

INDEX
CITY COUNCIL ZONING MINUTES
December 1, 2004

1	Called to Order/Roll Call of Members.....	Page 1
2.	Invocation.....	Page 1
3.	Pledge of Allegiance.....	Page 1
4.	Approval of Minutes.....	Page 1
	4A) Approve Minutes of Zoning Meeting of October 6, 2004.....	Page 1
	4B) Approve Minutes of Zoning Meeting of November 3, 2004.....	Page 1
	Ordinance(s) for Second Reading (Public Hearings)	
	4A) Ord. #2004-22-38 Approving the application of Universal Truth Center for a rezoning from BU-1 and RU-TH to RU-3.....	Page 2
5.	City Manager Report	
	5A City of Miami Gardens Comprehensive Development Master Plan.....	Page 3-6
6.	Discussion Only.....	Page 6-7
7.	Adjournment.....	Page 7

**CITY OF MIAMI GARDENS
CITY COUNCIL ZONING AGENDA
December 1, 2004**

1. CALL TO ORDER/ROLL CALL OF MEMBERS:

The City Council of the City of Miami Gardens, sitting as the Zoning Board, met in regular session on Wednesday, December 1, 2004, beginning at 7:09 p.m., in the City Council Chambers, 1515 NW 167th Street, Building 5, Suite 200, Miami Gardens, Florida.

The following members of the City Council were present: Mayor Shirley Gibson, Vice Mayor Aaron Campbell, Jr., and Council members Barbara Watson, Melvin L. Bratton, Sharon Pritchett and Oscar Braynon, II. Councilwoman Audrey J. King was not present due to illness.

Also in attendance were: City Manager Dr. Danny O. Crew, City Attorney Sonja K. Knighton, City Clerk Ronetta Taylor, Development Services Director Jay Marder, and Planning Administrator Robert Coleman.

2. INVOCATION:

The Invocation was delivered by Ms. Rose Blossoming, a representative from the Universal Truth Center for Better Living, Inc.

3. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

4. APPROVAL OF MINUTES:

4A. Zoning Minutes - October 6, 2004

It was moved by Councilman Bratton, seconded by Vice Mayor Campbell to approve the minutes as presented. There being no discussion the **motion passed and carried by a 6-0 vote**. Councilwoman King was not present.

4B. Zoning Minutes - November 3, 2004

It was moved by Councilman Bratton, seconded by Vice Mayor Campbell to approve the minutes with the following correction: page 4, line 31, insert the word "*would*" after the word complex; line 32, delete the words "*what would be*", after the word "*and*". There being no further discussion, the motion **passed and carried by a 6-0 vote**. Councilwoman King was not present.

The City Clerk swore in all parties giving testimony during this Quasi-Judicial Proceeding.

Mr. Robert Coleman, the City's Planning Administrator read the Statement governing Zoning Hearings, into the record.

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

ORDINANCE NO. 2004-22-38

4A) AN ORDINANCE OF THE CITY OF MIAMI GARDENS APPROVING THE APPROVING THE APPLICATION OF UNIVERSAL TRUTH CENTER FOR A REZONING FROM BU-1 AND RU-TH TO RU-3, A LEGAL DESCRIPTION OF WHICH IS ATTACHED HERETO AS EXHIBIT "A"; 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 – November 3, 2004)

The City Clerk read the title of the item into the record.

Mayor Gibson opened the floor for those in support of this legislation.

Ms. Claudette Brinson, President of Miramar Gardens Homeowners Association, residing at 3908 NW 213th Street, Miami Gardens, Florida, appeared before the City Council in support of this legislation.

Mr. Nathaniel Miller, President of Vista Verde Townhouse Association, residing at 3833 NW 207th Street-Road, Miami Gardens, Florida, appeared before the City Council to express support of this legislation and the Universal Truth Center For Better Living, Inc., Project.

Ms. Olivia Benson, an attorney with a business address at 14359 Miramar Parkway, Miramar, Florida, appeared before the City Council, representing Universal Truth Center For Better Living, Inc., to indicate that all of the evidence, as to what the applicant is requesting was presented at the previous hearing. She opined that it was important to hear contrasting views from what was said before, from residents living in this community.

Mayor Gibson opened the floor for those in opposition to this legislation. There were no interested parties to speak in opposition to this legislation.

It was moved by Councilwoman Watson, seconded by Councilman Braynon to adopt this ordinance.

There being no discussion, this motion **passed and carried by a 6-0 vote.**

Councilman Bratton:	Yes
Councilman Braynon:	Yes
Vice Mayor Campbell:	Yes
Councilwoman King:	Not present
Councilwoman Pritchett:	Yes
Councilwoman Watson:	Yes
Mayor Gibson:	Yes

5. CITY MANAGER'S REPORT:

5A) City of Miami Gardens Comprehensive Development Master Plan

Mr. Jay Marder, Director of Development Services, appeared before the City Council to provide an overview of the Comprehensive Development Master Plan process.

Ms. Bhairvi Pandya, a Senior Planner with the Development Services Division appeared before the City Council to provide a general outline of the Comprehensive Development Master Plan, (CDMP – A Planned Vision For The Future). She recounted that the City was incorporated approximately 1.5 years ago. The City is comprised of approximately 20 square miles, with a population of 107,000 residents. The City is located in the northern portion of Miami-Dade County, and bounded by County Line Road to the north, unincorporated Miami-Dade County to the west, Town of Miami Lakes to the southwest, City of Opa-locka to the South, and the City of North Miami Beach to the general easterly direction.

Ms. Pandya indicated that the City's deadline to have a Comprehensive Development Master Plan in place, as per Florida Statutes is May 13, 2006. The next deadline for the Land Regulations, and Zoning Code, is due one year later, for an adoption date of May 13, 2007. The First Planning Period deadline, which addresses short term goals, (e.g. public facilities, capital improvements, etc), is due five years after the adoption of the CDMP, on May 13, 2011. The Second Planning Period deadline, which addresses long term goals, is due May 13, 2006, ten years after the adoption of the CDMP. The EAR (Evaluation and Appraisal Report) of the CDMP, which must be adopted every seven years, and therefore is due May 13, 2013.

Ms. Pandya discussed the ~~COMP~~ CDMP Plan Elements: 1) Future Land Use Element ,involves a Land Use Plan and a Land Use Map; 2) Transportation Element, involves transportation issues such as mass transit, circulation, sidewalks; 3) Infrastructure Element, involves stormwater drainage (funded by the South Florida Water Management District); 4) Conservation Element, involves ecological issues, preservation and the environment; 5) Recreation Open Space Element, involves recreation (this element has already been submitted to the State Department of Community Affairs); 6) Housing Element, involves new construction, new housing, and affordable housing issues within the City; 7) Intergovernmental Coordination Element, involves Interlocal Agreements; 8) Public Education Element, involves the Miami-Dade County Public School District; 9) Capital Improvements Element, involves infrastructure issues; and 10) Community Design & Redevelopment Element ,involves issues related to urban design and beautification.

Ms. Pandya related that Intergovernmental Coordination is important because it represents the City's working relationship with other governmental agencies, and will deal accordingly with local, county, regional and state governments. She placed emphasis on the importance of having public participation and community involvement in this process. The City Council as the Local Planning Agency along with the Development Services Division will formulate a variety of community activities, meetings, public workshops, and discussions involving community, and business leaders. In addition, an open house will be held for public input. A newsletter providing regular updates will be printed and distributed throughout the community. Staff is looking for direction from the City Council in identifying the stakeholders that will be involved in this process.

Ms. Pandya informed the Council that the next phrase is the Comprehensive Community Visioning, which involves: Where are we now? Where do we want to be and how do we get there? This involves identifying existing conditions. Define a possible scenario that everybody wants, and how to incorporate that information into the CDMP. All the information gathered from input at the workshops, and the community and business meetings will be analyzed. A conclusion will be drawn from the analysis, which would then be packaged for the City Council's review and recommendation. This recommendation would be interpreted into the CDMP accordingly. This is not just something that the staff is going to write down, as part of their report; it is going to come from the grass root efforts, and obtained from the open house and community meetings.

Ms. Pandya concluded by sharing that all pertinent information gathered would be assembled and brought to the City Council for its review.

Mr. Marder shared that the first step would be to interview the City Council members as well as approximately 20 civic and business leaders in the community. The results of the interviews will be compiled and presented to everybody. This provides a mechanism to know what people are thinking.

Councilwoman Watson referenced the cities identified bordering the City of Miami Gardens and asked staff if Broward County, in particular Miramar was being considered as one of the neighboring cities that would be involved in this process. She conveyed concern with the Transit Planning element, and the Broward County Transportation initiative to utilize 441, which would affect the City, especially in Seat 2 and Seat 4 areas. She referenced the Affordable Housing element and questioned whether the existing housing stock was taken into consideration.

Manager Crew explained that for State purposes, this element will provide data as justification to the City's position of whether it needs more affordable housing.

Councilwoman Watson conveyed concern with having more than the City's fair share of affordable housing. She then referenced the 27th Avenue Corridor and the proposed transit station to be placed along this corridor and asked whether a site for this station had been selected.

Mr. Marder said that a process has been initiated to define the desired location for the transit station. He related that the Transit Corridor and the Rail is something that is very competitive, nationally.

Councilwoman Watson referenced the various development projects within the City that would be coming on-line within the very near future and cautioned bringing everything on-line at the same time, due to the traffic impact to the City.

Mr. Marder conveyed administration's commitment to addressing the City's Transportation issues and their impacts.

Councilwoman Pritchett referenced for consistency purposes, the memorandum introducing the CDMP and pointed out that the wording in the body of the memorandum identified the item as

Comprehensive Master Development Plan instead of Comprehensive Development Master Plan.

Mr. Marder stated that he would make that correction.

Councilwoman Pritchett suggested that the Charter Committee be included along with the other community, civic and business groups slated to be met with for their input. She further asked if an optional element for Public Safety, which would address natural disasters as it relates to evacuations, and hurricane preparedness was included.

Ms. Pandya indicated that an Evacuation Master Plan will be addressed in one of the existing elements.

Councilwoman Pritchett placed emphasis on the importance of having this situation addressed in the CDMP.

Vice Mayor Campbell inquired about the sequence for the development and adoption of the CDMP and the Land Development Code.

Mr. Marder said that the CDMP should be adopted first, with the Land Development Code being an outgrowth of the CDMP.

Vice Mayor Campbell indicated that he was concerned with Section 8 Rental properties and thought perhaps this issue could be addressed under the Land Development Code.

Mr. Marder shared that the City could have a policy that provides requirements to avoid confrontation of different types of land uses, or different type of housing. He opined that some of this can be done through the Comprehensive Development Master Plan. It can also be translated into the Land Development Code.

Manager Crew related that the City could not address Section 8, and opined that many of the problems are not Section 8 related but involves all properties. The way to address that is to develop regulations for rental properties, which the City is currently working on. He stated that the City did not have to wait until the CDMP is done in order to address certain issues.

Mayor Gibson shared that Mr. Steers is currently working on legislation to address tenant related issues.

Councilman Braynon questioned the time frame for the interview process (e.g. City Council and community leaders).

Mr. Marder related that it is projected that the interviews would take place over the next two months. It is anticipated that all the information compiled from the interviews will be brought back in February 2005.

Manager Crew placed emphasis on the importance of the Council members providing the

names of individuals, organizations, and community leaders they think would be important and beneficial for staff to interview in this process.

Councilwoman Watson suggested incorporating the business owners along the 441 Corridor, as well as the Andover Civic Association, as part of this process.

Councilman Bratton suggested putting a public service announcement in the local newspaper, which would target the entire City, rather than certain groups.

Mr. Marder indicated that the newspaper is another way to solicit input. He related that a Town Hall Meeting could also be held. He further shared that a Questionnaire could also be sent out to residents. He shared that from his experience, there have been excellent results when the focus has been on certain groups.

Councilwoman Pritchett asked if surveys would be a part of the process, too.

Manager Crew indicated that in certain areas surveys are a possibility. He related that a city-wide survey could be done on a random basis.

Mr. Marder related that based on statistical sampling techniques a significant survey of a community with 100,000 people could be done with approximately two to three hundred surveys being mailed out.

Mayor Gibson shared that because this is a first for the City of Miami Gardens, the Town Hall meeting concept would be important in introducing the whole CDMP concept to the community. She recommended scheduling this Town Hall meeting near the end of January 2005. This meeting could also be used to provide the citizens with an update of where the City is.

Councilwoman Watson expressed concern with staff's suggestion of mailing out between two and three hundred surveys. She related that generally in advertising, 2% of the population is sent information, in this case, that number would represent approximately 20,000.

Manager Crew indicated that the City would do whatever is required by statistical techniques to get a valid survey.

Mr. Marder said that he would consult somebody that had that expertise to find out the best technique to obtain the information being sought.

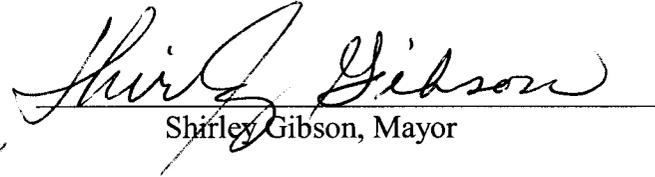
6. DISCUSSION ONLY

Manager Crew related that approximately one month prior an RFQ for State Lobbyist was sent out. He placed emphasizes on the importance of obtaining a lobbyist to lobby on behalf the City, in Tallahassee. Staff is recommending having the top three ranked firms, do a presentation, at the next City Council meeting. The question tonight is when would the City Council want to make its selection for lobbyist representation in Tallahassee, Florida.

At the conclusion of the discussion as to whether the hold the presentation and the selection of the lobbyist on the same evening, it was moved by Councilman Bratton, seconded by Councilwoman Pritchett to hold a Special City Council meeting for Wednesday, December 15, 2004, beginning at 7:00 p.m., to make a selection on the lobbyist selection. There being no further discussion, this motion passed and **carried by at 6-0 vote**. Councilwoman King was not present for this vote.

7. ADJOURNMENT:

There being no further business to come before this Body, and upon being duly moved by Councilman Braynon and seconded by Vice Mayor Campbell, this meeting adjourned at 8:25 p.m.


Shirley Gibson, Mayor

Attest:


Ronetta Taylor, CMC
City Clerk