



NORTH MIAMI PLANNING COMMISSION AGENDA
Tuesday, December 6, 2016 7:00PM
Council Chambers
776 NE 125th Street, North Miami, FL 33161

I. ASSEMBLY AND ORGANIZATION:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Amendments to the Agenda

II. APPROVAL OF MINUTES: November 1st, 2016

III. COMMUNICATIONS: None

IV. CONTINUED PUBLIC HEARING: None

V. PUBLIC HEARINGS:

PC 12-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2015-2016 THROUGH 2017-2020, BASED UPON THE RECOMMENDATIONS OF THE PLANNING COMMISSION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

- 1. Staff Report
- 2. Commission Action

PC 13-16: **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 ARTICLE 4, ENTITLED "ZONING DISTRICTS", DIVISION 4, ENTITLED "SPECIAL PURPOSE AND OVERLAY DISTRICTS", OF SECTION 4-402, ENTITLED "PLANNED DEVELOPMENT DISTRICT", 4-402B.2 SPECIFICALLY AT SUBSUBSECTION 4-402B.1 TO REMOVE THE MINIMUM THIRTY (30) ACRES OF SITE AREA REQUIRED FOR A PLANNED DEVELOPMENT FEATURING VEHICLE SALES/DISPLAYS AS A PERMITTED USE; AND SUBSECTION 4-402(B)(2)(A) TO REDUCE THE MINIMUM SIZE OF A PARCEL FOR DEVELOPMENT IN A PLANNED DEVELOPMENT DISTRICT FROM TWO (2) ACRES TO ONE (1) ACRE TO ALLOW FOR THE REDEVELOPMENT OF THE RESIDENTIAL ZONED 1.07-ACRE PROPERTY LOCATED AT 2305 NE 123RD STREET AND LEGALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2228-022-0010, PURSUANT TO THE PROVISIONS OF ARTICLE 3, DIVISION 10, SECTIONS 3-1004 THROUGH 3-1007 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.**

- 1. Staff Report
- 2. Commission Action

PC 14-16: **AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI 2036 FUTURE LAND USE MAP (FLUM) – FUTURE LAND USE ELEMENT, OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW-MEDIUM DENSITY (35 FT., 12 DU/AC) TO MIXED USE HIGH (110 FT., 45 DU/AC) TO ALLOW FOR A PROPOSED DEVELOPMENT OF REAL PROPERTY (ALSO KNOWN AS WHITE HOUSE INN), COMPRISING OF 46,424 SQUARE FEET OR 1.07 ACRES, LOCATED AT 2305 NE 123RD STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2228-022-0010; IN ACCORDANCE WITH SECTIONS 163.3184 AND 163.3187, FLORIDA STATUTES (2016), AND WITH ARTICLE 3, DIVISION 11, SECTIONS 3-1105, 3-1106 & 3-1109B OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SMALL SCALE LAND USE PLAN AMENDMENT, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR CONFLICTS;; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.**

- 1. Staff Report
- 2. Commission Action

QUASI-JUDICIAL (ITEMS)

PC 15-16: **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, 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 A 1.07 ACRE PARCEL LOCATED AT 2305 NE 123RD STREET, WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2228-022-0010, FROM THE CURRENT R-4 MULTIFAMILY DISTRICT TO PLANNED**

DEVELOPMENT DISTRICT, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN AND SECTIONS 3-1002, 3-1003, 3-1005, AND 3-1007 OF THE LAND DEVELOPMENT REGULATIONS; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE STATED AMENDMENT TO THE ZONING MAP, IN ACCORDANCE WITH FLORIDA LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

1. Staff Report
2. Commission Action

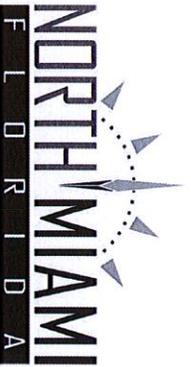
VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS: None

IX. ADJOURNMENT

Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.) In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, Ext. 12159, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.



NOTICE OF PROPOSED ORDINANCE

CITY OF NORTH MIAMI, FLORIDA

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following ordinance:

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 ARTICLE 4, ENTITLED "ZONING DISTRICTS", DIVISION 4, ENTITLED "SPECIAL PURPOSE AND OVERLAY DISTRICTS", OF SECTION 4-402, ENTITLED "PLANNED DEVELOPMENT DISTRICTS", 4-402B.2 SPECIFICALLY AT SUBSECTION 4-402B.1 TO REMOVE THE MINIMUM THIRTY (30) ACRES OF SITE AREA REQUIRED FOR A PLANNED DEVELOPMENT FEATURING VEHICLE SALES AND SERVICES AS A PERMITTED USE; AND SUBSECTION 4-402(B)(2)(A) TO REDUCE THE MINIMUM SIZE OF A PARCEL FOR DEVELOPMENT IN A PLANNED DEVELOPMENT DISTRICT FROM TWO (2) ACRES TO ONE (1) ACRE TO ALLOW FOR THE REDEVELOPMENT OF THE RESIDENTIAL ZONED 1.07-ACRE PROPERTY LOCATED AT 2305 NE 123RD STREET AND LEGALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2228-022-0010, PURSUANT TO THE PROVISIONS OF ARTICLE 3, DIVISION 10, SECTIONS 3-1004 THROUGH 3-1007 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REPEAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

A Public Hearing on these Ordinances will be held by the Planning Commission on Tuesday, December 6th, 2016 at 7:00p.m. and the City Council for first reading on Tuesday, January 10th, 2017 at 7:00p.m., then second reading on Tuesday, January 24th, 2017 at 7:00p.m. in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearings and provide oral or written comments on the matter. A copy of the application and report containing the Community Planning and Development Department's recommendation will be available for public review from Monday to Friday between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall. Written comments may be submitted to: City of North Miami, 776 N.E. 125th Street, North Miami, Florida 33161. Attn: Community Planning and Development Department. For questions, please call (305) 893-6511, Ext. 12182.

ANY PERSON WISHING TO APPEAL THE DECISION OF THE CITY COUNCIL WILL NEED A VERBATIM RECORD OF THE MEETING'S PROCEEDINGS, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SECTION 286.0105, F.S.).

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 2147, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.



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- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Amendments to the Agenda

II. APPROVAL OF MINUTES: November 1st, 2016

III. COMMUNICATIONS: None

IV. CONTINUED PUBLIC HEARING: None

V. PUBLIC HEARINGS:

PC12-16: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2015-2016 THROUGH 2017-2020, BASED UPON THE RECOMMENDATIONS OF THE PLANNING COMMISSION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

- 1. Staff Report
- 2. Commission Action

PC13-16: 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 ARTICLE 4, ENTITLED "ZONING DISTRICTS", DIVISION 4, ENTITLED "SPECIAL PURPOSE AND OVERLAY DISTRICTS", OF SECTION 4-402, ENTITLED "PLANNED DEVELOPMENT DISTRICT", 4-402B.2 SPECIFICALLY AT SUBSECTION 4-402B.1 TO REMOVE THE MINIMUM THIRTY (30) ACRES OF SITE AREA REQUIRED FOR A PLANNED DEVELOPMENT FEATURING VEHICLE SALES/DISPLAYS AS A PERMITTED USE; AND SUBSECTION 4-402B.(2) (A) TO REDUCE THE MINIMUM SIZE OF A PARCEL FOR DEVELOPMENT IN A PLANNED DEVELOPMENT DISTRICT FROM TWO (2) ACRES TO ONE (1) ACRE TO ALLOW FOR THE REDEVELOPMENT OF THE RESIDENTIAL ZONED 1.07-ACRE PROPERTY LOCATED AT 2305 NE 123RD STREET AND LEGALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-228-022-0010, PURSUANT TO THE PROVISIONS OF ARTICLE 3, DIVISION 10, SECTIONS 3-1004 THROUGH 3-1007 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

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- 2. Commission Action

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- 2. Commission Action

VI. QUASI-JUDICIAL (ITEMS):

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VII. COMMITTEE REPORTS: None

VIII. OLD BUSINESS: None

IX. NEW BUSINESS: None

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