

**CITY OF MIAMI GARDENS  
REGULAR ZONING MINUTES  
DECEMBER 13, 2005**

**1. CALL TO ORDER/ROLL CALL OF MEMBERS:**

The City Council of the City of Miami Gardens, Florida, sitting as the Zoning Board, met in special session on Tuesday, December 13, 2005, beginning at 7:07 p.m., in the City Council Chambers, 1515 NW 167<sup>th</sup> Street, Building 5, Suite 200, Miami Gardens, Florida.

The following members of the City Council were present: Mayor Shirley Gibson, Vice Mayor Oscar Braynon II, and Council members, Barbara Watson, Aaron Campbell Jr., Ulysses Harvard and Melvin L. Bratton. Councilwoman Sharon Pritchett was not present due to a job related emergency at the Juvenile Assessment Center.

**2. INVOCATION:** Delivered by Councilman Campbell.

**3. PLEDGE OF ALLEGIANCE:** Recited in unison.

**4. APPROVAL OF MINUTES:**

**4A. Zoning Meeting - November 2, 2005.**

Moved by Vice Mayor Braynon, seconded by Councilman Campbell to approve the minutes as presented. This motion was passed and carried by a 6-0 vote.

**5. AGENDA ORDER OF BUSINESS  
(ADDITIONS/DELETIONS/AMENDMENTS.)**

Clerk Taylor provided the City Council with a revised Agenda, which included the correct wording for Items 8A and 8B; this revised agenda also deleted Item 11A under Public Presentation.

Moved by Vice Mayor Braynon, seconded by Councilman Harvard to accept the revised agenda. This motion passed and carried by a 6-0 vote.

Robert Coleman, Zoning Administrator read into the record the applicable procedure to be used for this Quasi-Judicial Proceeding.

Clerk Taylor swore in all parties participating in this Quasi-Judicial Proceeding.

**6. ORDINANCE(S) SECOND READING/PUBLIC HEARING(S)**

**ORDINANCE NO. 2005-40-78**

**6A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING A SMALL SCALE COMPREHENSIVE**

**PLAN AMENDMENT FROM OFFICE RESIDENTIAL TO BUSINESS AND OFFICE FOR PROPERTY LOCATED AT 1800-1810 NW 183<sup>RD</sup> STREET FOR ZEVI AUTO LLC; MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; 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).**

Mr. Coleman explained this is a small scale Comp Plan Amendment to allow a commercial use in that district. There are similar commercial uses to the east and west of this particular property. Staff has no objections to this application and recommends approval.

Mayor Gibson opened the floor for the public hearing. After there were no interested parties to speak on this item, the public hearing was closed.

Councilman Bratton referenced the Letter of Intent submitted by the applicant, more specifically the language "As owners we feel that it is a great hardship that we constantly have turn away *young entrepreneurs* of the community... and asked the applicant what about the average citizen.

Joe Lerner, 838 Washington Street, Hollywood, FL, appeared before the City Council in response to Councilman Bratton's question. He clarified his interpretation of young as being new in the business and not young as in age.

Moved by Councilwoman Watson, seconded by Councilman Campbell to adopt this ordinance.

There being no further discussion, this motion passed and carried by a 5-0 vote.

Councilman Bratton:	Yes
Councilman Campbell:	Yes
Councilman Harvard:	Yes
Councilwoman Pritchett:	Not present
Councilwoman Watson:	Yes
Mayor Gibson:	Not on dais
Vice Mayor Braynon:	Yes

**RESOLUTION NO. 2005-41-79**

- 6B) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING A REZONING FOR ZEVI AUTO, LLC FROM RU-1 SINGLE FAMILY RESIDENTIAL TO BU-1A, LIMITED BUSINESS FOR PROPERTY LOCATED AT 1800-1810 NW 183<sup>RD</sup> STREET; MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; 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).**

Nixon Lebrun, Zoning Technician explained this application for re-zoning is in conjunction with the small scale amendment. Staff has no objection with this application.

Vice Mayor Braynon opened the floor for the public hearing. After there were no interested parties to speak on this item, the public hearing was closed.

Moved by Councilwoman Watson, seconded by Councilman Campbell to adopt this ordinance.

There being no discussion, the motion to adopt passed and carried by a 6-0 vote.

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

After this vote was taken, Vice Mayor Braynon relinquished the gavel to Mayor Gibson.

**7. ORDINANCE(S) FIRST READING/PUBLIC HEARING(S)**

**7-A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN APPLICATION SUBMITTED BY FERNANDEZ INVESTMENT PROPERTIES, INC. AND RUIZ FORECLOSURES, INC., TO REZONE CERTAIN PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTHWEST 167<sup>TH</sup> STREET AND NORTHWEST 45<sup>TH</sup> AVENUE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM RU-2 (TWO-FAMILY RESIDENTIAL DISTRICT), TO BU-1A (LIMITED BUSINESS DISTRICT); PROVIDING FOR THE EXECUTION OF A DECLARATION OF RESTRICTIVE COVENANTS AS SHOWN ON EXHIBIT "B" ATTACHED HERETO; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**

Mr. Lebrun explained this is a re-zoning application to establish a three story development. Staff is of the opinion that this application would be compatible with development in the area.

Mayor Gibson opened the floor for the public hearing.

Ed Brown, 15920 NW 19<sup>th</sup> Avenue, Miami Gardens, Florida, appeared before the City

Council to solicit approval of this application. This is a three story office complex project to be built on vacant property, which has been vacant for quite some time.

There being no other interested parties to speak on this item, the public hearing was closed.

Moved by Vice Mayor Braynon, seconded by Councilwoman Watson to approve this item on first reading.

Councilman Bratton questioned whether this item had ever come before the Community Council.

Mr. Coleman said this item was never heard by the Community Council. The City did receive a letter objecting to this application because the writer was under the impression this was to be a residential development instead of an office complex development.

Councilman Bratton referenced the Zoning Hearing Map provided in the packet and indicated the location should be changed to reflect the SE corner of NW 167<sup>th</sup> Street & NW 45<sup>th</sup> Avenue, and not the SW corner of NW 167<sup>th</sup> Street... This error is also noted on the Letter of Intent and the Aerial Hearing Map document.

There being no further discussion, the motion to approve this item on first reading passed and carried by a 6-0 vote.

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

## **8. RESOLUTION(S)/PUBLIC HEARING(S)**

### **RESOLUTION NO. 2005-156-333-Z-44**

#### **8A) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, GRANTING THE APPLICATION OF NORLAND UNITED METHODIST CHURCH DAYCARE EXPANSION, TO MODIFY THE CONDITIONS APPROVED BY MIAMI- DADE COUNTY RESOLUTION 4-ZAB-113-41; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER)**

Mr. Coleman explained the applicant is seeking approval to increase the number of children from 75 to 150. The church does have the space for the additional children. Staff supports this application.

Mayor Gibson opened the floor for the public hearing. After there were no interested parties to speak on behalf of this item, the public hearing closed.

Moved by Councilwoman Watson, seconded by Vice Mayor Braynon to approve this item.

There being no discussion on this item, the motion to approve passed and carried by a 6-0 vote.

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

**8B) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CITY NATIONAL BANK OF FLORIDA AS TRUSTEE UNDER LAND TRUST NO. 2400-5110-00, FOR A SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON TWO (2) BU-1A ZONED TRACTS ON PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; APPROVING A WAIVER OF THE PROVISION OF THE ZONING CODE REQUIRING THAT A SIX (6) FOOT DECORATIVE MASONRY WALL BE INSTALLED ON THE PROPERTY; APPROVING A NON-USE VARIANCE OF HEIGHT REQUIREMENTS TO PERMIT AN EIGHT (8') FOOT HIGH WALL BETWEEN THE PROPOSED DEVELOPMENT AND THE ADJACENT AUTOMOTIVE SERVICE STATION; AN UNUSUAL USE TO PERMIT TWO (2) ENTRANCE FEATURES INCLUDING A FOUR (4') FOOT HIGH DECORATIVE WALL ON EACH SIDE OF THE ENTRANCE DRIVES OF THE PROPOSED DEVELOPMENT; PROVIDING FOR CONDITIONS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**

Mr. Lebrun explained the applicant is requesting a Special Exception to build 154 unit residential development. Staff has no objections to this application, as there are similar developments in this vicinity. This development would not impose any unnecessary burden on the public facilities in the area.

Mayor Gibson opened the floor for the public hearing.

David Paul, 3250 Merritt Street - Coconut Grove, Miami Gardens, Florida, an agent representing the applicant appeared before the City Council to solicit support of this application. The property is currently zoned for 600 units. The applicant is asking for 154 units. There is no negative

impact on the school system.

Beverly Bush, 3252 NW 205<sup>th</sup> Street, appeared before the City Council representing the North County Homeowners Association. She conveyed the association's opposition to this particular request and the support of designating the 27<sup>th</sup> Avenue corridor for commercial not residential. She opined the proposed site is inadequate (too small) for a residential complex. She further cited inadequate ingress and egress to the site as well as school overcrowdedness. The design of the project is also a factor in the organization's opposition to this request.

Oliver Gilbert, 3261 NW 208<sup>th</sup> Terrace, Miami Gardens, Florida, appeared before the City Council to express his opposition to this project. He cited traffic congestion along the 27<sup>th</sup> Avenue corridor that would be generated by the new WalMart Super Store. He opined this apartment complex will negatively impact the traffic flow in this area.

Mr. Paul was allowed an opportunity for rebuttal. He indicated that from conversations with Mr. Rodriguez, a representative from the Miami-Dade County School system, this project would have no impact on the school system. A letter addressing that issue was sent to the City's Zoning Department.

Mr. Paul reiterated, this property is currently zoned for 600 multi-family units, the applicant is asking for a Special Exception to reduce that number to 154 units. He emphasized it is not a question as to whether the property should be zoned residential or commercial because currently the property is zoned multi-family residential. The impact of this project on the schools and roadways is significantly less than what is currently allowed.

There being no other interested parties to speak on this item, the public hearing was closed.

Moved by Councilwoman Watson, seconded by Councilman Bratton to approve this item.

Vice Mayor Braynon commented for clarification purposes that this particular site has three parcels. Parcels 33 and 34 are currently zoned BU-1A, which is Business Limited, which is not residential.

Mr. Coleman said this is correct however, residential is permitted with this type of Special Exception. If the zoning is changed even more multi-family units could be permitted.

Vice Mayor Braynon asked what is allowed on this site without a Special Exception.

Mr. Coleman said commercial use as well as a hotel on the parcel near the canal (parcel 35). An apartment complex with up to 75 units could also be constructed there. Commercial and residential is allowed on parcels 33 and 34. The applicant is automatically allowed to put residential on fifty percent of the ground area (e.g. mixed use development). All this could be done without having Council's approval.

Vice Mayor Braynon asked the applicant whether a commercial project had been considered

instead of an all residential project.

Mr. Paul opined that a commercial project did not make any sense; otherwise this application would not be before this Council tonight.

Councilwoman Watson referenced the School Impact Review Analysis, and expressed concern that this analysis reflects there would be absolutely no student population generated by this development. She asked how is this possible considering the number of units being proposed.

Mr. Coleman explained the Miami-Dade County School System utilizes a formula to come up with the numbers. According to that formula, this project would not have any impact on the school system.

Manager Crew further explained the current zoning on this property allows 300 units, which has already been calculated in the School Board's plan. When the School Board looked at this particular project, which is a reduction in the number of allowable units from 300 to 154, there was no impact; the impact was already there for the existing zoning. If the applicant was asking for more density, that difference would be calculated.

Councilwoman Watson said although she appreciated Manager Crew's explanation, she had to be realistic and look at the facts.

Mr. Paul further said the formula used by the School Board is based upon square footages. He shared his opinion that the formula should be based on bedroom density. Most communities use the bedrooms count rather than square footage. He placed emphasis on the fact there would be children in this complex, however there will be less children than what is currently permitted there.

Jay Marder, Development Services Director appeared before the City Council and stated the calculations the School Board does is used to levy the impact fee.

Councilman Bratton referenced the traffic impact on 207<sup>th</sup> Street and NW 27<sup>th</sup> Avenue and stated there is a median for traffic traveling north and making a left turn onto 207<sup>th</sup> Street, he questioned whether those motorists would have to make a U-Turn in order to get into the complex.

Mr. Coleman said this median ends before the left turn lane. No additional traffic would be generated from this left turn (westbound onto NW 207<sup>th</sup> Street) into the complex.

Councilman Bratton asked the construction was pre-fab or CBS.

Mr. Coleman said the construction was CBS.

Councilman Bratton questioned whether the complex had a community center.

Mr. Coleman said a community center is a part of this complex.

Councilman Bratton asked if there would be a Homeowners Association involved.

Mr. Coleman said there would be a Condominium Association.

Mr. Paul opined a homeowners association does not provide any protection to the property owner. The State of Florida Condominium Law provides far more protection to the property owner. These area townhomes in a condominium form. In addition, there are continuing obligations that the developer has under the condominium law that are not provided under a homeowners association.

Councilman Campbell conveyed his disagreement that there would not be a traffic impact going westbound on 207<sup>th</sup> Street from NW 27<sup>th</sup> Avenue. He said there is a bus stop on 207<sup>th</sup> Street and there are always two or more buses stopped there. The bus stop takes up a lane, leaving only one lane for westbound traffic. He questioned whether there would be any restrictions on owners occupying the residents rather than renting the property out.

Mr. Paul said he had discussed this concern with the State of Florida. He opined the Condominium Association would modify their by-laws as warranted. He opined the condition that you can not rent someone's home as a condition of approval would not be looked upon favorably by the State of Florida.

Councilman Campbell shared there is a developer that has done exactly that.

Mr. Paul said he would not provide this restriction.

Councilman Campbell said from his understanding based upon the current zoning a rental apartment complex can be built on one of the parcels.

Mr. Coleman said this is correct. The number of units would depend on calculations and the site plan, but it is estimated that between 50 and 75 units can be built.

Attorney Dickens clarified the 75 units would represent a hotel complex; the 50 units would represent a multi-family complex.

Councilman Campbell said he had raised that question for the benefit of the people who live in that area. He emphasized based on the current zoning rental properties can be built there. Even if this Council denied this application, a developer can build apartments there without this Council's approval.

Mr. Paul stated this project is perfect for workforce housing and is a classic example of units that have been developed, not as affordable housing, but as workforce housing with a purchase price of \$260,000-\$300,000.

Councilman Campbell said it would have really been beneficial if the developer had met with the residents in this area and did some sort of presentation, providing details about how the project was going to look, etc.

Councilman Bratton shared that most residents perceives NW 27<sup>th</sup> Avenue, between Unity Boulevard and University Drive as the gateway to the City and envisions having this area designated commercial.

Councilwoman Watson concurred with statements made by Councilman Campbell and conveyed her desire to have the developer meet with the residents in this area. This would provide an opportunity for the developer to present the project and an opportunity for the residents to discuss their concerns.

Moved by Councilwoman Watson to defer this item until the developer has had an opportunity to meet with the residents in this area.

Vice Mayor Braynon indicated that he would like to second this motion however he wanted to know if the developer is willing do meet with the residents.

Mr. Paul said a tremendous amount of work has been put into this project. Plans have been submitted and evaluated. These plans were available for public inspections. Notices advising that this project was being proposed were also mailed out to these residents. He said he was not willing to meet with the residents.

Councilwoman Watson withdrew her motion to defer this item.

Mayor Gibson asked for clarification as to whether the two BU-1A parcels could currently be developed with fifty percent of density residential.

Mr. Coleman said parcels 33 and 34 can have 1,000 square footage of commercial development, with 50,000 square footage of residential above it, which is a mixed use development. Parcel 35 can have up to fifty units in multi-family apartments.

Councilman Bratton inquired about the selling price per unit.

Mr. Paul said the price is between \$260,000 – \$300,000 depending on whether the unit is a two bedroom or a three bedroom.

Councilman Bratton asked how many parking spaces were being allotted to each unit.

Mr. Paul said each unit would be allotted two parking spaces; there is also handicap parking available.

Councilman Harvard questioned whether the structure located in the middle of the complex was a club house and pool area.

Mr. Paul replied that it was.

Councilman Harvard expressed concern with the developer or a representative of this project

not meeting with the residents in this area. He conveyed his belief that people have a better understanding when they are informed of the process and what is involved. He placed emphasis on the importance of having the residents informed and involved.

Vice Mayor Braynon referenced the potential traffic problems to be caused by this project and questioned whether a traffic study was done.

Mr. Coleman said no traffic study was done. He said the Council could condition the approval based upon a traffic review. He said NW 27<sup>th</sup> Avenue is a State Road therefore any traffic study would be provided to the State of Florida.

Councilwoman Watson reminded everyone of the Metro Rail slated to come down NW 27<sup>th</sup> Avenue to 215<sup>th</sup> Street. She opined this would create a potential problem for motorist traveling northbound and attempting to make a left turn into this development.

Mr. Coleman said the metro rail train is elevated and would not affect any traffic along NW 27<sup>th</sup> Avenue.

Councilman Bratton asked what would happen if the Council denied this application.

Mr. Paul said he has received outstanding offers for the property from people who do not build this type of housing.

Councilman Bratton inquired about the present value of this vacant land.

Mr. Paul said presently this vacant land is worth approximately 9 Million Dollars.

Councilman Campbell related an incident which occurred in the area many years prior; the residents were opposed to a school being built in the Lake Lucerne area. The property was at that time zoned for apartments. The residents were successful in defeating the school however, two huge apartment complexes were built there instead. He likened that situation to this situation, the residents are opposed to the apartment complex, but the property is currently zoned for much higher density, which includes commercial and multi-family units. He said he would be voting based on the wishes of the constituents and hope they understand that what can be built there would be more detrimental than what is being proposed.

Mayor Gibson allowed Ms. Bush an opportunity to come forward for further comments.

Ms. Bush reappeared before the City Council and stated that the North County Homeowners Association is definitely opposed to this project; however with the rationale that was given it seems as though there is no alternative but to accept. The North County Homeowners Association wants it to be known that whatever is built on this site should be representative of the City of Miami Gardens and this community.

Ms. Bush further expressed concern with the lack of respect the North County Homeowners

Association was given with regards to this proposed project in their community.

Councilman Campbell said from what he is hearing the North County Homeowners Association felt they have been disrespected and their concerns are not important.

Mr. Paul said this was no intentional disrespect on the developer's part.

Mayor Gibson stated her concerns about the traffic congestion in this area have not been addressed. She further conveyed the importance of forming a cohesive working relationship with the community. She said the North County Homeowners Association is one of the most progressive African American homeowners associations in Miami-Dade County and have championed and opposed many causes over the years.

Mr. Paul said he has worked in this community for many years and meant no disrespect to this organization. He highlighted many of his contributions to the community and his working relationship with African American leaders in Miami-Dade County.

Mayor Gibson stated for the record that staff made an assumption that this is going to be a project that is going to walk right through with no problem. That is why Mr. Paul did not receive any advice that perhaps he should meet with the North County Homeowners Association, a very organized group of property owners who are very passionate about their community. Staff made the assumption that this was not necessary.

Councilman Harvard asked for clarification purposed, if this application is denied, Mr. Paul or whoever could build on this property, based on the current zoning, without having to come back to the Council for approval.

Mr. Coleman said that is true.

Councilman Harvard opined that it is still not too late for Mr. Paul to meet with the North County Homeowners Association, even after the fact, to establish a rapport.

Mr. Paul said if this application is voted positively he would meet with the North County Homeowners Association because clearly this is something that should have been done.

Councilwoman Watson said she still had concerns about the traffic congestion and the schools ability to handle the additional students generated from this development.

At the conclusion of the discussion, the motion to approve this item failed by a 0-6 vote.

Councilwoman Pritchett:	Not present
Councilwoman Watson:	No
Councilman Bratton:	No
Vice Mayor Braynon:	No
Councilman Campbell:	No

Councilman Harvard: No  
Mayor Gibson: No

**9. RESOLUTION(S)**

**RESOLUTION NO. 2005-157-334**

- 9A) **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR AND EXECUTE AN APPLICATION FOR A GRANT FROM THE FLORIDA DEPARTMENT OF STATE HISTORICAL RESOURCES IN THE AMOUNT OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS AND TO EXECUTE ANY GRANT AGREEMENT ATTENDANT THERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**

Manager Crew explained this grant would allow the City to conduct an inventory of the MIMO Architectures within the City.

Moved by Vice Mayor Braynon, seconded by Councilman Harvard to approve this item. There being no discussion, this item passed and carried by a 5-0 vote.

Councilwoman Watson: Yes  
Councilman Bratton: Out of room  
Vice Mayor Braynon: Yes  
Councilman Campbell: Yes  
Councilman Harvard: Yes  
Councilwoman Pritchett: Not present  
Mayor Gibson: Yes

Please note, Councilman Campbell left the meeting at 8:55 p.m.

**9. PUBLIC HEARING(S):**

**RESOLUTION NO. 2005-158-335**

- 10A) **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE TRANSPORTATION MASTER PLAN PROJECT LIST; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY CITY MANAGER).**

Rafael De Arazoza, a representative from the Corradino Group appeared before the City Council and presented a power point presentation on the Transportation Master Plan. He said the purpose of this Plan is to provide the City as well as its residents with an opportunity to participate in the process of the Transportation Plan, which will guide the City. The purpose of all the public

workshops and the public hearing is to identify the goals and objectives to guide the development. Another opportunity for public input will occur on December 21<sup>st</sup> at the Open House. The power point presentation provided a visual of the major roadways in the City. Most of those major roadways are under the control of the Florida Department of Transportation or Miami-Dade County. Most of the major roadways are currently operating at capacity. By the year 2030 almost all roads will be operating at capacity.

Mayor Gibson opened the floor for the public hearing.

Marlene Arribas, 20630 North Miami Avenue, Miami Gardens, Florida, appeared before the City Council to convey support of the Transportation Master Plan.

After there were no other interested parties to speak on this item, the public hearing was closed.

Moved by Vice Mayor Braynon, seconded by Councilwoman Watson to approve this item.

Mayor Gibson asked if a time frame was involved with a proposed transportation project.

Mr. De Arazoza said in general terms placing a time frame on projects is not necessarily, however prioritizing project is recommended.

Mr. Marder shared a small work order has been developed with the Corradino Group to implement Land Use Projects, which at the very least will facilitate the City's efforts with MPO funding.

Joe Corradino, a representative of the Corradino Group appeared before the City Council and explained that the MPO has a program called the Unified County Wish Program funded by MPO. Every year there is a call for ideas where the MPO solicits projects from the community. These ideas are due by January 13, 2006, the City of Miami Gardens has an excellent chance to be funded because it does not receive a portion of the People's Transportation Fund Tax. The City of Miami Gardens has a need to fund those type of projects. There is also a municipal grant program that the MPO funds. This particular grant requires a match from the local community. The other option is the Miami-Dade Transit, which also has a significant amount of money in the current year to examine different programs.

Vice Mayor Braynon thanked the Corradino Group for the excellent work it has done on the Transportation Master Plan.

There being no further discussion, this motion passed and carried by a 5-0 vote.

Councilman Bratton:	Out of room
Vice Mayor Braynon:	Yes
Councilman Campbell:	Yes
Councilman Harvard:	Yes

Councilwoman Pritchett: Not present  
Councilwoman Watson: Yes  
Mayor Gibson: Yes

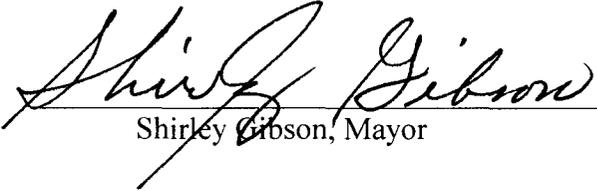
**11. PRESENTATION:**

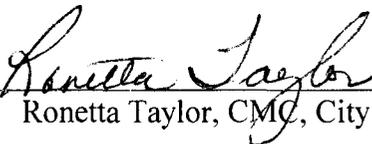
~~Proposed Miami Dade County Workforce Housing~~

**12. ADJOURNMENT:**

There being no further business to come before this Body, and upon a motion being duly made by Councilman Bratton, seconded by Councilman Harvard, the meeting adjourned at 9:13 p.m.

Attest:

  
Shirley Gibson, Mayor

  
Ronetta Taylor, CMC, City Clerk