

To: The Honorable Mayor and Council
From: Aleem Ghany, Public Works Director *AG*
Date: ~~January 28, 2014~~ February 11, 2014 (Second Reading/5-0 vote)
Re: Rezoning – Winson Water Treatment Plant

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED “LAND DEVELOPMENT REGULATIONS”, BY AMENDING THE CITY OF NORTH MIAMI OFFICIAL ZONING MAP REFERENCED IN ARTICLE 1, SECTION 1-106, TO REFLECT THE REZONING OF AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING SIX (6) PROPERTIES ADJACENT TO THE WINSON WATER TREATMENT PLANT, LOCATED AT 1094 NORTHWEST 122ND STREET, 1092 NORTHWEST 122ND STREET, 1080 NORTHWEST 122ND STREET, 1075 NORTHWEST 121ST STREET, 1085 NORTHWEST 121ST STREET, AND 12105 NORTHWEST 11TH AVENUE, FROM THE CURRENT R-2 (RESIDENTIAL) ZONING DESIGNATION TO PU (PLANNED USE) ZONING DESIGNATION, IN ORDER TO PROVIDE CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS AND TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, IN ACCORDANCE WITH THE INTENT OF THE COMPREHENSIVE PLAN OF THE CITY OF NORTH MIAMI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE

RECOMMENDATION

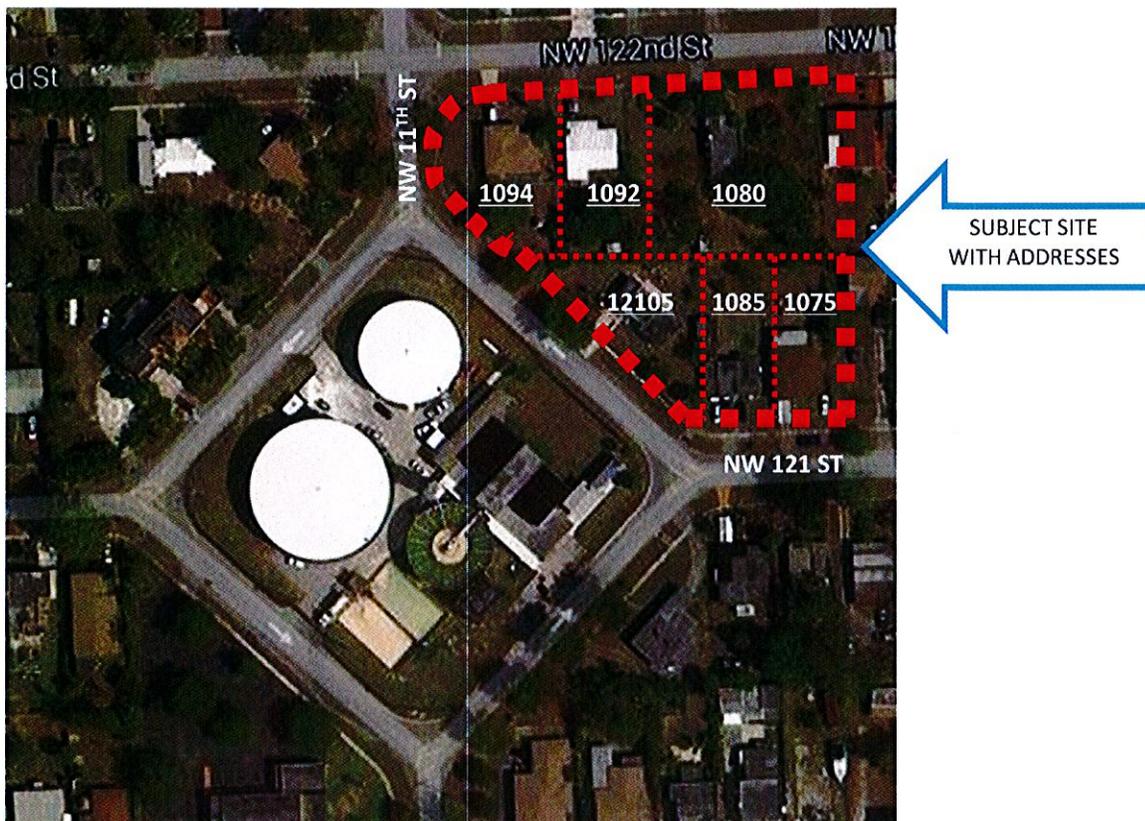
That Mayor and Council approve the proposed ordinance to rezone the subject site from R-2 (Residential) to PU (Planned Use).

BACKGROUND

The subject site, consisting of six (6) adjacent and abutting lots totals 1.33 acres in size and includes properties with the following addresses: 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue. The subject area is adjacent to the City’s Winson Water Treatment Plant, which is located just northwest of the subject area. Based on the current and future water demands, the City

desires to expand the Winson Water Treatment Plant by adding new water storage tanks as well as additional administrative space to accommodate the current and future demands within the City's water service area. As such, all six properties were acquired by the City in order to provide additional land area for the aforementioned water plant expansion (See Figure 1 in the map below).

The City's Public Works Department has filed an application for a rezoning, the current R-2 (Single Family) to PU (Public Use) zoning, in order to establish appropriate zoning on site that's more compatible with the future intended purpose for the site.



ANALYSIS

Per Article 3, Section 3-1103 of the City's Land Development Regulations all applicant initiated requests for amendments to the City's Zoning Map must satisfy the following minimum criteria:

1. It is consistent with the Comprehensive Land Use Plan in that it:

- a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development;*

The proposed PU zoning is consistent with an underlying Utilities land use designation. As such the proposed zoning is consistent with the future land use category and is not a prohibited use.

- b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development;*

The proposed rezoning request from R-2 to PU allows for a reduction in density since no residential use is permitted under the Public Use zoning category. Additionally as required under Section 4-404 of the City's LDR the site is subject to conditional use permit approval which will include restrictions on the future development to ensure compatibility with the surrounding residential uses.

Will not cause a decline in the level of service for public infrastructure to a level of service that is less than the minimum requirements of the Comprehensive Land Use Plan;

Traffic

The subject site is proposed as the location for two ground storage tanks that will function as part of the existing water plant site. An administrative building is also planned on the existing water plant site to provide additional work space for Public Works staff that maintain the water plant. The future trips anticipated from the proposed use will be minimal and is projected to be less than the trips generated from the six (6) single family units that were previously onsite.

Water & Sewer Impact

The Winson Water Treatment Plant is near the end of its useful life. The planned improvements will extend the life of the water plant and maintain the City's compliance with all regulatory standards and provide continued reliable service that meet current and future water demands.

Based on the City's recently adopted Water Supply Plan, the Winson Water Plant has an average capacity of 9.3 million gallons per day (MGD) and a current demand of approximately 15.77 MGD, resulting in a shortfall of 6.47 MGD which is satisfied by water purchased from Miami Dade County at a rate of 9.3 MGD (resulting in a total water supplied to North Miami's service area at the rate of 19.3 MGD). Leaving the City with a surplus of 3.53 MGD.

- b. Does not directly conflict with any goals, objective or policy of the Comprehensive Land Use Plan;*

The proposed rezoning requests is consistent with the goals, objective and policy of the Comprehensive Plan, specifically Policy 4D.2.1 which requires that "the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand." Staff believes the

proposed rezoning request is consistent with the Comprehensive Plan in that it facilitates the proposed public use of the subject site and supports current and future demand for water service;

e. Is physically suitable for the use permitted in the proposed district;

The subject site is adequate in size for the storage tanks and is in close proximity to allow for the expansion of operations at the existing water treatment plant site.

f. Is compatible with the surrounding areas, zoning designations(s) and existing uses.

The proposed PU zoning is compatible with the existing PU zoning assigned to the existing Winson Water treatment site and also complements the needs of the neighboring R-2 zoned, single family neighborhood as well.

The property is abutting or adjacent to the following uses (see attached zoning map):

Surrounding Zoning

- N: R-2, Single Family Residential
- S: R-2, Single Family Residential & PU, Public Use
- E: R-2, Single Family Residential
- W: PU, Public Use

Surrounding Land Use

- N: Low Density Residential
- S: Low Density Residential & Utility
- E: Low Density Residential
- W: Utility

The predominant character of that area is residential and Utility uses.

2. Will provide a benefit to the City in that it will achieve two (2) or more of the following objectives per section 3-1003 A.2:

Implement specific objectives and policies of the Comprehensive Land Use Plan;

The proposed rezoning requests further advances the intent of Policy 1.9.8 of the City's Comprehensive Plan which requires that "The City shall provide for the protection of water quality in the traditional and new alternative water supply sources as recommended in the 20 Year Water Supply Plan. " To that end, Policy 4D.2.1 also requires that "the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water demand." Staff believes the proposed rezoning request is consistent with the Comprehensive Plan in that it facilitates the proposed public use of the subject site and supports current and future demand for water service;

Improve environmental quality by adopting "green initiatives" through leadership in energy and environmental design (LEED) consistent with the Green Building Rating System Version 2.2 as amended;

The applicant proposes to construct a LEED Silver designation building on the existing water plant site and construct the two storage tanks on the subject site to meet all State and County environmental regulations.

3. Will not cause a diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

The water plant is already located in the neighborhood and the expansion of the site is necessary to meet with City's future water demands. The City will ensure that adequate buffers are incorporated into the project to minimize any potential impacts to the neighboring residential neighborhood.

B. An applicant may propose limitations regarding the use, density or intensity which will be permitted on the parcel proposed for development in order to achieve compliance with the standards of this section. Such limitations shall be offered by a restrictive covenant or declaration of use that is provided to the City in recordable form acceptable to the City Attorney.

Since the PU zoning requires approval of a conditional use permit, restrictions on the set back, height and intensity standards will be established under the Conditional Use Permit, which is subject to final Council approval.

CONCLUSION

Based on our analysis, staff is of the opinion that the proposed rezoning request is consistent with the zoning guidelines in the City's Land Development regulations and is compatible with the future land use goals objectives and policies identified in the City's adopted Comprehensive Plan. Therefore staff **requests that the Planning Commission recommend approval of the attached ordinance, amending the zoning map of the City of North Miami for the subject property from R-2 to PU with the following conditions:**

1. The City Engineer shall contact the City's Zoning Administrator in order to submit a conditional use permit application with a detailed site plan with elevations for review and comments by the City's Development Review Committee (DRC). The final site plan and conditional use permit application shall be subject to approval by City Council prior to obtaining final building permits.
2. The Public Works Department agrees to work with the City's contract Architect in order to ensure the architectural renderings of the proposed structures on the subject site are aesthetically pleasing and compatible with the surrounding single family neighborhood.
3. That all six lots be consolidated into one parcel by virtue of a unity of title. Said instrument meeting the approval of the Community Planning and Development Department and the office

of the City Attorney. Said instrument shall be recorded in the public records of Miami Dade County with copies furnished to the Community Planning and Development Department within forty five (45) days of final Council approval.

TS/wpl

- Attachments:
1. Proposed Ordinance Rezoning the Property
 2. Concept Map & Survey
 3. Zoning Map
 4. Letter of intent

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED “LAND DEVELOPMENT REGULATIONS”, BY AMENDING THE CITY OF NORTH MIAMI OFFICIAL ZONING MAP REFERENCED IN ARTICLE 1, SECTION 1-106, TO REFLECT THE REZONING OF AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING SIX (6) PROPERTIES ADJACENT TO THE WINSON WATER TREATMENT PLANT, LOCATED AT 1094 NORTHWEST 122ND STREET, 1092 NORTHWEST 122ND STREET, 1080 NORTHWEST 122ND STREET, 1075 NORTHWEST 121ST STREET, 1085 NORTHWEST 121ST STREET, AND 12105 NORTHWEST 11TH AVENUE, FROM THE CURRENT R-2 (RESIDENTIAL) ZONING DESIGNATION TO PU (PUBLIC USE) ZONING DESIGNATION, IN ORDER TO PROVIDE CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS AND TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, IN ACCORDANCE WITH THE INTENT OF THE COMPREHENSIVE PLAN OF THE CITY OF NORTH MIAMI; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of North Miami (“City”) Public Works Department filed an application with the Community Planning and Development Department, to initiate a zoning map amendment to rezone an area of approximately 1.33 acres in size, encompassing the six (6) properties adjacent to the Winson Water Treatment Plant (“Water Plant”) located at 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue (collectively the “Subject Property”), from the current R-2 (Residential) zoning to PU (Planned Use) zoning; and

WHEREAS, the approval of the rezoning application will allow the City to redevelop the Subject Property for the use and expansion of the Water Plant into a single water plant site, pursuant to Article 4, Section 4-404 of the City Code of Ordinances, Land Development Regulations (“LDRs”); and

WHEREAS, Policy 4D.2.1 of the City Comprehensive Plan (“Comprehensive Plan”), requires that the City maintain the Water Plant and distribution system such that they operate at adequate levels to meet population water service demand; and

WHEREAS, in accordance with Section 4-404 of the LDRs, the purpose of the Public Use (PU) Zoning District is to “allow the development of the publicly owned or used lands in an efficient, innovative, and flexible way in order to maximize the benefit to the public of the use of the lands designated for public use”; and

WHEREAS, City administration believes the proposed rezoning is consistent with the Comprehensive Plan in that the proposed PU zoning facilitates the proposed public use of the Subject Property and supports the current and future demand for water service; and

WHEREAS, pursuant to Article 2, Section 2-203 of the LDRs, at least four (4) affirmative votes of the Planning Commission shall be required for a positive recommendation of any proposed zoning or Comprehensive Plan change ; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on January 7, 2014, unanimously found the rezoning application met the requirements of Article 3, Section 3-1004 of the LDRs, and is in harmony with the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, the Planning Commission recommend approval of the proposed rezoning to the Mayor and City Council with conditions (as specifically delineated in “Exhibit A”, attached hereto); and

WHEREAS, Policy 1.1.3 of the Comprehensive Plan, provides that densities and intensities of the Future Land Use Element cannot be changed without the concurrence of a supermajority of the City Council; and

WHEREAS, pursuant to Article 3, Section 3-1007C of the LDRs, approval of a zoning map change shall require an affirmative vote of at least four (4) members of the City Council; and

WHEREAS, the Mayor and City Council, hereby accept the Planning Commission’s recommendation with the stated conditions, and find that the proposed rezoning application is consistent with the intent of the Comprehensive Plan and is therefore, in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THAT:

Section 1. Rezoning of Property and Amendment to Official Zoning Map. The Mayor and City Council of the City of North Miami, Florida, hereby amend Chapter 29 of the City of North Miami Code of Ordinances, entitled “Land Development Regulations”, by amending the City of North Miami Official Zoning Map referenced in Article 1, Section 1-106, to reflect the rezoning of an area of approximately 1.33 acres in size, encompassing six (6) properties adjacent to the Winson Water Treatment Plant located at 1094 Northwest 122nd Street, 1092 Northwest 122nd Street, 1080 Northwest 122nd Street, 1075 Northwest 121st Street, 1085 Northwest 121st Street, and 12105 Northwest 11th Avenue, from the current R-2 (Residential) zoning designation to PU (Planned Use) zoning designation, in order to provide consistency with the Land Development Regulations and to allow for the proposed expansion and redevelopment of the Winson Water Treatment Plant, in accordance with the intent of the Comprehensive Plan of the City of North Miami.

Section 2. Conflicts. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Codification. The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article” or any other appropriate word.

Section 5. Effective Date. This Ordinance shall not become effective until thirty one (31) days after adoption on second reading, if not otherwise challenged.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on first reading this _____ day of _____, 2014.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this _____ day of _____, 2014.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

Additions shown by underlining. Deletions shown by ~~overstriking~~.

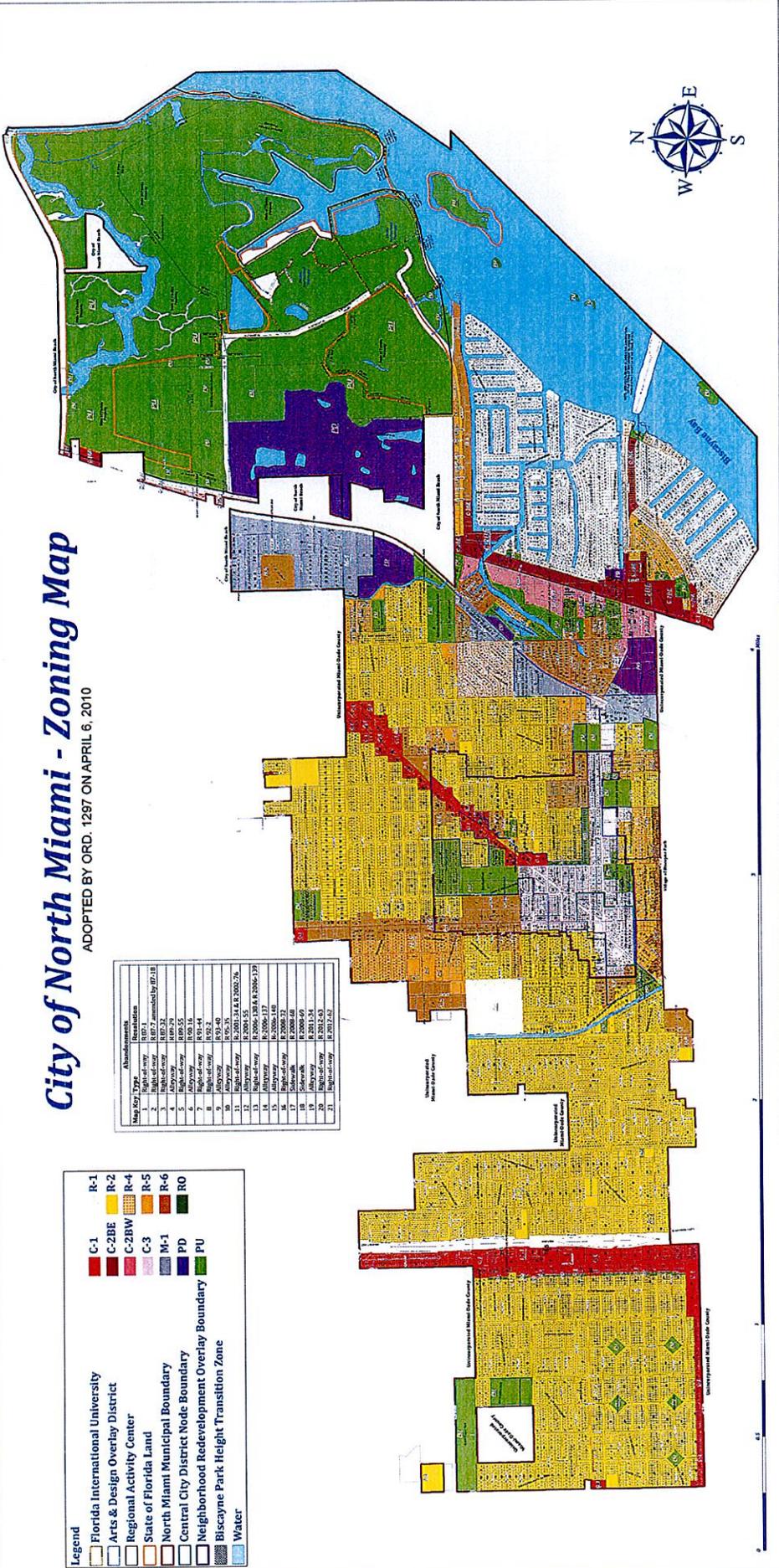
City of North Miami - Zoning Map

ADOPTED BY ORD. 1297 ON APRIL 6, 2010

Legend

	R-1
	R-2
	R-4
	R-5
	R-6
	PD
	PU

Map Key / Type	Abbreviations	Restrictions
1	100' (100)	100' (100)
2	100' (100)	100' (100)
3	100' (100)	100' (100)
4	100' (100)	100' (100)
5	100' (100)	100' (100)
6	100' (100)	100' (100)
7	100' (100)	100' (100)
8	100' (100)	100' (100)
9	100' (100)	100' (100)
10	100' (100)	100' (100)
11	100' (100)	100' (100)
12	100' (100)	100' (100)
13	100' (100)	100' (100)
14	100' (100)	100' (100)
15	100' (100)	100' (100)
16	100' (100)	100' (100)
17	100' (100)	100' (100)
18	100' (100)	100' (100)
19	100' (100)	100' (100)
20	100' (100)	100' (100)
21	100' (100)	100' (100)



Scale: 1 inch = 100 feet

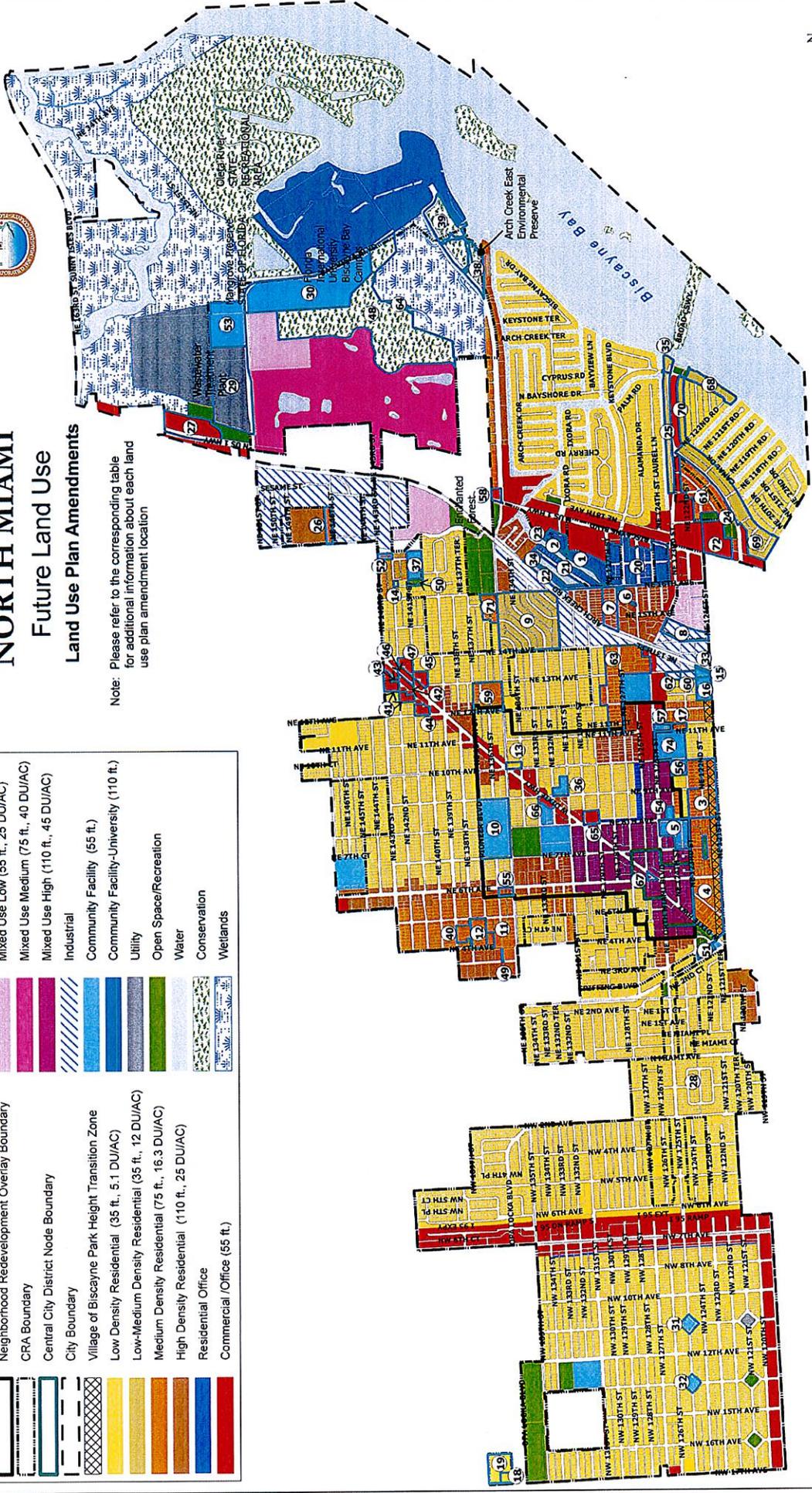


CITY OF NORTH MIAMI

Future Land Use Land Use Plan Amendments

Note: Please refer to the corresponding table for additional information about each land use plan amendment location

Symbol	Description
[Blue box]	Land Use Plan Amendment Locations
[Black box]	Neighborhood Redevelopment Overlay Boundary
[Dashed line]	CRA Boundary
[Dotted line]	Central City District Node Boundary
[Solid line]	City Boundary
[Cross-hatch pattern]	Village of Biscayne Park Height Transition Zone
[Yellow box]	Low Density Residential (35 ft., 5.1 DU/JAC)
[Light Orange box]	Low-Medium Density Residential (35 ft., 12 DU/JAC)
[Orange box]	Medium Density Residential (75 ft., 16.3 DU/JAC)
[Dark Orange box]	High Density Residential (110 ft., 25 DU/JAC)
[Red box]	Residential Office
[Dark Red box]	Commercial/Office (55 ft.)
[Purple box]	Central Business Commercial (110 ft.)
[Light Purple box]	Mixed Use Low (55 ft., 25 DU/JAC)
[Pink box]	Mixed Use Medium (75 ft., 40 DU/JAC)
[Dark Pink box]	Mixed Use High (110 ft., 45 DU/JAC)
[Blue box]	Industrial
[Light Blue box]	Community Facility (55 ft.)
[Light Blue box]	Community Facility-University (110 ft.)
[Light Blue box]	Utility
[Light Blue box]	Open Space/Recreation
[Light Blue box]	Water
[Light Blue box]	Conservation
[Light Blue box]	Wetlands



SOURCE: MICHELE MELLGREN & ASSOCIATES, INC. 2007

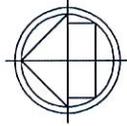
SKETCH OF SURVEY

LEGEND:
 CKD CONCRETE
 DWN DRAWN BY
 FB/PG FIELD BOOK AND PAGE
 SIR SET IRON ROD & CAP #6448
 SNC SET NAIL AND CAP #6448
 FIR FOUND IRON ROD
 FIP FOUND IRON PIPE
 FNC FOUND NAIL AND CAP
 FND FOUND NAIL & DISC
 P.B. MIAMI/DADE COUNTY RECORDS
 M/D.C.R. CHAIN LINK / WOOD FENCE
 CBS CONCRETE BLOCK STRUCTURE
 -X- OVERHEAD UTILITY WIRES
 -E- AIR CONDITIONER
 11.75 ELEVATION
 R RADIUS
 Δ CENTRAL ANGLE
 A ARC

LEGAL DESCRIPTION:
 LOT 10, AND THE EAST 10 FEET OF LOT 11,
 BLOCK 3 OF "SUNKIST GROVE", ACCORDING TO
 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
 8, PAGE 49 OF THE PUBLIC RECORDS OF
 MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98



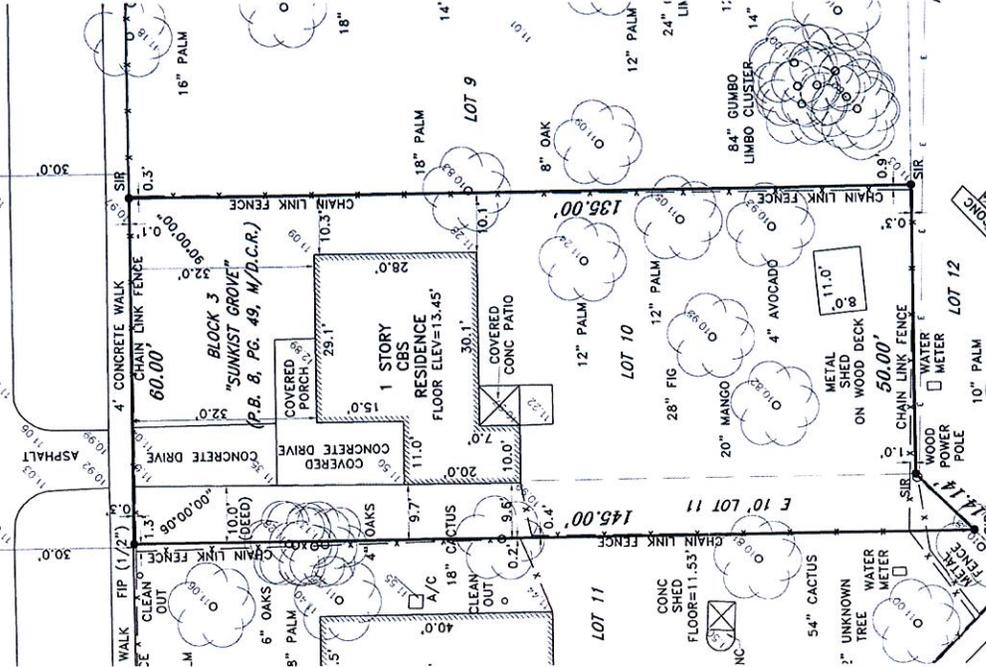
I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/04/13

ASPHALT PAVEMENT NW 122ND STREET



REVISIONS BOUNDARY & IMPROVEMENT SURVEY		DATE 04/04/13	FB/PG SKETCH	DWN AV	CKD REC
PROJECT NUMBER : 6948-13		FLOOD ZONE INFORMATION COMMUNITY NUMBER 120655 PANEL NUMBER 0139 L ZONE X BASE FLOOD ELEVATION N/A EFFECTIVE DATE 09/11/09			
CLIENT : CITY OF NORTH MIAMI		PROPERTY ADDRESS : 1092 NW 122ND STREET SCALE: 1"= 20' SHEET 1 OF 1			
COUSINS SURVEYORS & ASSOCIATES, INC. 3921 SW 47th AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954)689-7766 FAX (954)689-7799					

SKETCH OF SURVEY

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAIN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FNC FOUND IRON PIPE
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- CHAIN LINK/ WOOD FENCE
- CBS CONCRETE BLOCK STRUCTURE
- E- OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER
- 11.15 ELEVATION
- R RADIUS
- Δ CENTRAL ANGLE
- A ARC

LEGAL DESCRIPTION:

LOT 11 LESS THE EAST 10 FEET, BLOCK 3, OF "SUNKIST GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

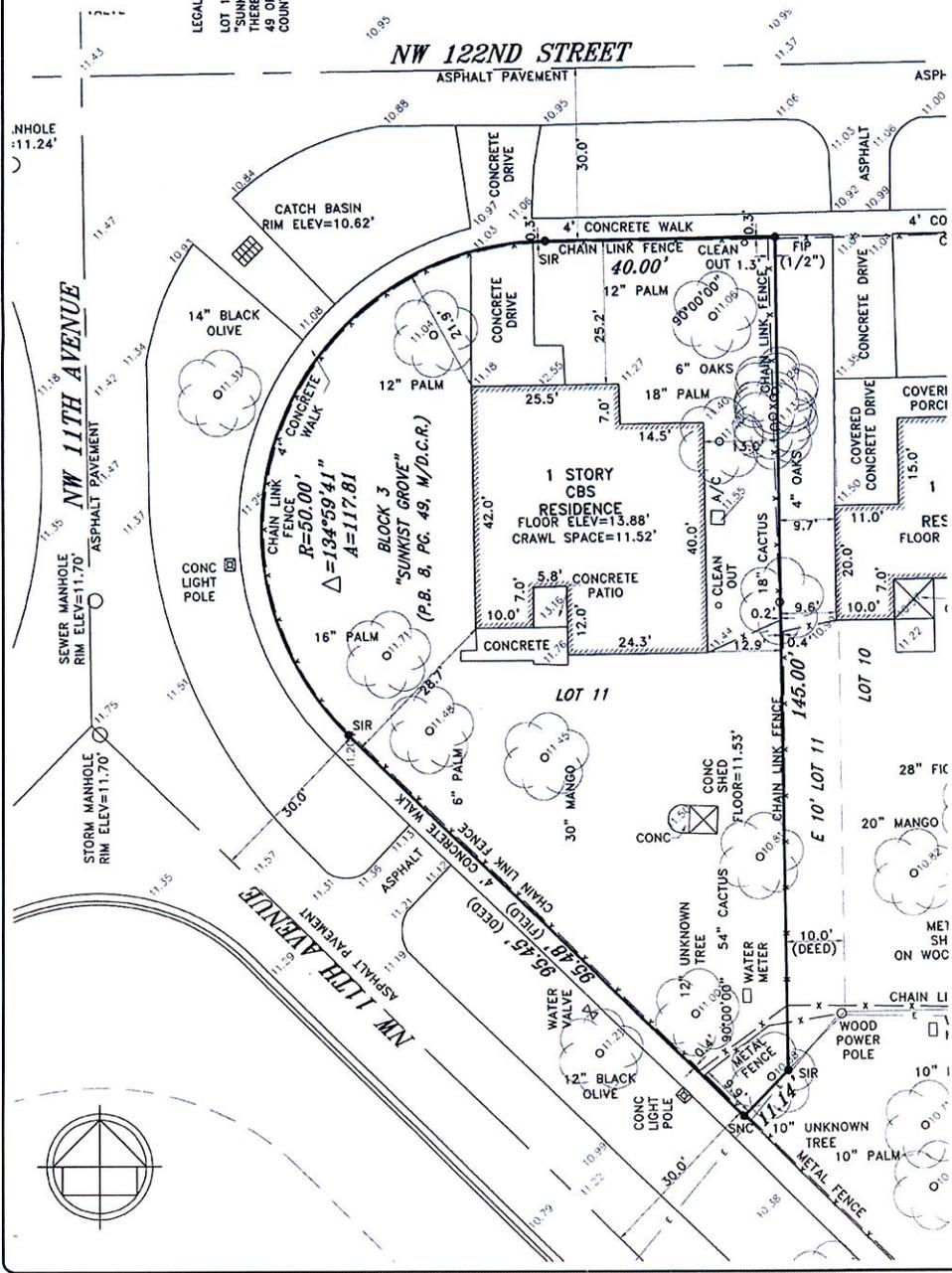
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPECT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
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7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A PROFESSIONAL SURVEY AS SET FORTH IN SECTION 472.022, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4168

SURVEY DATE: 04/04/13



PROPERTY ADDRESS:	1094 NW 122ND STREET
SCALE:	1" = 20'
SHEET	1 OF 1

FLOOD ZONE INFORMATION	COMMUNITY NUMBER	120655
PANEL NUMBER	0139 L	
ZONE	X	
BASE FLOOD ELEVATION	N/A	
EFFECTIVE DATE	09/11/09	

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/04/13	SKETCH	AV	REC

PROJECT NUMBER:	6949-13
CLIENT:	CITY OF NORTH MIAMI

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47th AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

SKETCH OF SURVEY

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- X- CHAIN LINK / WOOD FENCE
- E- CONCRETE BLOCK STRUCTURE
- A/C OVERHEAD UTILITY WIRES
- 11.75 ELEVATION
- R RADIUS
- Δ CENTRAL ANGLE
- △ ARC

LEGAL DESCRIPTION:

LOT 13, BLOCK 3 OF "SUNKIST GROVE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
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4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.95'

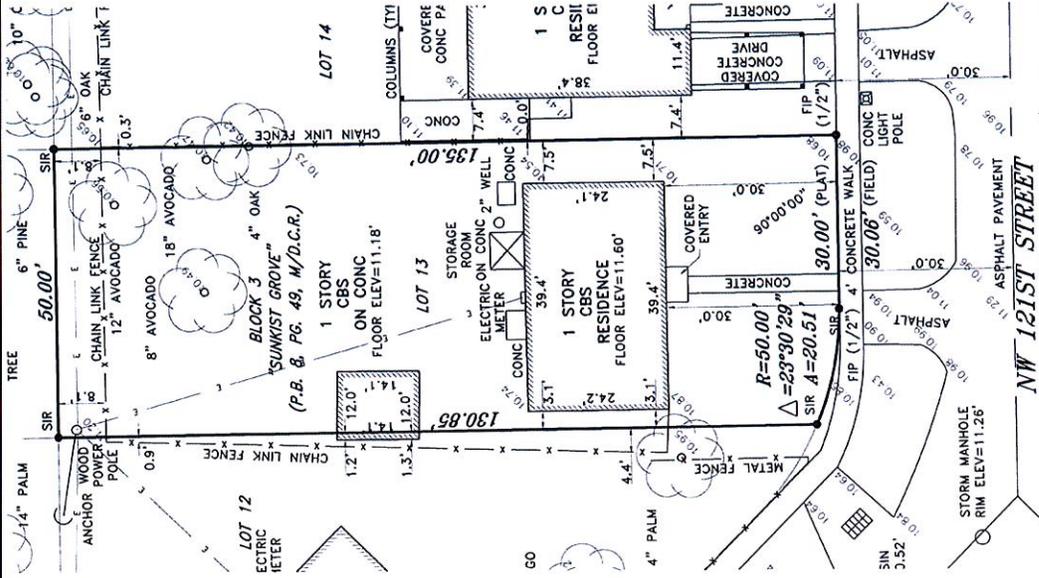


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND BELIEVE AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS-NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13



COUSINS SURVEYORS & ASSOCIATES, INC.		PROJECT NUMBER : 6950-13	
3921 SW 47th AVENUE, SUITE 1011 DAVIE, FLORIDA 33314		CITY OF NORTH MIAMI	
CERTIFICATE OF AUTHORIZATION : LB # 6448		CLIENT :	
PHONE (954)689-7766 FAX (954)689-7799		CITY OF NORTH MIAMI	
		PROJECT NUMBER : 6950-13	
REVISIONS		DATE	
BOUNDARY & IMPROVEMENT SURVEY	04/04/13	SKETCH	AV
FLOOD ZONE INFORMATION		PROPERTY ADDRESS :	
COMMUNITY NUMBER 120655		1085 NW 121ST STREET	
PANEL NUMBER 0139 L		SCALE: 1" = 20'	
ZONE X		BASE FLOOD ELEVATION N/A	
EFFECTIVE DATE 09/11/09		SHEET 1 OF 1	

SKETCH OF SURVEY

LEGEND:

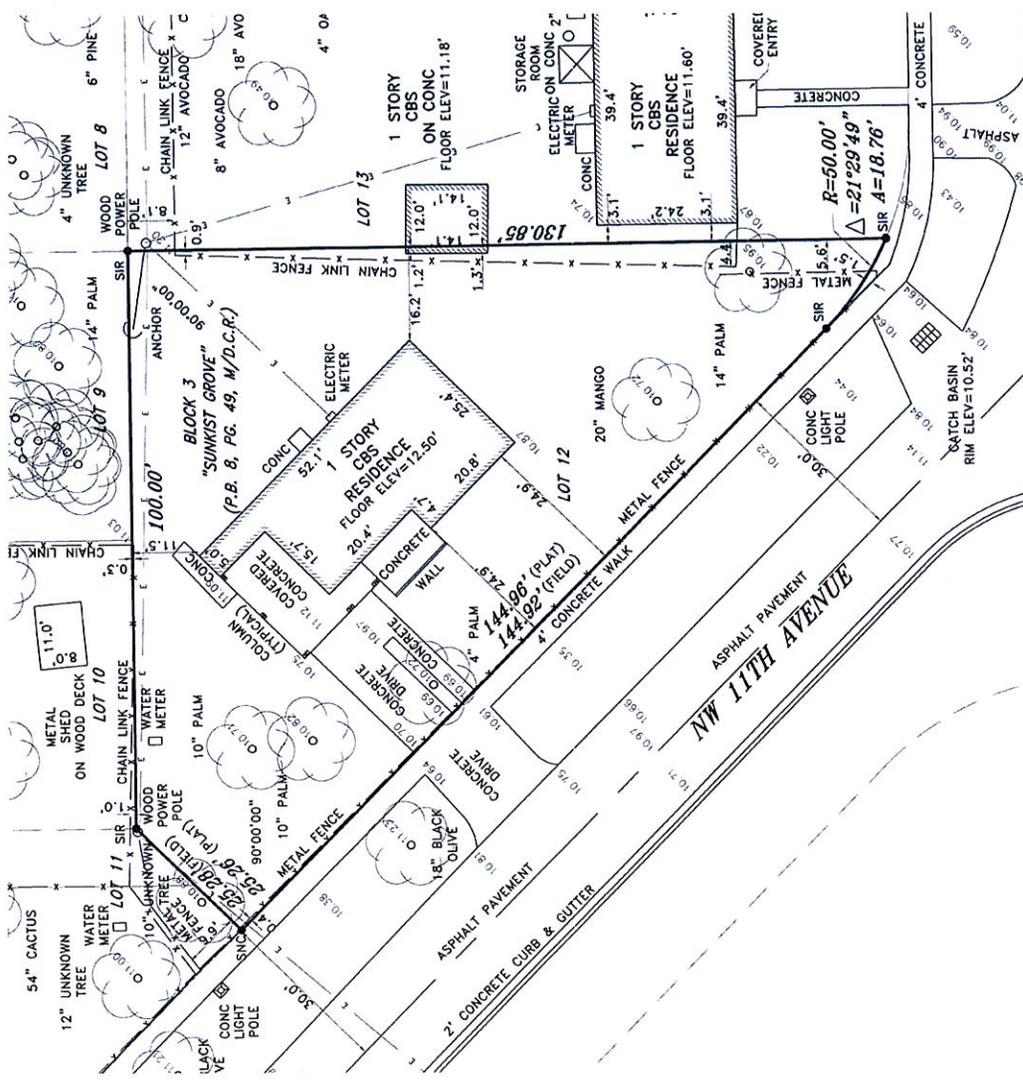
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAIN
- FB/PG FIELD BOOK AND PACE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- X- CHAIN LINK / WOOD FENCE
- E- CONCRETE BLOCK STRUCTURE
- A/C AIR CONDITIONER
- 11.15 ELEVATION
- R RADIUS
- Δ CENTRAL ANGLE
- △ ARC

LEGAL DESCRIPTION:

LOT 12, BLOCK 3 OF "SUNKIST GROVE",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC
RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT REPRESENT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.96



FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13

PROJECT NUMBER: 6951-13

CLIENT: CITY OF NORTH MIAMI

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
PHONE (954)689-7766 FAX (954)689-7799

PROPERTY ADDRESS:
12105 NW 11TH AVENUE

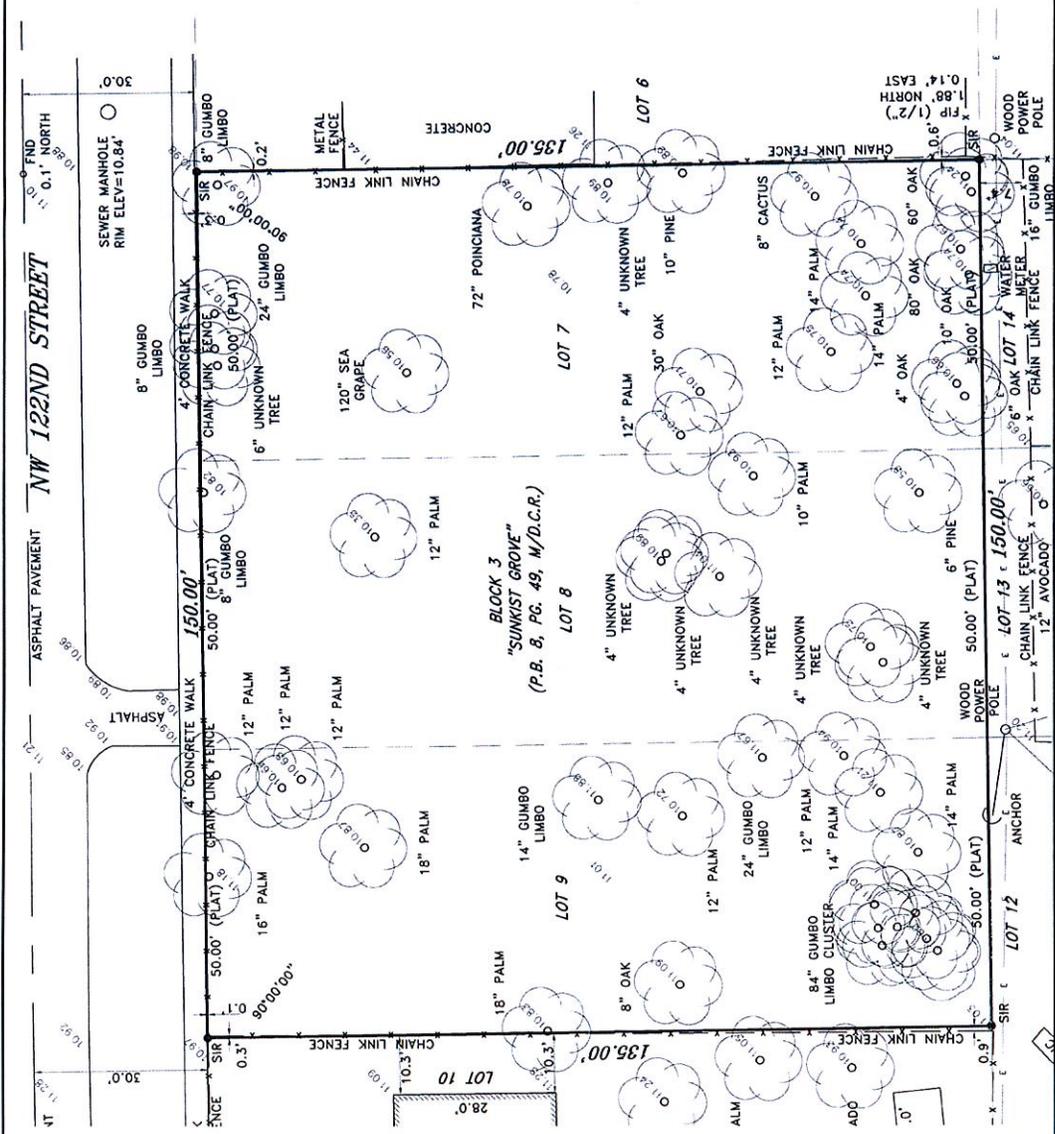
SCALE: 1" = 20'

SHEET 1 OF 1

BOUNDARY & IMPROVEMENT SURVEY	DATE	FB/PG	DWN	CKD
	04/04/13			

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120655
PANEL NUMBER	0139 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

SKETCH OF SURVEY



LEGEND:

- CKD. CONCRETE
- DWN. DRAIN
- FB/PG. FIELD IRON ROD & CAP #6448
- SIR. SET NAIL AND CAP #6448
- SNC. FOUND IRON ROD
- FIR. FOUND IRON PIPE
- FNC. FOUND NAIL AND CAP
- FND. FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- E- CONCRETE BLOCK STRUCTURE
- A/C. OVERHEAD UTILITY WIRES
- 11.15. ELEVATION
- R. RADIUS
- Δ. CENTRAL ANGLE
- △. ARC

LEGAL DESCRIPTION:

LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 3 OF "SUNKIST GROVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 04/04/13

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 6952-13
CLIENT : CITY OF NORTH MIAMI

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/04/13	SKETCH	AV	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120655
PANEL NUMBER	0139 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS : 1080 NW 122ND STREET
SCALE: 1" = 20'
SHEET 1 OF 1

SKETCH OF SURVEY

CHECKED BY
 CONC
 DWN
 FB/PG
 SIR
 SNC
 FIR
 FIP
 FNC
 FND
 P.B.
 M/D.C.R.
 -X-
 -E-
 A/C
 11.15
 R
 Δ
 A

LEGEND:
 CKD
 CONC
 DWN
 FB/PG
 SIR
 SNC
 FIR
 FIP
 FNC
 FND
 P.B.
 M/D.C.R.
 -X-
 -E-
 A/C
 11.15
 R
 Δ
 A

LEGAL DESCRIPTION:
 LOT 14, BLOCK 3 OF "SUNKIST GROVE",
 ACCORDING TO THE PLAT THEREOF, AS RECORDED
 IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC
 RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT CONSTITUTE A GUARANTEE OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # N-383 ELEVATION=10.98'



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES WHERE THE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/04/13

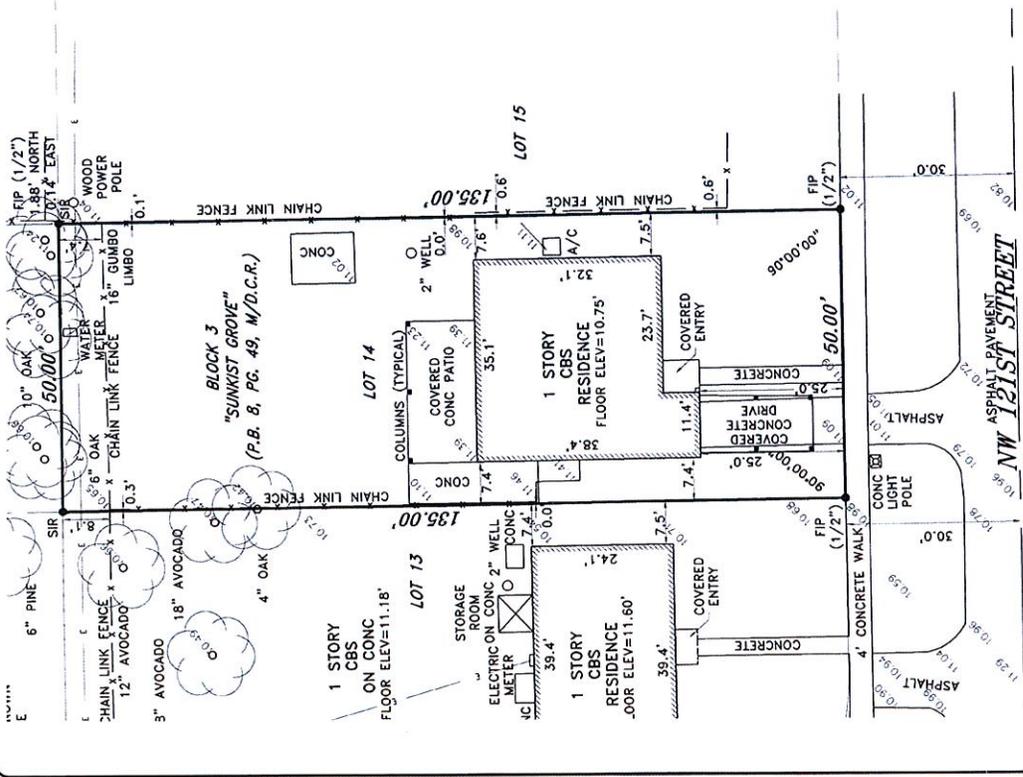
PROPERTY ADDRESS :	
1075 NW 121ST STREET	
SCALE: 1" = 20'	
SHEET 1 OF 1	

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120655
PANEL NUMBER	0139 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/11/09

REVISIONS	
BOUNDARY & IMPROVEMENT SURVEY	04/04/13
DATE	04/04/13
FB/PG	SKETCH
DWN	AV
CKD	REC

PROJECT NUMBER :	6953-13
CLIENT :	CITY OF NORTH MIAMI

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47th AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799





Public Works Department
Utility Operations Center

1815 N.E. 150 Street • North Miami, FL 33181 • T: (305) 895-9838 • F: (305) 787-1008

October 2, 2013

Ms. Maxine Calloway
Director
Community Planning & Development
12400 NE 8 AVE
North Miami, FL 33161

Re: **Winson Water Plant Upgrades**

Dear Ms. Calloway,

This letter accompanies the application regarding the properties as follows:

- **Parcel 1:** Folio 06-2126-016-0410 - described as the "1094 NW 122nd Street" parcel, and Lot 11 less the East 10 feet of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 2:** Folio 06-2126-016-0400 - described as the "1092 NW 122nd Street" parcel, and Lot 10 and the East 10 feet of Lot 11 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 3:** Folio 06-2126-016-0390 - described as the "1080 NW 122nd Street" parcel, and Lots 7 to 9 inclusive of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Record.
- **Parcel 4:** Folio 06-2126-016-0440 - described as the "1075 NW 121st Street" parcel, and Lot 14 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 5:** Folio 06-2126-016-0430 - described as the "1085 NW 121st Street" parcel, and Lot 13 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records.
- **Parcel 6:** Folio 06-2126-016-0420 - described as the "12105 NW 11th Avenue" parcel, and Lot 12 of Block 3 in plat of Sunkist Grove recorded in Plat Book 8 Page 49, Miami-Dade County Records. (City ownership is pending)

As you are aware, we have had several conversations regarding the upgrades to the Winson Water Plant. The proposed improvements would be constructed at the existing treatment plant site, properties listed above and an approximately 20,000 SF portion of right of way along NW 11 AVE between NW 121 ST and NW 122 ST. Our goal is to

expand the water plant site and create one contiguous area. The improvements include refurbishing and or replacing existing equipment, installing two new storage tanks and abandoning the aforementioned portion of right of way. The improvements will maintain the reliability of the treatment plant over the next 20 years. Based on our conversations, the application addresses five matters:

1. A rezoning of all the lots comprising the property to a designation of PU. These lots will become part of the Winson Water Plant site.
2. Amendments to the Comprehensive Plan (Future Land Use Map).
3. Right of way abandonment.
4. Conditional Use Permit.
5. Waiver of Plat.

We have attached the site surveys and mailing list to this application.

We are now requesting that this application be addressed at the first available Planning Commission meeting of the Planning Board. The application package includes the required copies of a map of the property and mailing labels.

We are appreciative of the cooperation shown to us by your staff and are available for meetings, as needed. If you have any questions, please do not hesitate to contact me at (305) 895-9830 or e-mail me at aghany@northmiamifl.gov.

Sincerely,



Aleem A. Ghany, P.E.
Director of Public Works

AAG/wpl

Enclosures

CC: Tanya Wilson-Sejour, City Planner
Wisler Pierre-Louis, City Engineer
Joanne Martin, Zoning Administrator
File