighborhood planning of the City.
2. The rezoning will not affect natural resources in the City.
3. The rezoning will not have an appreciable impact upon the City's economy.
4. The rezoning will not impact water, sewer, drainage, education or recreation facilities.
5. The rezoning will not impact public transportation facilities.

Conclusion

As part of reestablishing the Town Center Master Plan, staff recognized that these residential properties should be zoned consistent with their use and that the existing PCD, Planned Corridor Development zoning district and the proposed Town Center Overlay would be inconsistent with the existing homes.

Anticipated Facilities Impact

General: There are no facilities or services impact because the properties are already developed.

Public Notification/Comments

In accordance with the Land Development Regulations, two (2) notifications of the applicant's requests were mailed to property owners within a five hundred (500) foot radius of the subject site to provide them an opportunity to comment on the application. No comments were received from property owners within that radius at the date of this writing. (See Mailed Notice Radius Map, attached).

Attachments:

- Letter of Intent
- Hearing Map-Zoning
- Hearing Map-Aerial
- Mailed Notice Radius Map

Letter of Intent



Page 93 of 118
The City of Miami Gardens
Planning and Zoning Department

September 27, 2011

The Honorable Mayor and City Council
City of Miami Gardens
1515 NW 167 Street
Miami Gardens, FL 33169

SUBJECT: Rezone of 24 Lots from PCD, Planned Corridor Development to R-1, Single Family

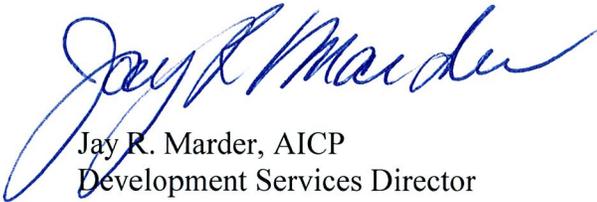
Dear Mayor and City Council:

There are now 24 developed single family lots located on the south side of the Carol City Shopping Center that are adjacent to commercial use. They were rezoned from single family residential to TCZD, Town Center Zoning District in 2006. That action caused these lots to become non-conforming uses which could cause complications in case of the need to replace the structure due to a hurricane, fire, etc. The lots were then converted to PCD, Planned Corridor Development zoning when the City adopted the new Zoning Code/LDRs in 2010.

As part of reestablishing the Town Center Master Plan, staff recognized that these residential properties should be zoned consistent with their use and that the existing PCD, Planned Corridor Development zoning district and the proposed Town Center Overlay would be inconsistent with the existing homes.

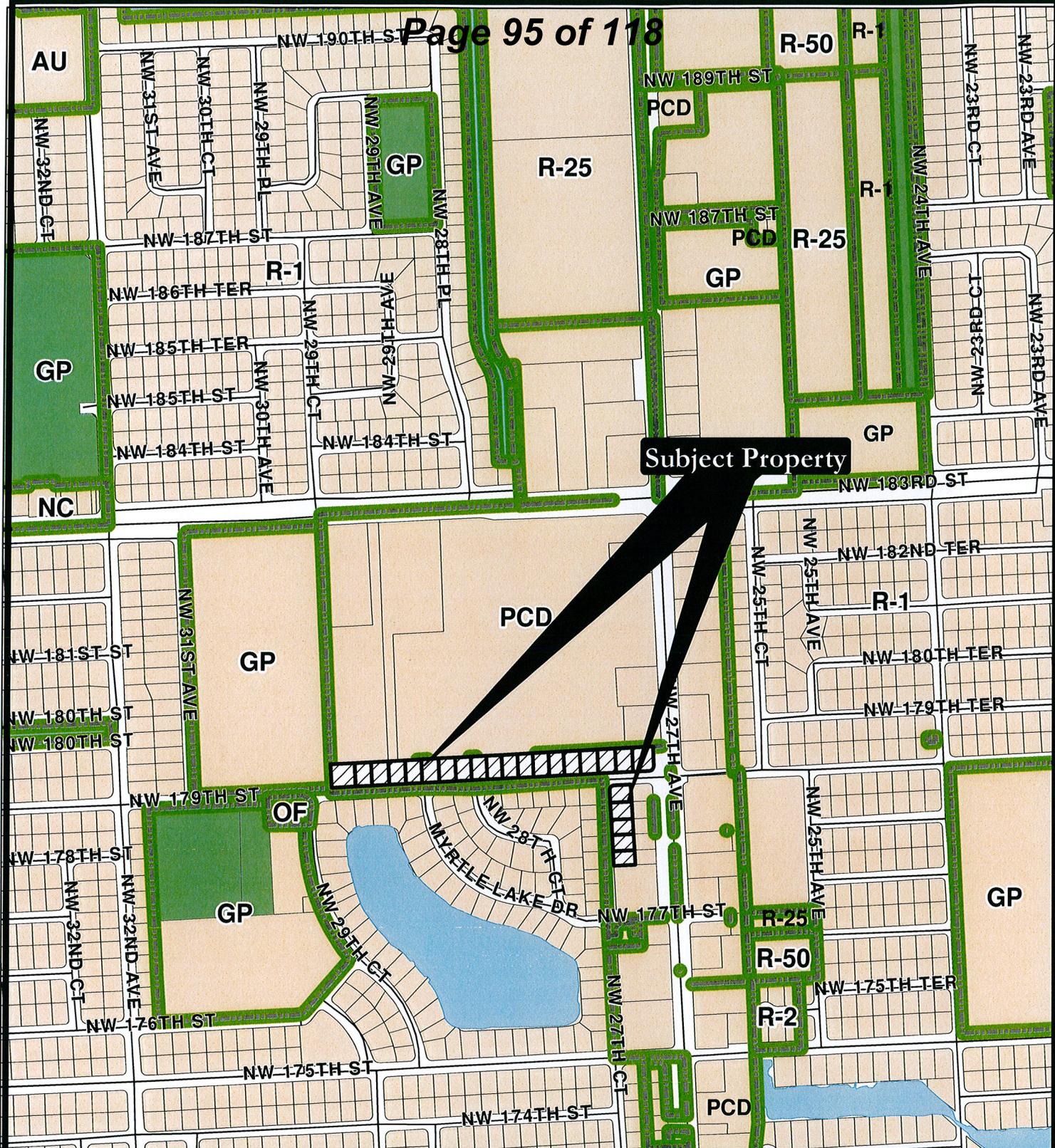
Therefore, Staff recommends that the City Council approve an ordinance to rezone these lots from the current PCD, Planned Corridor Development to R-1, Single Family Residential to insure zoning consistency with the existing single family character of the lots and neighborhood.

Signed,



Jay R. Marder, AICP
Development Services Director

Hearing Map-Zoning



Subject Property

HEARING MAP: ZONING



City of Miami Gardens
 Planning & Zoning Department

 Subject Property Zoning: PCD

Applicant:
 City of Miami Gardens

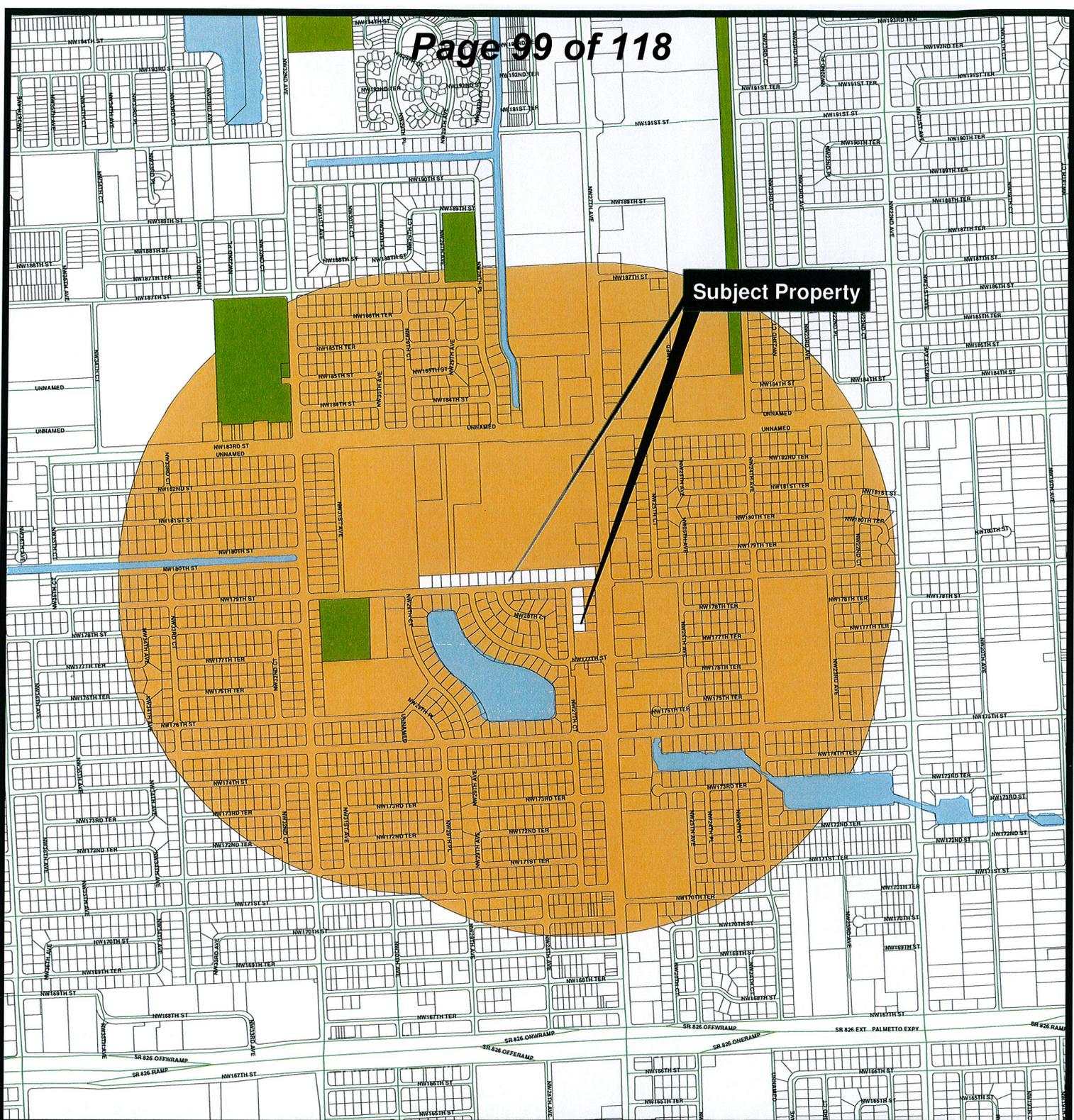
Project Location: 2701; 2721; 2741; 2751; 2771; 2791; 2801; 2811;
 2821; 2831; 2841; 2851; 2861; 2891; 2901; 2921; 2951; 2971; and
 2981 NW 179 ST; 17835; 17825; N/A; 17801; and 17735 NW 27 CT
 Miami Gardens 33056



1 inch = 622 feet
 September 2011

Hearing Map-Aerial

Mailed Notice Radius Map



Subject Property

MAILED NOTICE RADIUS MAP



City of Miami Gardens
 Planning and Zoning Services

 Subject Property  1/2 Mile Radius

Applicant:
 City of Miami Gardens

Project Location:
 2701; 2721; 2741; 2751; 2771; 2791; 2801; 2811; 2821; 2831;
 2841; 2851; 2861; 2891; 2901; 2921; 2951; 2971; and
 2981 NW 179 St; 17835; 17825; N/A; 17801; and
 17735 NW 27 CT
 Miami Gardens 33056



1 inch = 1,132 feet

September 2011



City of Miami Gardens Zoning Agenda Memo

Zoning Board Meeting Date:	November 2, 2011		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
					X		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1 st Reading		2 nd Reading	
		X			X		
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X			
Funding Source:	N/A		Advertising Requirement:	Yes		No	
				X			
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:				
		X					
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: N/A			
		X					
Sponsor Name:	Dr. Danny Crew, City Manager		Department:	Planning and Zoning Department			

Short Title:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY THE CITY OF MIAMI GARDENS, FOR THE REZONING OF THE PROPERTY LOCATED AT 2245 BUNCHE PARK DRIVE AND 15620 W. BUNCHE PARK DRIVE MIAMI GARDENS, FLORIDA, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO, FROM R-1, SINGLE FAMILY RESIDENTIAL AND GOVERNMENT PROPERTY TO NEIGHBORHOOD COMMERCIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

The site includes two lots in the Bunche Park area. The City acquired the site in late 2007, with the intent of redeveloping it into a youth center. The main property at 2245 W. Bunche Park Drive was previously utilized as a

**ITEM 9-C) ORDINANCE
SECOND READING/PUBLIC HEARING
Rezoning Mt Hermon Property**

place of public assembly for religious purposes. The additional property is a single-family lot located at 15620 W. Bunche Park Drive and includes a residential structure. The properties are across the street from each other.

Current Situation

The property at 2245 W. Bunche Park Drive is zoned Government Property (GP). The property at 15620 W. Bunche Park Drive is zoned Single Family Residential (R-1). Because of the youth center redevelopment deal falling through, the City now desires to sell the property. The only reason that the property was previously rezoned to Government Property (GP) was that the City intended to use the facility. However, now that the City does not have a use for the facility, the property should be rezoned to its prior designation.

Neighborhood Commercial zoning (NC) is required to reestablish the proposed use. The zoning proposed is consistent with the neighborhood designation in the City's adopted Comprehensive Development Master Plan.

Per the City Council's decision of October 5, 2011, the property zoned R-1, Single Family Residential should remain R-1 because it will continue to be utilized as a single family residence. The property at 2245 W. Bunche Park Drive should be rezoned to NC. It is also noted that City Staff will provide the buyers representative with a Certificate of Legal Conformity. This certificate is an administrative approval granting the buyer reestablishment of the previous use, which is a place of public assembly for religious purposes. The Certificate of Legal Conformity will be provided upon the approval of the ordinance on second reading. The buyer understands that any changes or expansions to the property will be subject to the City's non-conforming use regulations.

Proposed Action:

Staff recommends City Council approval of the ordinance on second reading.

Attachments:

- Exhibit "A", Legal Description
 - Exhibit "B", Staff Recommendation
-

ORDINANCE NO. 2011 ____

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2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
4 MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION
5 SUBMITTED BY THE CITY OF MIAMI GARDENS, FOR THE
6 REZONING OF THE PROPERTY LOCATED AT 2245 BUNCHE
7 PARK DRIVE MIAMI GARDENS, FLORIDA, MORE
8 PARTICULARLY DESCRIBED ON EXHIBIT "A", ATTACHED
9 HERETO, FROM R-1, SINGLE FAMILY RESIDENTIAL AND
10 GOVERNMENT PROPERTY TO NEIGHBORHOOD
11 COMMERCIAL; PROVIDING FOR ADOPTION OF
12 REPRESENTATIONS; REPEALING ALL ORDINANCES IN
13 CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING
14 AN EFFECTIVE DATE.

15
16 WHEREAS, the City of Miami Gardens ("Applicant"), is requesting the
17 rezoning of land at 2245 Bunche Park Drive from R-1, Single Family Residential
18 District and Government property to NC, Neighborhood Commercial District, and

19 WHEREAS, this would allow, as a permitted use, the existing place of
20 religious assembly, and

21 WHEREAS, the City Council held a public hearing on the application on
22 October 5, 2011 and November 2 2011, and

23 WHEREAS, the City's Planning and Zoning staff has made a
24 determination that the application is consistent with the Comprehensive
25 Development Master Plan and recommends approval of the application, and

26 WHEREAS, the City Council considered the testimony of the City's
27 Planning and Zoning staff and the staff report attached hereto as Exhibit "B",
28 incorporated herein by reference,

29 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
30 THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

1 Section 1. ADOPTION OF REPRESENTATIONS: The foregoing
2 Whereas paragraphs are hereby ratified and confirmed as being true, and the same
3 are hereby made a specific part of this Ordinance.

4 Section 2. APPROVAL: The City Council of the City of Miami Gardens,
5 Florida hereby approves the application submitted by the Applicant for a rezoning
6 of land at 2245 Bunche Park Drive from R-1, Single Family Residential District
7 and Government property to NC, Neighborhood Commercial District.

8 Section 3. CONFLICT: All ordinances or Code provisions in conflict
9 herewith are hereby repealed.

10 Section 4. SEVERABILITY: If any section, subsection, sentence,
11 clause, phrase or portion of this Ordinance is for any reason held invalid or
12 unconstitutional by any court of competent jurisdiction, such portion shall be
13 deemed a separate, distinct and independent provision and such holding shall
14 not affect the validity of the remaining portions of this Ordinance.

15 Section 5. EFFECTIVE DATE: This Ordinance shall become effective
16 immediately upon its final passage.

17 PASSED ON FIRST READING ON THE 5th DAY OF OCTOBER, 2011.

18 PASSED ON SECOND READING ON THE ____ DAY OF _____,
19 2011.

20

21 ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF
22 MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE _____ DAY OF
23 _____, 2011.

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SHIRLEY GIBSON, MAYOR

ATTEST:

RONETTA TAYLOR, MMC, CITY CLERK

Prepared by SONJA K. DICKENS, CITY ATTORNEY

SPONSORED BY: DR. DANNY CREW, CITY MANAGER

Moved by: _____

Second by: _____

VOTE: _____

Mayor Shirley Gibson	_____ (Yes)	_____ (No)
Vice Mayor Aaron Campbell, Jr.	_____ (Yes)	_____ (No)
Councilman David Williams, Jr	_____ (Yes)	_____ (No)
Councilwoman Lisa Davis	_____ (Yes)	_____ (No)
Councilman Oliver Gilbert, III	_____ (Yes)	_____ (No)
Councilwoman Felicia Robinson	_____ (Yes)	_____ (No)
Councilman Andre' Williams	_____ (Yes)	_____ (No)

EXHIBIT "A"
LEGAL DESCRIPTION



EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

15 52 41 .73 AC BUNCHE PARK PB 50-20 TR A LESS E140FT BLK 24 LOT SIZE 31798 SQUARE FEET
OR 17473-1546 1296 4 F/A/U 30-2115-003-6470

Folio Numbers: 34-2115-003-6470

Property Addresses: 2245 W Bunche Park Drive, Miami Gardens, Florida 33054

LETTER OF INTENT



Page 108 of 118
The City of Miami Gardens
Planning and Zoning Department

September 27, 2011

The Honorable Mayor and City Council
City of Miami Gardens
1515 NW 167 Street
Miami Gardens, FL 33169

SUBJECT: Rezone of City-owned Property in Bunche Park

Dear Mayor and City Council:

Several years ago the City purchased 2 lots in the Bunche Park area. One lot includes a building with parking; the other has a single family home. The lots were approved and used as a place of public assembly for religious purposes and are owned by the City of Miami Gardens.

The City now desires to sell the property to an organization that will use it as a church. The sales contract is contingent upon the rezoning. NC, Neighborhood Commercial zoning is required.

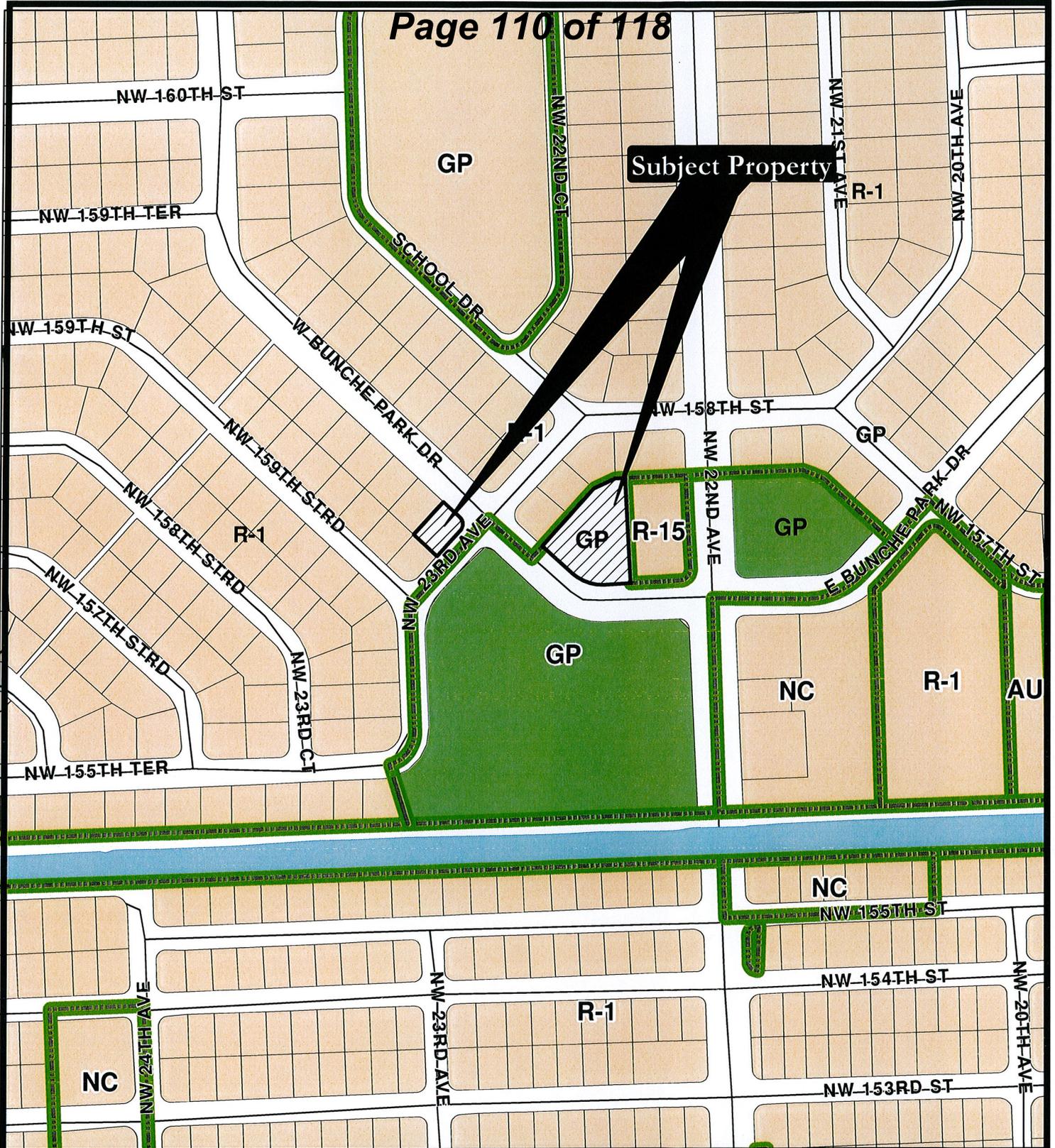
In order to accomplish this, City staff recommends that Council approve an ordinance to rezone the property from R-1, Single Family Residential to NC, Neighborhood Commercial for the purpose of utilization as a place of public assembly for religious purposes.

Signed,



Jay R. Marder, AICP
Development Services Director

HEARING MAP-ZONING



HEARING MAP: ZONING



City of Miami Gardens
 Planning & Zoning Department

 Subject Property Zoning: GP, R-1

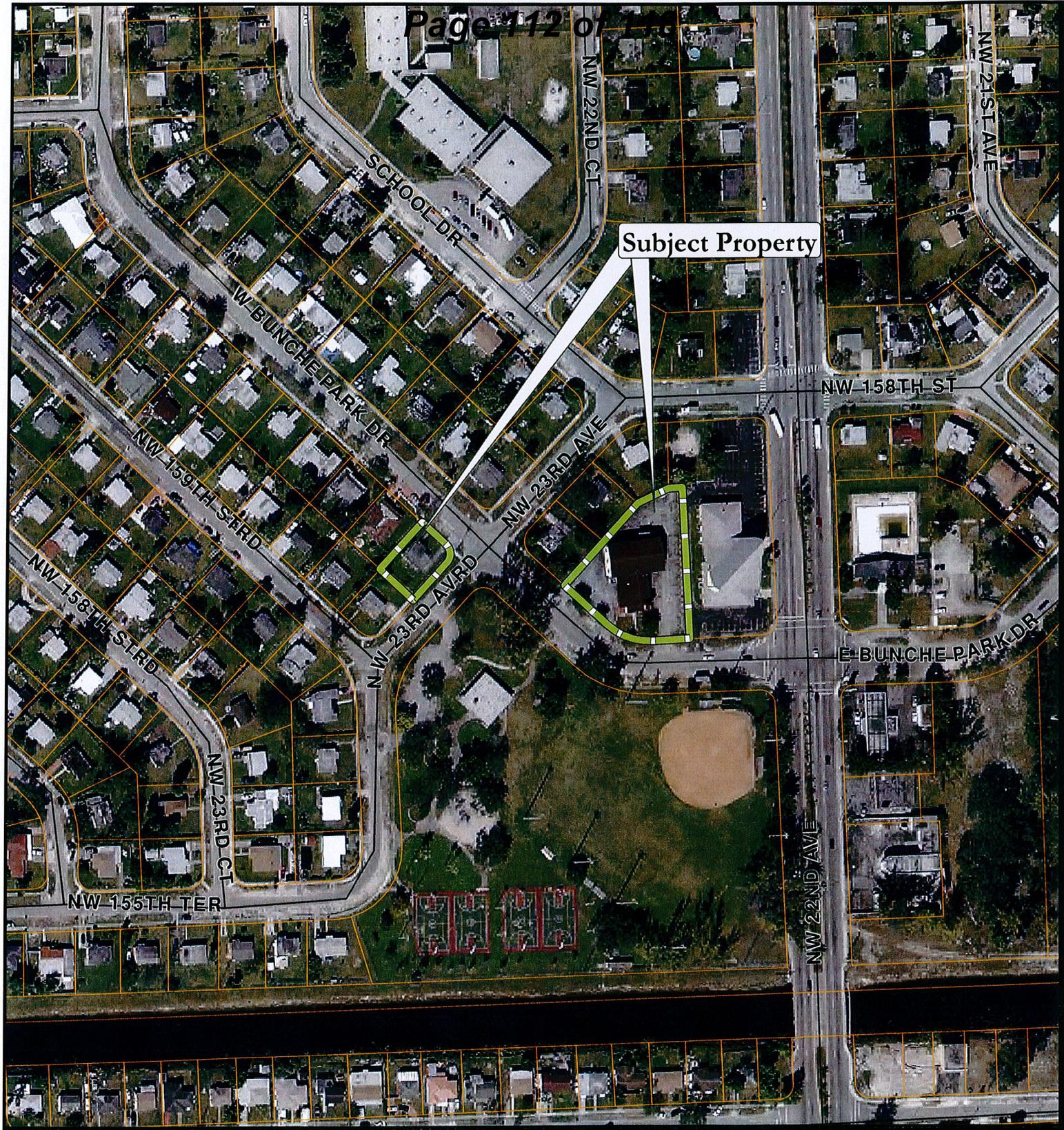
Applicant:
 City of Miami Gardens

Project Location: 2245 and 15620 W Bunche Park Drive
 Miami Gardens 33054



1 inch = 295 feet
 September 2011

HEARING MAP-AERIAL



Subject Property

HEARING MAP: AERIAL



City of Miami Gardens
Planning & Zoning Services

 Subject Property

Applicant:
City of Miami Gardens

Project Location:
2245 and 15620 W Bunche Park Drive
Miami Gardens, FL 33054



1 inch = 200 feet
September 2011

MAILED NOTICE RADIUS MAP

MIAMI-DADE COUNTY RESOLUTION

RESOLUTION NO. 4-ZAB-380-87

The following resolution was offered by Mr. Murray Sisselman seconded by Mr. Levi A. Johnson and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	aye	Kenneth Welt	aye
Margaret C. Nelson	absent	R. Jollivette Frazier	nay
Mary Jean Risi	nay		

WHEREAS, MT. HERMON AFRICAN METHODIST EPISCOPAL CHURCH BD. OF, INC. has applied for the following:

- (1) SPECIAL EXCEPTION the permit the expansion of an existing church to permit a 900 seat sanctuary, fellowship hall, meeting rooms and allied uses.
- (2) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit 44% (40% permitted) lot coverage.
- (3) NON-USE VARIANCE OF HEIGHT REQUIREMENTS to permit the proposed sanctuary with a height of 38' 4 1/2" (35' permitted).
- (4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS for a building of public assemblage to permit the proposed building setback 14' (50' required) from the side (Northwest) property line and spaced 54' (75' required) from adjacent residences; and setback 17' (50' required) from the side (east) property line.
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit the aforementioned proposed sanctuary with 12 parking spaces, (225 spaces required - 38 previously approved).
- (6) NON-USE VARIANCE OF SIGN REGULATIONS to permit a roof sign (none permitted) consisting of a cluster of three crosses 30' in height.

Plans are on file and may be examined in the Zoning Department entitled "Mount Hermon A.M.E.", consisting of four sheets, as prepared by Madison Design Group, dated May 29, 1987. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", less the east 140', Block 24, BUNCHE PARK, Plat book 50, Page 20.

LOCATION: 2245 W. Bunche Park Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time the applicant requested withdrawal without prejudice of request #3 which was a non-use variance of height requirements.

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested special exception and non-use variances of lot coverage requirements, setback and spacing requirements, parking requirements and sign regulations would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested withdrawal of non-use variance of height requirements be and the same is hereby granted.

BE IT FURTHER RESOLVED that the balance of the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Mount Hermon A.M.E.", consisting of four sheets, as prepared by Madison Design Group, dated May 29, 1987.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That only one sign not to exceed 24 square feet be permitted for the use.
5. That the use be established and maintained in accordance with the approved plan.
6. That no temporary structures or temporary use of any type shall be permitted on the premises.
7. That no occupancy or use of the premises be permitted until the required parking facilities have been improved and installed in accordance with the Zoning Code requirements.
8. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution. ◊

PASSED AND ADOPTED this 23rd day of SEPTEMBER, 1987.

Hearing No. 87-9-89
Typed 11/5/87 c.j

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

NOVEMBER 18, 1987

MT. HERMON AFRICAN METHODIST EPISCOPAL
2245 W. Bunch Park Drive
Opa-locka, Fl 33054

RE: Hearing No. 87-9-87

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-380-87, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. If there are any anticipated changes from the plan submitted for the hearing a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Chester C. Czebrinski'.
Chester C. Czebrinski
Assistant Director

CCC:cj

Enclosure: Planning Dept.