



**NORTH MIAMI PLANNING COMMISSION**

**AGENDA**

**Tuesday, January 7, 2014, 7:00PM**

**Council Chambers**

**776 NE 125<sup>th</sup> 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 5<sup>th</sup>, 2013

**III. COMMUNICATIONS:** None

**IV. CONTINUED PUBLIC HEARINGS:** None

**IV. PUBLIC HEARINGS:**

PC 01-14: 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 COMPREHENSIVE PLAN FUTURE LAND USE MAP, FOR AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING THE PROPERTIES 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 LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO UTILITIES LAND USE DESIGNATION, IN ORDER TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; AND FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT 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

PC 02-14: 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 THE 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 DATE. PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.

1. Staff Report
2. Commission Action

**V. COMMITTEE REPORTS:** None

**VI. OLD BUSINESS:** None

**VII. NEW BUSINESS:** None

**VIII. 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. 12252, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.

MINUTES  
 NORTH MIAMI PLANNING COMMISSION  
 7:00 P.M.  
 TUESDAY, NOVEMBER 5, 2013  
 COUNCIL CHAMBERS

The meeting was called to order at 7:00 p.m. After the pledge of allegiance, a roll call of the members was taken.

	Name	Present	Excused	Absent
1.	Kevin Seifried	X		
2.	Charles Ernst	X		
3.	Kenny Each		X	
4.	Jean Castor	X		
5.	Jason James	X		
6.	Bill Prevatel	X		
7.	<i>Vacant</i>			
8.	<i>Vacant</i>			
9.	<i>Vacant</i>			

**Staff was represented by:**

Tanya Wilson-Sejour, Planning Manager  
 Roland Galdos, Deputy City Attorney  
 Arceli Redila, Board Secretary  
 Dunia Sanzetenea, Information Technology

**I-D. Assembly and Organization – Amendments to the Agenda:** None

**II. Approval of Minutes:**

The minutes of the September 3, 2013 meeting were unanimously approved. The motion was made by Commissioner Ernst, seconded by Commissioner Castor.

**III. Continued Public Hearings:** None

#### **IV. Public Hearings:**

PC 17-13: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND PRECISE PLAN FOR PHASE IA OF THE BISCAYNE LANDING SITE OTHERWISE KNOWN AS "THE OAKS", IN ACCORDANCE WITH SECTIONS 3-405 AND 3-410B OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, IN ORDER TO ALLOW THE CONSTRUCTION OF A NEW AMENITIES BUILDING AND A SECURITY GUARDHOUSE FOR THE OAKS I AT BISCAYNE LANDING CONDOMINIUM ASSOCIATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES

Ms. Tanya Wilson-Sejour from the Community Planning and Development Department gave the staff report, stating that staff recommends approval of the proposed ordinance to amend the previously approved Conditional use Permit and Precise Plan in order to allow construction of a new amenities building and a security guardhouse for "The Oaks" at Biscayne Landing.

On June 26, 2007, the Mayor and Council approved a Conditional use Permit and Precise Plan for Phase IA of the Biscayne Landing Development. Subsequently, a portion of the land – 9.68 acres – within Phase IA was bifurcated from the larger site and became known as The Oaks I at Biscayne Landing Condominium Association.

In August 2010 the court appointed Andrew Hellinger as Receiver over the Oaks and authorized the Receiver to take all necessary steps to provide additional amenities for the benefit of the existing residents at The Oaks. The amenities would include a club house, pool and guard house to create a more secure ingress / egress point at the main entry of the development. The Receiver filed a request with the City to incorporate the 6,142.50 square-foot amenities building containing a club house and pool, and a guard house on the site. Per the Land Development Regulations, all Planned Developments must obtain a Conditional use Permit and Precise Plan in order to establish guidelines for all permitted uses contemplated in the proposed development.

The request for Conditional Use approval met all of the requirements in Article 3, Section 3-405 of the City's Land Development Regulations, as stated in Staff's written report.

Staff recommended approval with the following conditions:

1. Consistent with the requirement of Section 5-805 of the City's LDR, all new construction is required to incorporate LEED standards or an alternate City approved green standards as part of its new development in order to support the City's environmental initiatives. As such, the applicant agrees to construct a LEED certified or similar designation building with energy saving fixtures to sustainably reduce the water and energy consumption of the future clubhouse and pool.
2. The applicant shall comply with all conditions listed in Exhibit 1, of the approved Conditional use Permit which shall be recorded in a restrictive covenant. The applicant

shall submit the draft declaration of restrictive covenant containing the conditions outline in Exhibit 1 for review to the office of the City Attorney at least 30 days from final Council approval date prior to final recordation. The applicant will also furnish a copy of the recorded document to the Department of Community Planning & Development once the instrument has been recorded with Miami Dade County.

After the staff report was given, Andrew Hellinger, Esq., spoke, stating in 2009 he was appointed by the Circuit Court to rehabilitate the financial condition of the Condominium Association and to finish the development of the property. The unit owners had been promised by Boca Developers to be part of the larger development, which included a clubhouse, pool, and other amenities, and they had not provided them.

The concept of the proposal before the Planning Commission at this time was to provide a place of serenity for the unit owners to go to, that would not remind them that for many years to come there will be construction going on nearby, with noise, debris and garbage. The proposed amenities would be secure from the elements of wind, dust, and passers-by with ill intentions.

Mr. Hellinger presented pictures of the proposed development, stating there would be a double guard gate where visitors would come in on the left and residents on the right, and it would be large enough for Oleta Partners to have access if they eventually build on their site. At the entranceway to the poolhouse, there will be a Management Office. There will be a clubhouse for people to hold meetings and parties, a barbecue area and a tennis court.

Ms. Penderbad of Carrie Codin Penderbad continued the presentation, showing the lay-out of the clubhouse, the fitness room, the pool terrace, and a perforated wall enclosing the pool area. Some of the area is covered, but not air conditioned. The idea is to create a series of outdoor rooms.

### **Public Hearing:**

Mr. Serio Sylvestre of 14951 Royal Oaks Lane stated he was the representative of the Homeowners Association which supported the proposed plan, and urged the Planning Commission to approve it.

### **Commission Discussion:**

Mr. Prevatel had questions about the lay-out of the area, asking if it could be more open to the east. Mr. Hellinger pointed out that there is an easement and a public pathway on that side. On the southeast corner of the pathway is a gate. At the present time, there is just dirt, but it will be used for children walking to school, to provide connectivity in the development. A lot of people go through the gate whether they live there or not, and the proposed plan is designed to provide natural security with landscaping and green space. The residents will be paying for this, and therefore the plan was designed as economically as possible. There has been a lot of vandalism, and the unit owners want protection from transients. Ms. Penderbad said as they continue to develop the site, they would consider Mr. Prevatel's suggestions, and they would be working with the landscape architect.

Mr. Hellinger, in response to a question from Commissioner James, explained that the applicant in this case is Oaks I @ Biscayne Landing Condominium Association, Inc. They are the tenant, and the City of North Miami is the landlord. There are two tenants: Oaks and Oleta Partners, with separate Boards of Directors and Homeowner Associations. The unit owners are individuals, and a bank owns 60 units. The proposed plan will complete what Boca Developers did not fulfill.

Members of the Commission congratulated Mr. Hellinger and Ms. Penderbad on their work. Commissioner Castor moved to approve the proposed Ordinance with the conditions suggested by Staff. Commissioner Ernst seconded the motion, and it passed unanimously.

PC 18-13: 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 COMPREHENSIVE PLAN FUTURE LAND USE MAP, FOR THE LOTS LOCATED AT 1401 NORTHEAST 123<sup>RD</sup> STREET, OTHERWISE DESCRIBED AS A PORTION OF LOTS 9, 10 AND 11 OF BETHEA SUBDIVISION, FROM HIGH DENSITY RESIDENTIAL TO INDUSTRIAL LAND USE DESIGNATION, IN ORDER TO ALLOW FOR THE FUTURE EXPANSION OF AN EXISTING BUSINESS, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; AND FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT 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

Ms. Wilson-Sejour gave the staff report, recommending approval of the proposed Ordinance to amend the Comprehensive Plan, Future Land use Map for the subject site, from High Density Residential to Industrial Land Use.

The subject site is .51 acres, comprising of three adjacent and abutting lots, situated east of the railroad tracks. The site has been occupied by a nonconforming automotive repair business for over 20 years. The property owner, Ziv Rappaport, is seeking to make several upgrades and expansion to his current business in order to include vehicle rental and car washing as additional services to prospective customers. Article 6 of the City's Land Development Regulations prohibits the expansion, enlargement or extension of nonconforming uses; therefore the property owner has filed an application for a Small Scale Land Use Plan (Map) Amendment. Staff believes it is consistent with the land development, and recommends approval with the following conditions: 1) The applicant is required to obtain site plan approval from the Zoning Administrator prior to obtaining final building permits; and 2) All construction must meet environmental, sustainable and energy-saving standards.

Frank Wolland, Esq., of 12865 West Dixie Highway appeared on behalf of the applicant. Mr. Wolland said Mr. Rappaport has operated Danielle Automotive for many years. The property is zoned High Density Residential, and the Three Horizons Condominium sits behind his property.

Mr. Rappaport's use of his property may have been conforming at one time, but when the City adopted its Zoning Code in the 1970's, it may have changed the use to nonconforming. Mr. Rappaport would like to expand the services of his business. People visiting the residents of the Three Horizons Condominium may want to rent a vehicle, for example, and he would like to also offer car washing services. Expansion of his business will provide additional jobs for people, and his proposed services are more consistent with the adjacent highway and the surrounding uses.

**Public Hearing:**

No one spoke at the public hearing.

**Commission Discussion:**

During Commission Discussion, Mr. Wolland responded to questions and added some information. There will be six parking spaces added in front for customers, a space to store the rental vehicles, and a 1,000 square-foot canopy for the car wash. The plans are consistent with DERM's requirements, and all expansion will be within the property. There is a chain link fence around the property, and there will be landscaping.

Following discussion, Commissioner Ernst moved to approve the proposed Ordinance. The motion was seconded by Mr. Prevatel and passed unanimously.

**PC 19-13:** 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 I, SECTION I-106, TO REFLECT THE REZONING OF THE LOTS LOCATED AT 1401 NORTHEAST 123<sup>RD</sup> STREET, OTHERWISE DESCRIBED AS A PORTION OF LOTS 9, 10 AND 11 OF BETHEA SUBDIVISION, FROM THE CURRENT R-6 (RESIDENTIAL) ZONING DESIGNATION TO M-1 (INDUSTRIAL) ZONING DESIGNATION IN ORDER TO ALLOW FOR THE FUTURE EXPANSION OF AN EXISTING BUSINESS, CONSISTENT WITH THE INTENT OF THE CITY OR NORTH MIAMI COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE

The Planning Manager (Ms. Wilson-Sejour) explained that the proposed Ordinance was a rezoning of the same property discussed in the previous public hearing, PC 18-13. The Chairman opened the public hearing, and then closed it, as no one came forward to speak. There was no Commission discussion.

Mr. Ernst moved to approve the Ordinance rezoning the property from R-6 (Residential) to M-1 (Industrial). The motion was seconded by Mr. Prevatel and passed unanimously.

[At this point, a brief recess was taken, after which the following was heard.]

PC 20-13: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE AWARD OF FISCAL YEAR 2013-2014 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS TO NOT-FOR-PROFIT COMMUNITY BASED ORGANIZATIONS (CBOS); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES

Ms. Wilson-Sejour gave the staff report, recommending that the Planning Commission hear the presentations from the Community-Based Organizations (CBO'S) and provide its recommendations and/or concurrence for submission to the City Council.

Pursuant to U.S. HUD regulations and consistent with the Fiscal Year 2013-2014 Action Plan adopted by the City Council on July 9, 2013, the total amount of federal funding available under the Public Service category is \$118,482. The City has customarily allocated \$15,000 for the North Miami Foundation for Senior Citizen's Services from the Public Service category, \$30,000 was allocated to the Youth Employment Summer Program, leaving a balance of \$73,482 for awards to not-for-profit community organizations. Thirteen proposals were received.

Carolyn Francis Royer, CDBG Administrator, spoke next, stating the Evaluation Committee had met and looked at each proposal to see if they were eligible for funding and met one of the three national objectives, which are:

1. Principally benefits low/moderate income persons;
2. Prevents or eliminates slum or blight;
3. Addresses an urgent need or problem in the community

The committee also looked at each of the organization's past performance to see if it fits in with the Consolidated Plan of the City, prior experience, financial capacity, staffing, and organizational strength. The Committee was formed with the following individuals: Carolyn Francis Royer, Tanya Wilson-Sejour, Crystal from the Police, John O'Brien, Transportation Planner, and Lucy Gonzalez, Library manager.

The Chairman then called the first presenter.

Experts Resource and Community Center, Inc. represented by Danny Felton

The organization provides homeownership assistance to North Miami residents by offering workshops and counseling. There will be events at the Joe Celestin and Gwen Margolis Community Centers.

Commissioner Ernst expressed concern that not all of the people listed in the proposal packet were indeed residents of the City of North Miami. The City Attorney pointed out that the information in the organization's proposal documents refers to the past. The program is committed to see that the funds stay in the City. Mr. Ernst wanted the proposal to be sent to the City Council with a notation that there are inaccuracies in it, and asked if there are mechanisms

for checking addresses. The CDBG Administrator (Carolyn Francis Royer) explained that if an organization is approved for funding, that CBO must submit quarterly reports to her. Data has to be collected from each household the CBO serves, and this data is in the quarterly reports. In addition, once a year the CBO's are monitored/audited by an independent agency hired by the City. The agency visits each CBO office and checks their records, then sends monitoring reports to the City.

Family Impressions Foundation, Inc. represented by Shirley Plantin

The organization provides after-school services 3.5 hours a day to 20 students and meets with teachers and administrators. Direct services are offered to the 13 – 18 age group, and booster services are available for the 18 – 21 year-olds for college preparation. The students go on three trips per year, one at Halloween, one at spring break, and one in the summer.

Food for Life represented by Katie Carmela

The organization provides home delivered meals to persons living with HIV / AIDS. Once a week the food is dropped off, which consists of 21 nutritionally balanced meals plus snacks.

Haitian Elderly Center represented by Daniel Calixte

The organization provides six frail elderly North Miami residents with 600 hours of home health care services. The organization opened in 2002 and has been funded for several years.

Jewish Community Services represented by Tom Fleischmann

The organization provides developmentally disabled North Miami residents with pre-employment skills, places them on jobs and provides job coaching and on-the-job training. It is an employment support program. People are taught how to interview for a job and are taken to interviews.

North Miami Foundation for Senior Citizens' Services, Inc. represented by Debbie Kleinberg

The organization provides 11 frail seniors with 2,864 nutritious meals, annually. The CBO started in 1974 to provide help for the frail elderly to remain independent in their own homes for as long as they choose. The focus of the "Home Delivered Meal Program" (this proposal) is to deliver food to those nutritionally at risk to help reduce or stabilize the level of risk.

Police Athletic League of North Miami represented by Karen Barrell

The organization provides 250 students peer tutoring, monitor CPA, attendance monitoring and recreation sports in partnership with the North Miami Parks & Recreation Department. It works to deter youth from delinquency.

Prosperity Social and Community Development Group, Inc. represented by Nadege Vilsaint

The organization provides parents with basic literacy skills to increase employability in adults with learning disabilities. The organization collaborates with the North Miami Library to assist clients in obtaining library cards and developing computer skills.

Russell Life Skills and Reading Foundation represented by Twan Russell

The organization provides up to 50 youths with an after-school program of teaching the fundamentals of reading. For the past two years the program has implemented math and science. The Centers are at Sunkist and Griffing Parks.

Sant La Haitian Neighborhood Center, Inc. represented by Gepsie Metellus

The organization provides North Miami residents employment counseling in order to be more employable, assists with tax preparation, parenting, naturalization, and a weekly T.V. program that seeks to inform and educate.

Switchboard of Miami, Inc. represented by Alexandra Schneider

The organization provides approximately 60 seniors with a phone call once or twice a week in an effort to combat alienation and depression. The organization is part of Emergency Management. Calls are made to seniors to see if they need evacuation.

World Literacy Crusade of Florida, Inc. represented by Thema Campbell

The organization provides conferences to promote mental and physical health and wellness with a focus on youth and families. The organization provides healthy cooking demonstrations and fitness and nutrition classes.

Youth Education through Sports (Y.E.S.) represented by Mario Apollon

The organization provides 50 students, ages 6 – 18, structured physical activity to promote health, tutoring sessions for academic achievement, cultural activities and youth crime and gang prevention workshops.

The CDBG Administrator informed the Planning Commission that the organization was funded in Fiscal Year 2012-2013, and the funds were forfeited. Mr. Apollon explained that he was late in submitting the required documents because he was in the hospital.

**Public Hearing:**

No one spoke when the hearing was open to the public.

**Commission Discussion:**

Commissioner Ernst moved to approve all of Staff's recommendations with the understanding that Experts Resource and Community Center, Inc. will be targeting North Miami residents only.

The motion was seconded by Commissioner James. Before voting on the motion, there was a suggestion to take the funding that Staff awarded to Experts Resource and give it to Youth Education through Sports if he applicant could prove that he had been hospitalized. The Chairman said the motion was to approve Staff's recommendations with the understanding that Experts Resource and Community Center, Inc. will be targeting North Miami residents only, and then asked each Commissioner for his vote. It was unanimous.

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The next meeting was tentatively set for January 7, 2014.

There being no further business to come before the Commission, the meeting was adjourned at 9:45 p.m.

**V. COMMITTEE REPORTS:** None

**VI. OLD BUSINESS:** None

**VII. NEW BUSINESS:** None

**VIII. ADJOURNMENT**



Date: January 7, 2014

To: Planning Commission

From: Aleem Ghany, Public Works Director 

Re: Small Scale Land Use Plan Amendment – Winson Water Treatment Plant Expansion

**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 COMPREHENSIVE PLAN FUTURE LAND USE MAP, FOR AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING THE PROPERTIES 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 LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO UTILITIES LAND USE DESIGNATION, IN ORDER TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; AND FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT 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.**

#### **RECOMMENDATION**

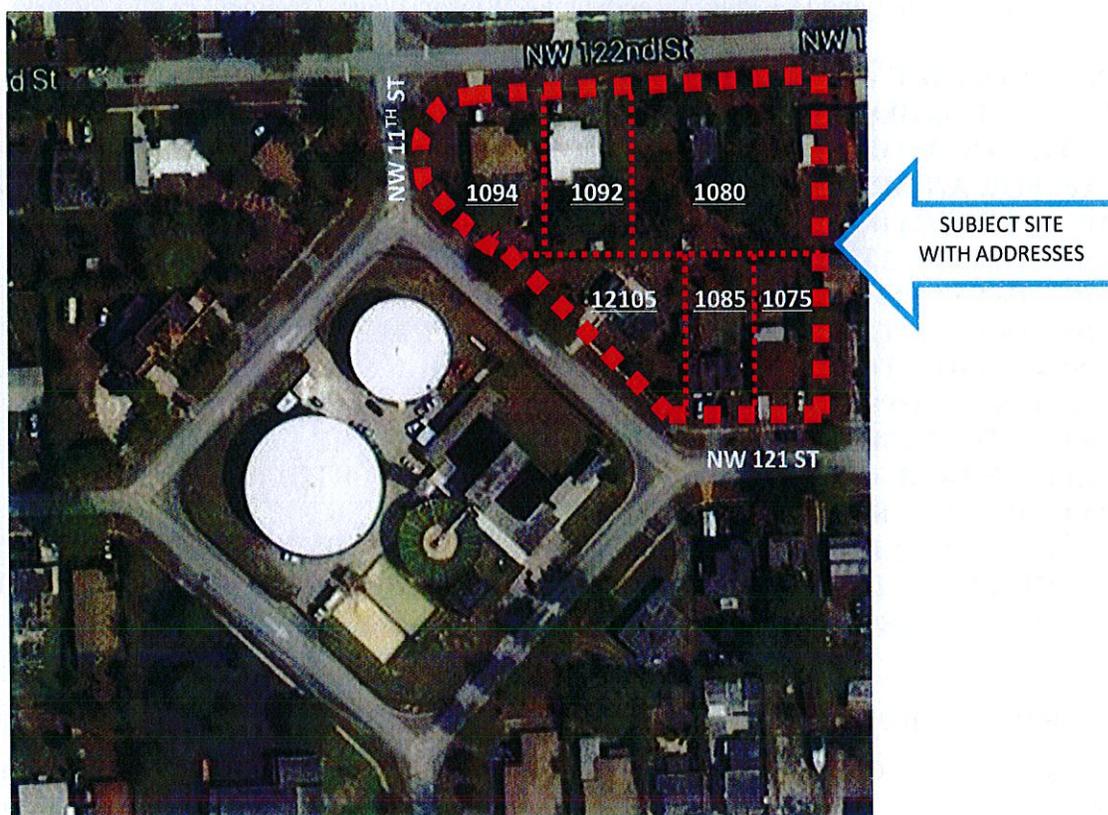
That the Planning Commission recommend approval of the proposed ordinance to amend the Comprehensive Plan, Future Land Use Map (FLUM) for the subject lots, from Low Density Residential to Utility land use and forward to City Council for final consideration.

#### **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 Small Scale Land Use Plan (Map) Amendment, for a change in designation from Low Density Residential to Utilities land use, in order to establish appropriate land use on site that's more compatible with the future intended purpose for the site.

Figure 1 - Location map



### ANALYSIS

Per Article 3, Section 3-1105 of the City's Land Development Regulations all requests for amendments to the City's Comprehensive Plan (Future Land Use Map) must satisfy the following minimum criteria:

1. **Whether the application specifically advances any goal, objective or policy of the Comprehensive Plan:**

The proposed application is consistent with the City's 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 Small Scale Land Use Plan amendment 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; and

**b. Its effect on the level of service of public infrastructure;**

**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.

**c. its effect on environmental resources;**

Since the Winson Water Treatment Plant is near the end of its useful life. The proposed expansion will allow the City to improve service delivery at the water plant, maintain the City's compliance with all regulatory standards and provide continued reliable service. The continued treatment of water from the Biscayne Aquifer will also decrease the City's need to purchase additional water from other sources.

The proposed land use plan amendment is not anticipated to have adverse impacts on the City's environmental resources. The plant must meet certain County and State environmental regulations in the maintenance of the facility. Additionally, per Section 5-805 of the City's LDR, all new construction is required to incorporate LEED standards or the City's alternative green standards as part of its new development in order to support the City's environmental initiatives. The proposed construction of the new administration building will include an environmentally sustainable LEED Silver designation building.

**d. its effect on hurricane evacuation;**

Policy 5A.3.1 of the Comprehensive Plan requires that the City "review of development proposals within the coastal planning area consider vehicular accessibility and internal circulation patterns to minimize the time required to evacuate the coastal planning area. Staff has determined that the subject site is not located in the Coastal Planning area and as such is not subject to the requirements of Policy 5A.3.1.

**e. Its effect on the availability of housing that is affordable to people who work in the City of North Miami; and**

Although the proposed amendment results in the reduction of 6 single family affordable units from the City's total housing stock, staff believes the impacts are minimized by the addition of new affordable housing being planned/developed elsewhere in the City.

**f. Any other effect that City staff determines is relevant to the City Council's decision on the application;**

To ensure further compatibility with the surrounding neighborhood, the Public Works Department agrees to establish adequate landscaping and screening to buffer the subject site from the neighboring residential uses located east of the site. As an alternative there have also been considerations to locate the new administrative building on the subject site so it serves as an additional buffer between the existing single family homes and the proposed water storage tank planned on the subject site.

CONCLUSION

Based on our analysis, staff is of the opinion that the proposed land use amendment is consistent with the requirements of Chapter 163, F.S. and is in keeping with the goals objectives and policies of the City's adopted Comprehensive Plan. Therefore staff **requests that the Planning Commission approves the attached ordinance amending the Comprehensive Plan (Future Land Use Map) of the subject property from Low Density Residential to Utilities land use subject to 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.

TWS/wpl

- Attachments:
1. Proposed Ordinance
  2. Concept Map & Site Survey
  3. Land Use Map
  4. Letter of intent





ORDINANCE NO. \_\_\_\_\_

**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 COMPREHENSIVE PLAN FUTURE LAND USE MAP, FOR AN AREA OF APPROXIMATELY 1.33 ACRES IN SIZE, ENCOMPASSING THE PROPERTIES 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 LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO UTILITIES LAND USE DESIGNATION, IN ORDER TO ALLOW FOR THE PROPOSED EXPANSION AND REDEVELOPMENT OF THE WINSON WATER TREATMENT PLANT, CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN; AND FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT 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.**

**WHEREAS**, the Florida Legislature passed and adopted Chapter 163, Local Government Comprehensive Planning and Development Regulation Act, which requires the City of North Miami (“City”) to adopt and enforce a comprehensive plan; and

**WHEREAS**, Section 163.3187(1), Florida Statutes, allows local governments to periodically make small scale land use amendments to their comprehensive plan future land use map, if the proposed amendment: (a) does not exceed 10 acres, (b) the cumulative annual effect of the acreage for all adopted small scale amendments does not exceed 120 acres, (c) the proposed amendment does not involve a text change to the goals, policies, and objectives of the comprehensive plan, and (d) the property that is the subject of the proposed amendment is not located within an area of critical state concern; and

**WHEREAS**, the subject area, consisting of approximately 1.33 acres in size, encompassing the properties located at 1094 Northwest 122<sup>ND</sup> Street, 1092 Northwest 122<sup>ND</sup> Street, 1080 Northwest 122<sup>ND</sup> Street, 1075 Northwest 121<sup>ST</sup> Street, 1085 Northwest 121<sup>ST</sup> Street, and 12105 Northwest 11<sup>TH</sup> Avenue (“Subject Property”), is currently designated by the City Comprehensive Plan (“Comprehensive Plan”) Future Land Use Map as Low Density Residential; and

**WHEREAS**, the City, as the owner of the Subject Property, filed an application for a Small Scale Land Use Plan amendment to change the designated use of the Subject Property from Low Density Residential to Utilities land use, to allow for the proposed expansion and redevelopment of the Winson Water Treatment Plant (“Water Plant”) with proceeds from the Florida Department of Environmental Protection State Revolving Fund (SRF), upon a single and contiguous project landsite; 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 demand; and

**WHEREAS**, the proposed Small Scale Land Use Plan amendment 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; and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on January 7, 2014, found the application to be consistent with the goals, policy and objectives of the Comprehensive Plan and recommended approval of the Small Scale Land Use Plan amendment to the Mayor and City Council; and

**WHEREAS**, the Mayor and City Council, find that the adoption of the proposed Small Scale Land Use amendment to the Future Land Use Map is consistent with the Comprehensive Plan and in the best interest of the City, and thereby, authorize the City Manager to do all things necessary to effectuate the amendment, as required by Florida law.

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

**Section 1.** **Subject Property.** The property legally described in the attached “Exhibit 1”, according to the Public Records of Miami-Dade County, Florida, is hereby re-designated from Low Density Residential to Community Facility land use designation.

**Section 2.** **Authority of City Manager.** The City Manager is hereby authorized to do all things necessary to effectuate the subject land use amendment as required by Florida law.

**Section 3.** **Conflicts.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

**Section 4.** **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 5.** **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 6.** **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, Esq.	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)

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

Date: January 7, 2014

To: Planning Commission

From: Aleem Ghany, Public Works Director 

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**

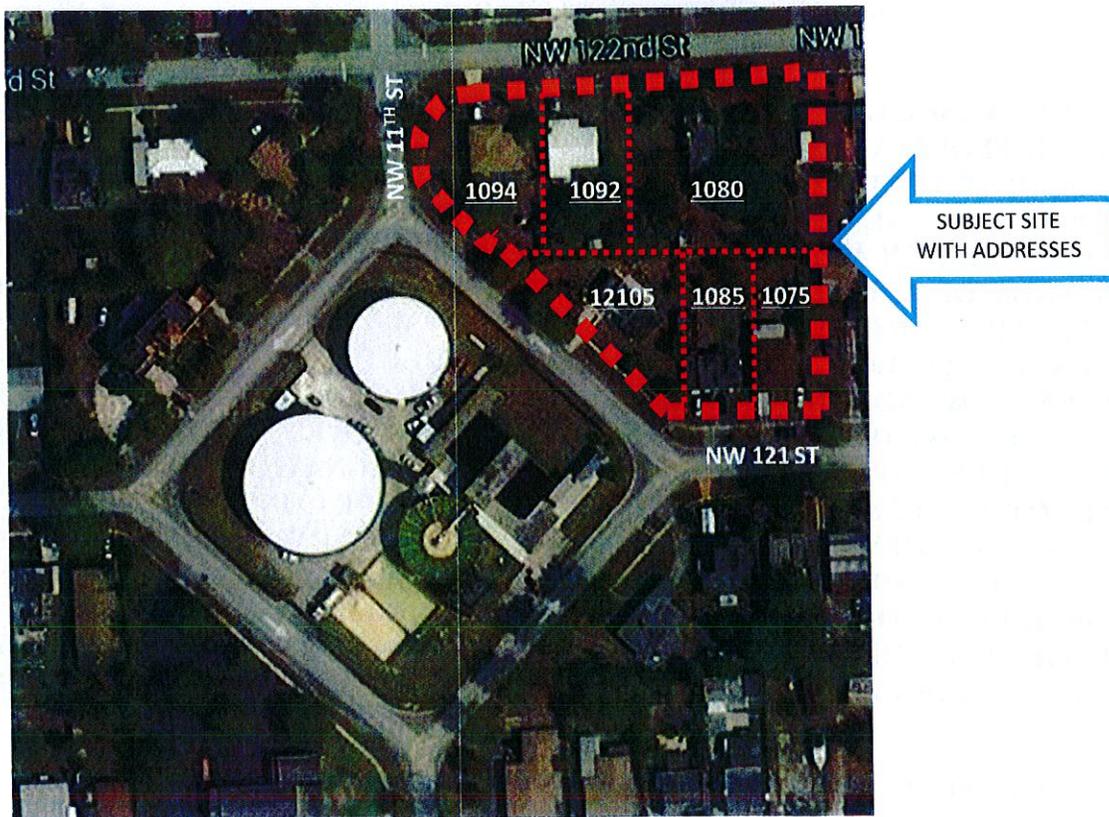
That the Planning Commission recommend approval of the proposed ordinance to rezone the subject site from R-2 (Residential) to PU (Planned Use) and forward to City Council for final consideration.

#### **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) ROPERTIES 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 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 122<sup>nd</sup> Street, 1092 Northwest 122<sup>nd</sup> Street, 1080 Northwest 122<sup>nd</sup> Street, 1075 Northwest 121<sup>st</sup> Street, 1085 Northwest 121<sup>st</sup> Street, and 12105 Northwest 11<sup>th</sup> 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 4-401 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**, the Planning Commission, after a duly noticed public hearing held on January 7, 2014, 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**, 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 121<sup>st</sup> Street, 1085 Northwest 121st Street, and 12105 Northwest 11<sup>th</sup> 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 Marie Erlande Steril \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
Councilperson Philippe Bien-Aime \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

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



# City of North Miami - Zoning Map

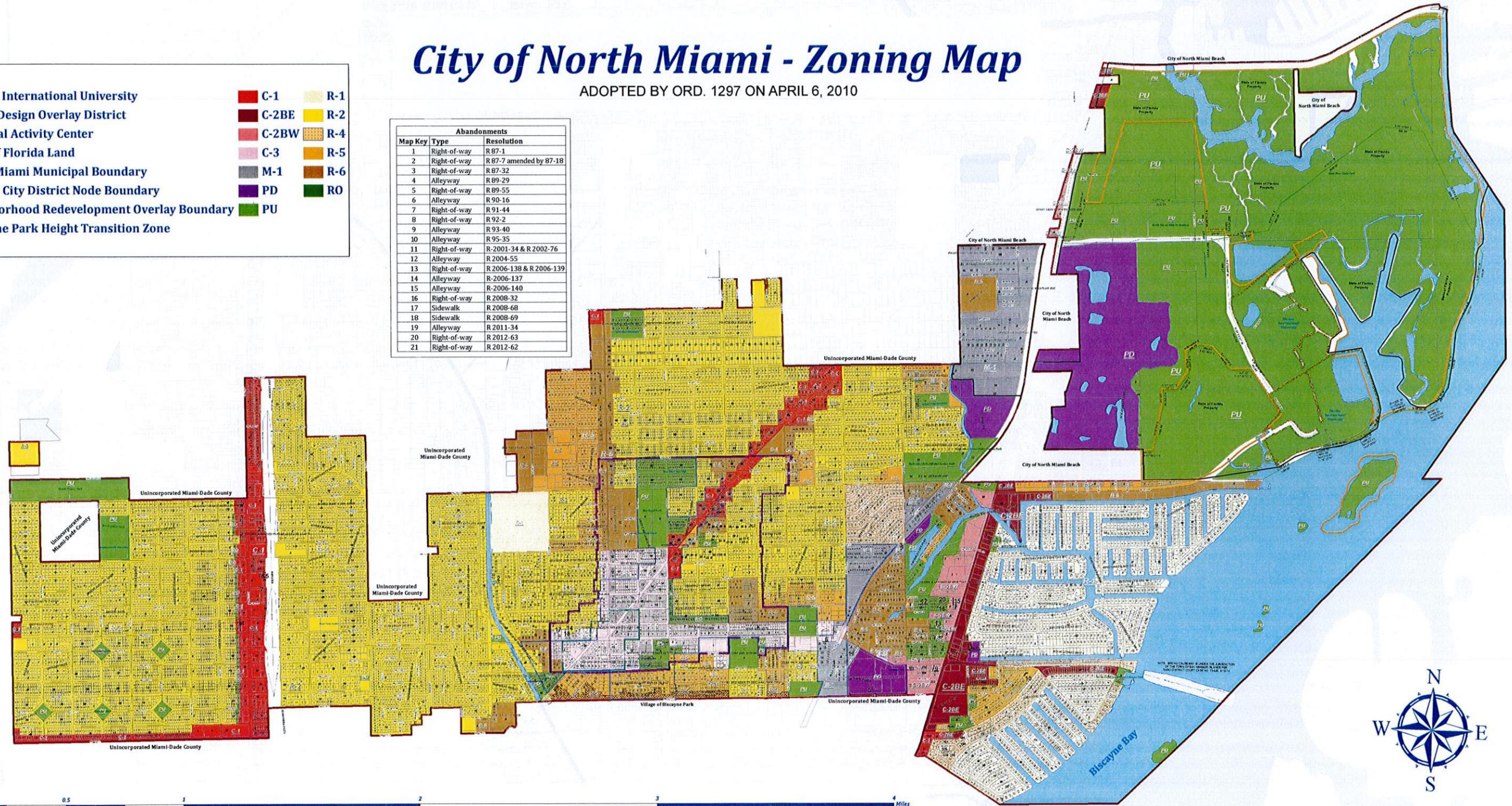
ADOPTED BY ORD. 1297 ON APRIL 6, 2010

**Legend**

- Florida International University
- Arts & Design Overlay District
- Regional Activity Center
- State of Florida Land
- North Miami Municipal Boundary
- Central City District Node Boundary
- Neighborhood Redevelopment Overlay Boundary
- Biscayne Park Height Transition Zone
- Water

- C-1
- C-2BE
- C-2BW
- C-3
- M-1
- PD
- PU
- R-1
- R-2
- R-4
- R-5
- R-6
- RO

Abandonments		
Map Key	Type	Resolution
1	Right-of-way	R 87-1
2	Right-of-way	R 87-7 amended by 87-18
3	Right-of-way	R 87-32
4	Alleyway	R 89-29
5	Right-of-way	R 89-55
6	Alleyway	R 90-16
7	Right-of-way	R 91-44
8	Right-of-way	R 92-2
9	Alleyway	R 93-40
10	Alleyway	R 95-35
11	Right-of-way	R-2001-34 & R 2002-76
12	Alleyway	R 2004-55
13	Right-of-way	R 2006-138 & R 2006-139
14	Alleyway	R-2006-137
15	Alleyway	R-2006-140
16	Right-of-way	R 2008-32
17	Sidewalk	R 2008-68
18	Sidewalk	R 2008-69
19	Alleyway	R 2011-34
20	Right-of-way	R 2012-63
21	Right-of-way	R 2012-62



**Legend**

	Land Use Plan Amendment Locations		Central Business Commercial (110 ft.)
	Neighborhood Redevelopment Overlay Boundary		Mixed Use Low (55 ft., 25 DU/AC)
	CRA Boundary		Mixed Use Medium (75 ft., 40 DU/AC)
	Central City District Node Boundary		Mixed Use High (110 ft., 45 DU/AC)
	City Boundary		Industrial
	Village of Biscayne Park Height Transition Zone		Community Facility (55 ft.)
	Low Density Residential (35 ft., 5.1 DU/AC)		Community Facility-University (110 ft.)
	Low-Medium Density Residential (35 ft., 12 DU/AC)		Utility
	Medium Density Residential (75 ft., 16.3 DU/AC)		Open Space/Recreation
	High Density Residential (110 ft., 25 DU/AC)		Water
	Residential Office		Conservation
	Commercial /Office (55 ft.)		Wetlands

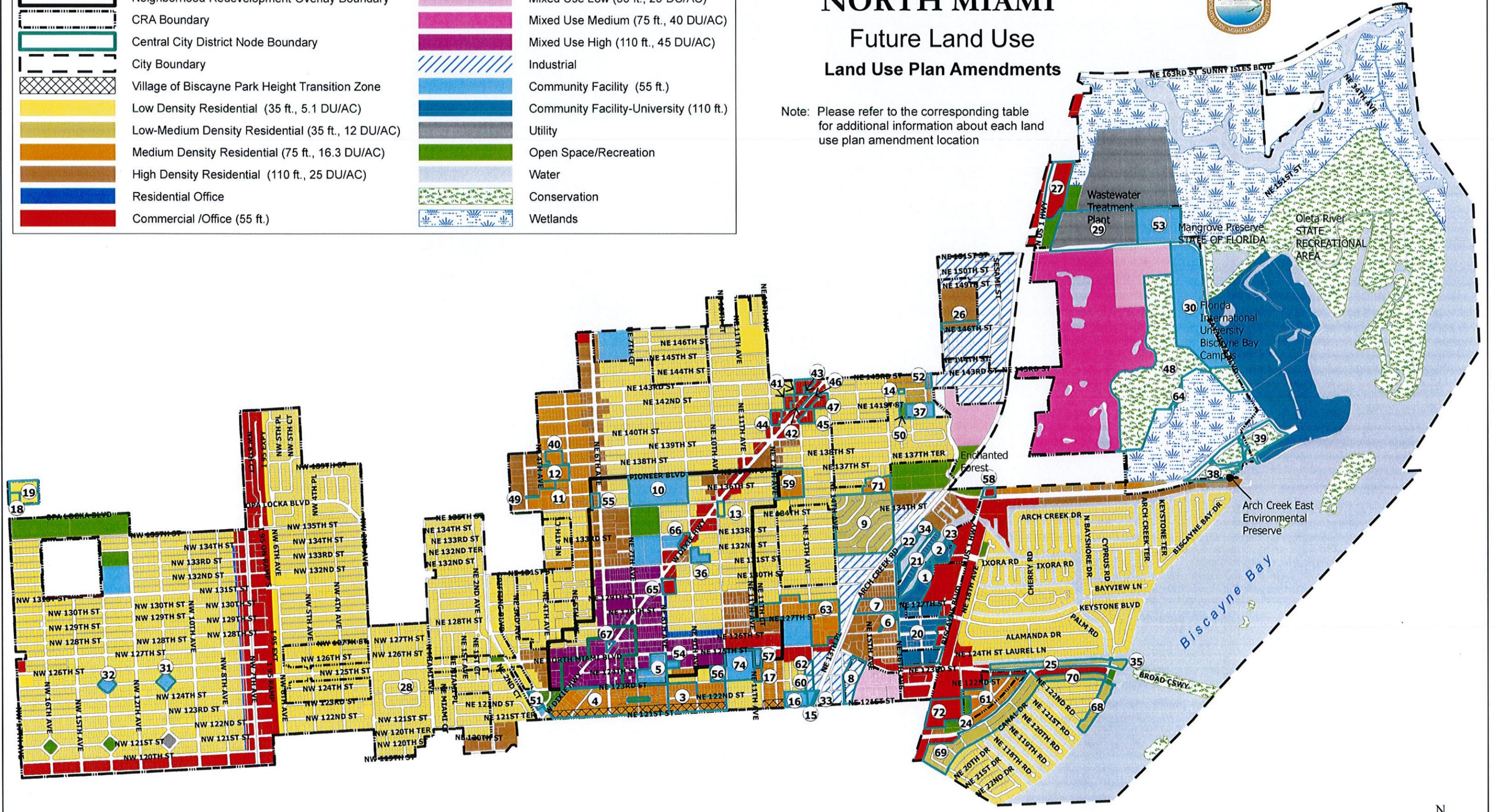
# CITY OF NORTH MIAMI

## Future Land Use

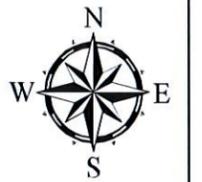
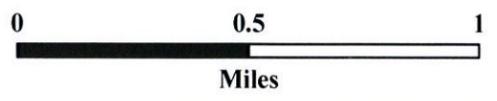
### Land Use Plan Amendments



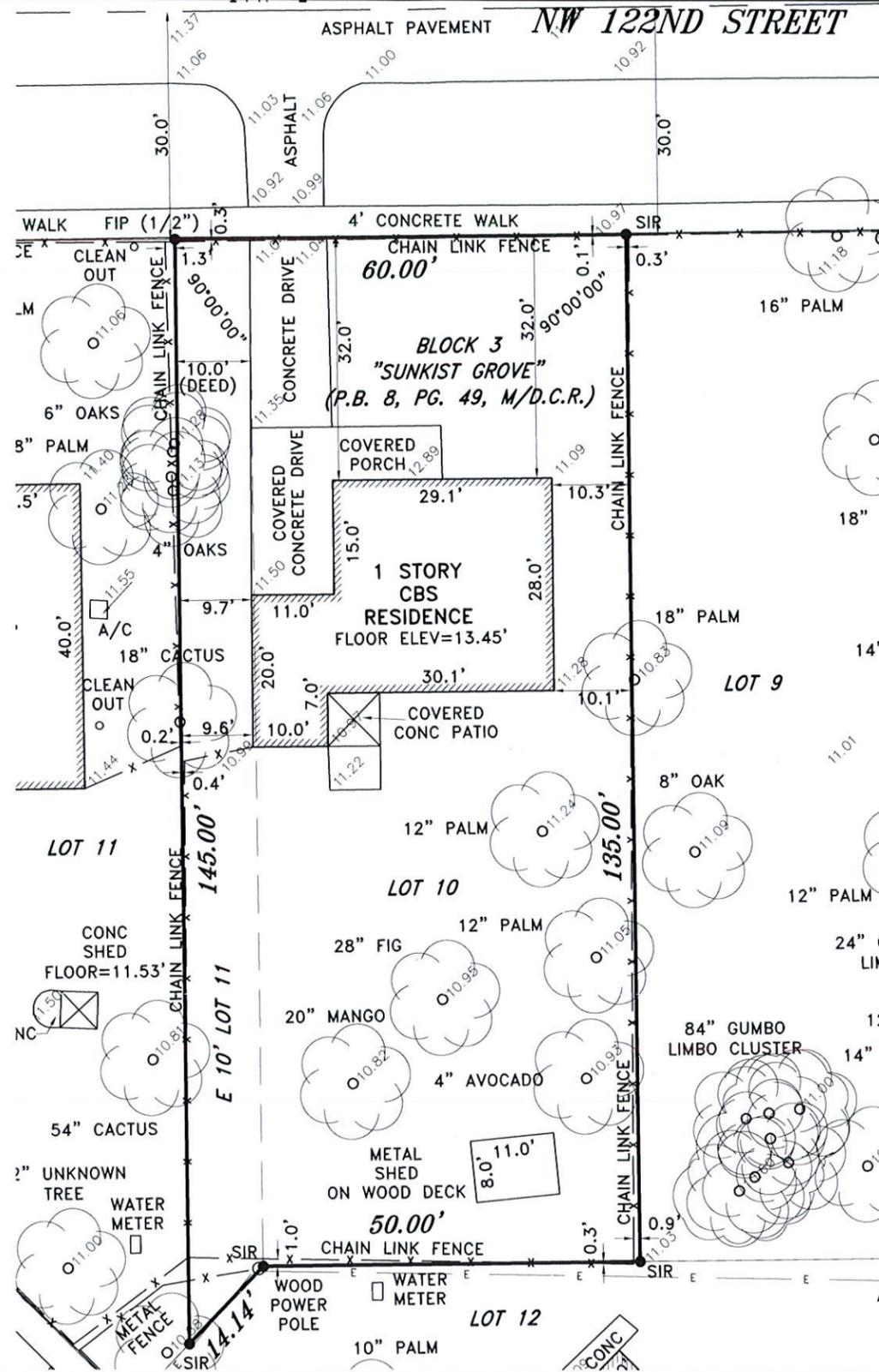
Note: Please refer to the corresponding table for additional information about each land use plan amendment location



SOURCE: MICHELE MELLGREN & ASSOCIATES, INC. 2007



# SKETCH OF SURVEY



**LEGEND:**

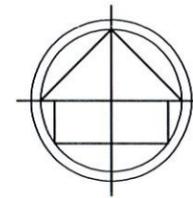
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- CBS CONCRETE BLOCK STRUCTURE
- E- OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER
- 11.15 ELEVATION
- R RADIUS
- △ 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 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 : 6948-13

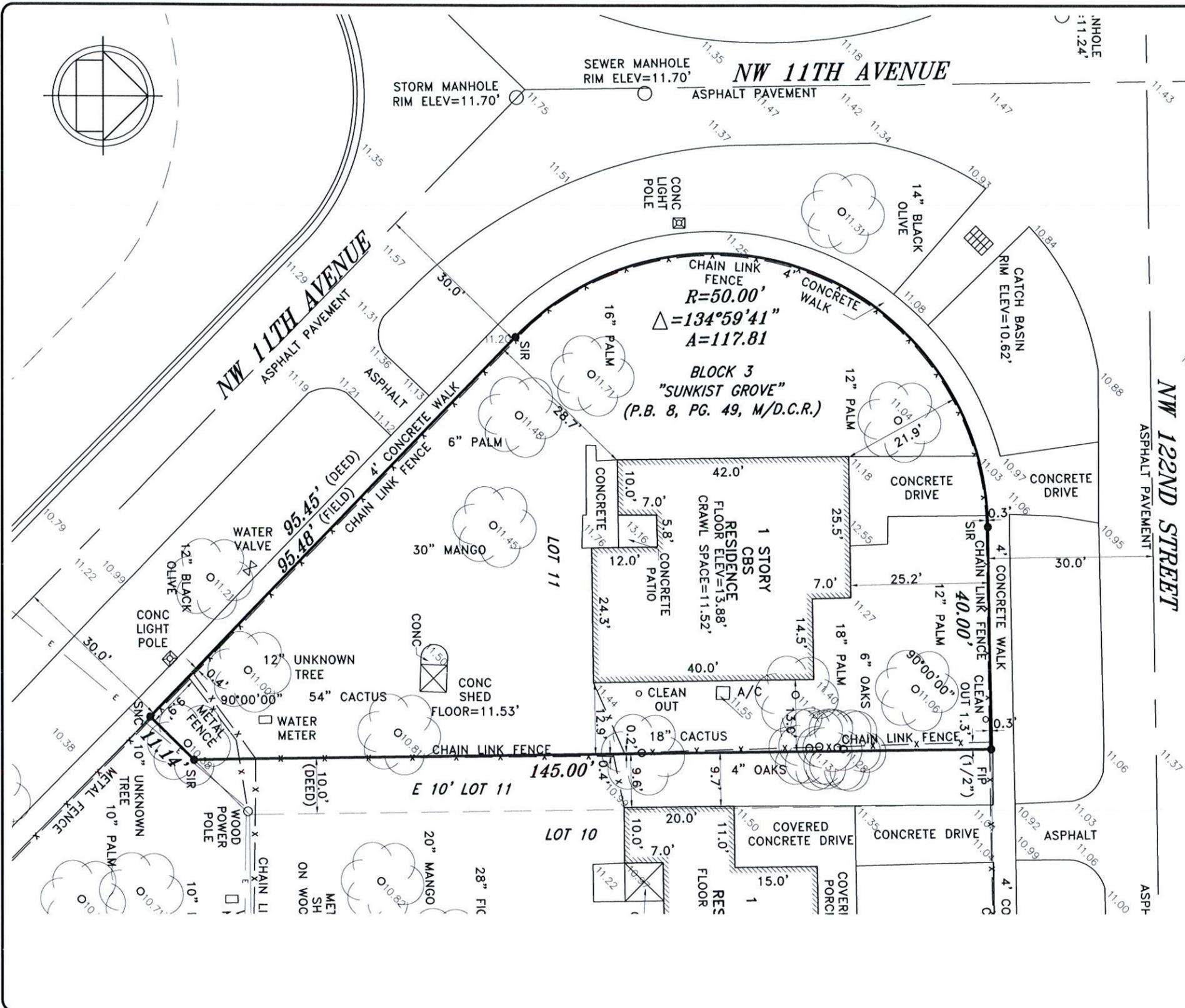
CLIENT :  
CITY OF NORTH MIAMI

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 :	1092 NW 122ND STREET
SCALE:	1" = 20'
SHEET	1 OF 1

# SKETCH OF SURVEY



- LEGEND:**
- CKD CHECKED BY
  - CONC 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. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - X- 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 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.

*Richard E. Cousins*

FOR THE FIRM, BY: \_\_\_\_\_

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

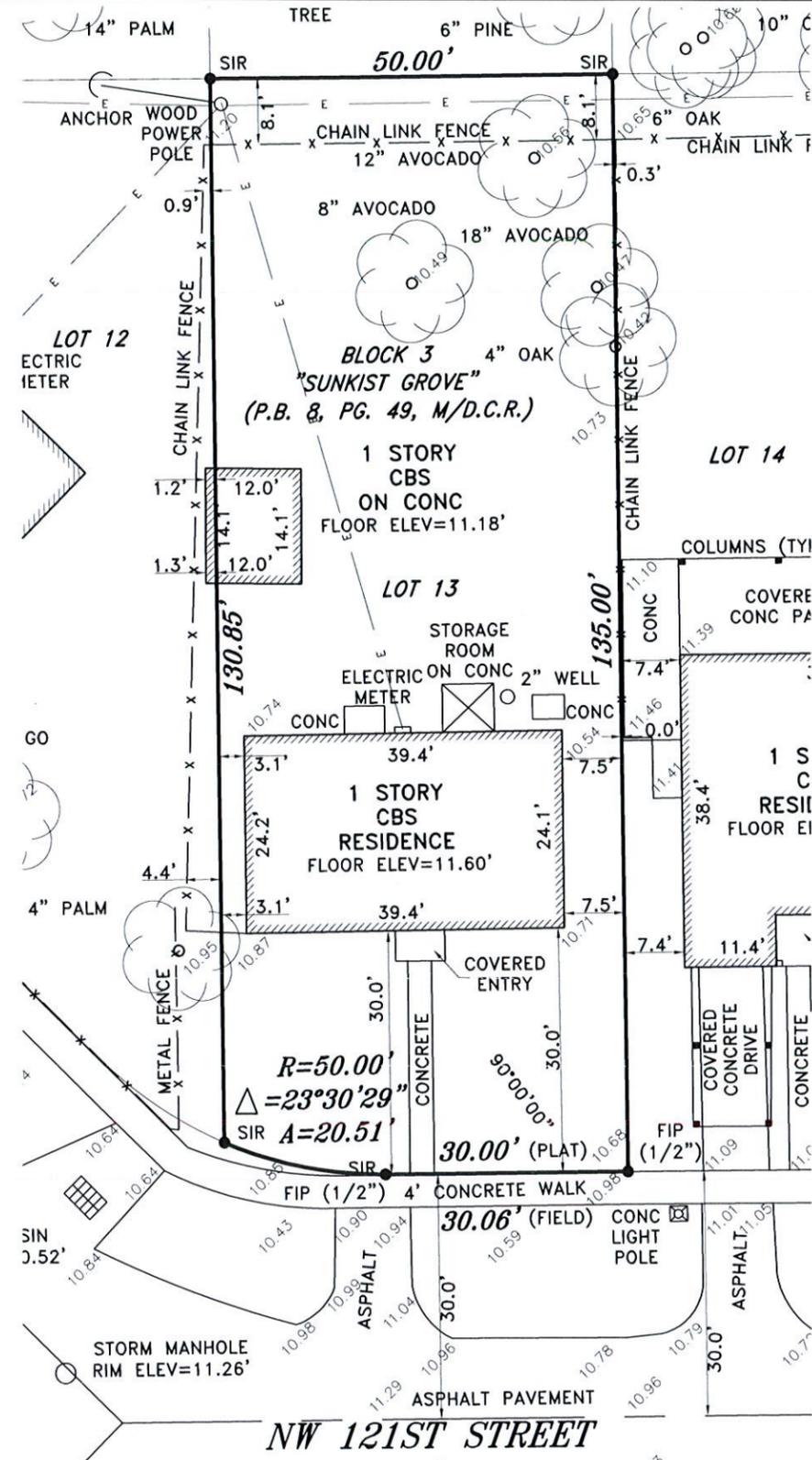
PROJECT NUMBER : 6949-13  
CLIENT :  
CITY OF NORTH MIAMI

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

# SKETCH OF SURVEY



### LEGEND:

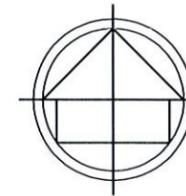
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- CBS CONCRETE BLOCK STRUCTURE
- E- OVERHEAD UTILITY WIRES
- A/C AIR CONDITIONER
- 11.15 ELEVATION
- R RADIUS
- △ CENTRAL ANGLE
- A 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.
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 : 6950-13

CLIENT :  
CITY OF NORTH MIAMI

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

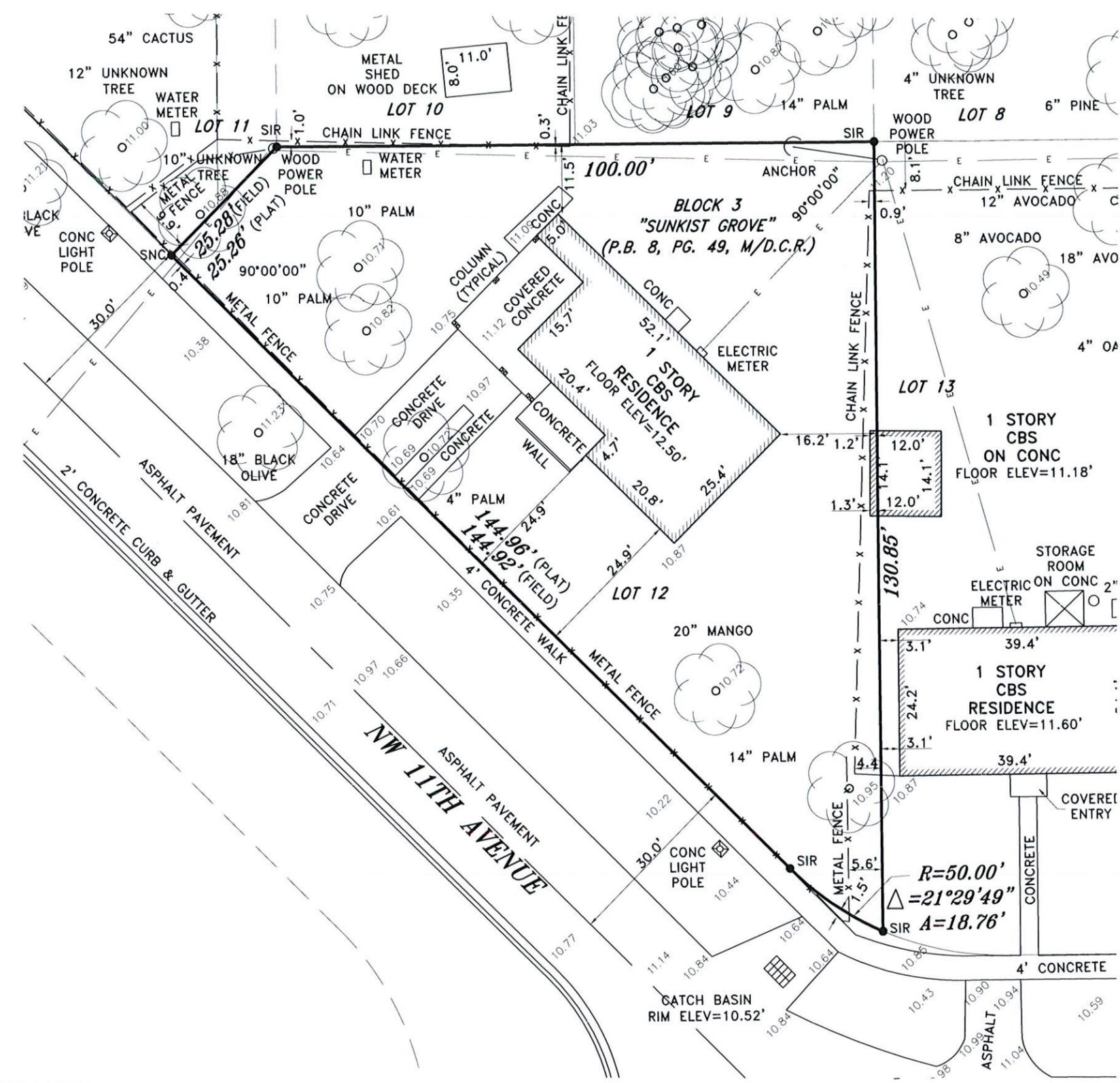
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120655
PANEL NUMBER	0139 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

PROPERTY ADDRESS :  
1085 NW 121ST STREET

SCALE: 1" = 20'

SHEET 1 OF 1

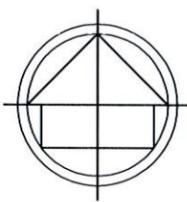
# SKETCH OF SURVEY



- LEGEND:**
- CKD CHECKED BY
  - CONC 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. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - X- CHAIN LINK/ WOOD FENCE
  - CBS CONCRETE BLOCK STRUCTURE
  - E- OVERHEAD UTILITY WIRES
  - A/C AIR CONDITIONER
  - 11.15 ELEVATION
  - R RADIUS
  - △ CENTRAL ANGLE
  - A 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 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

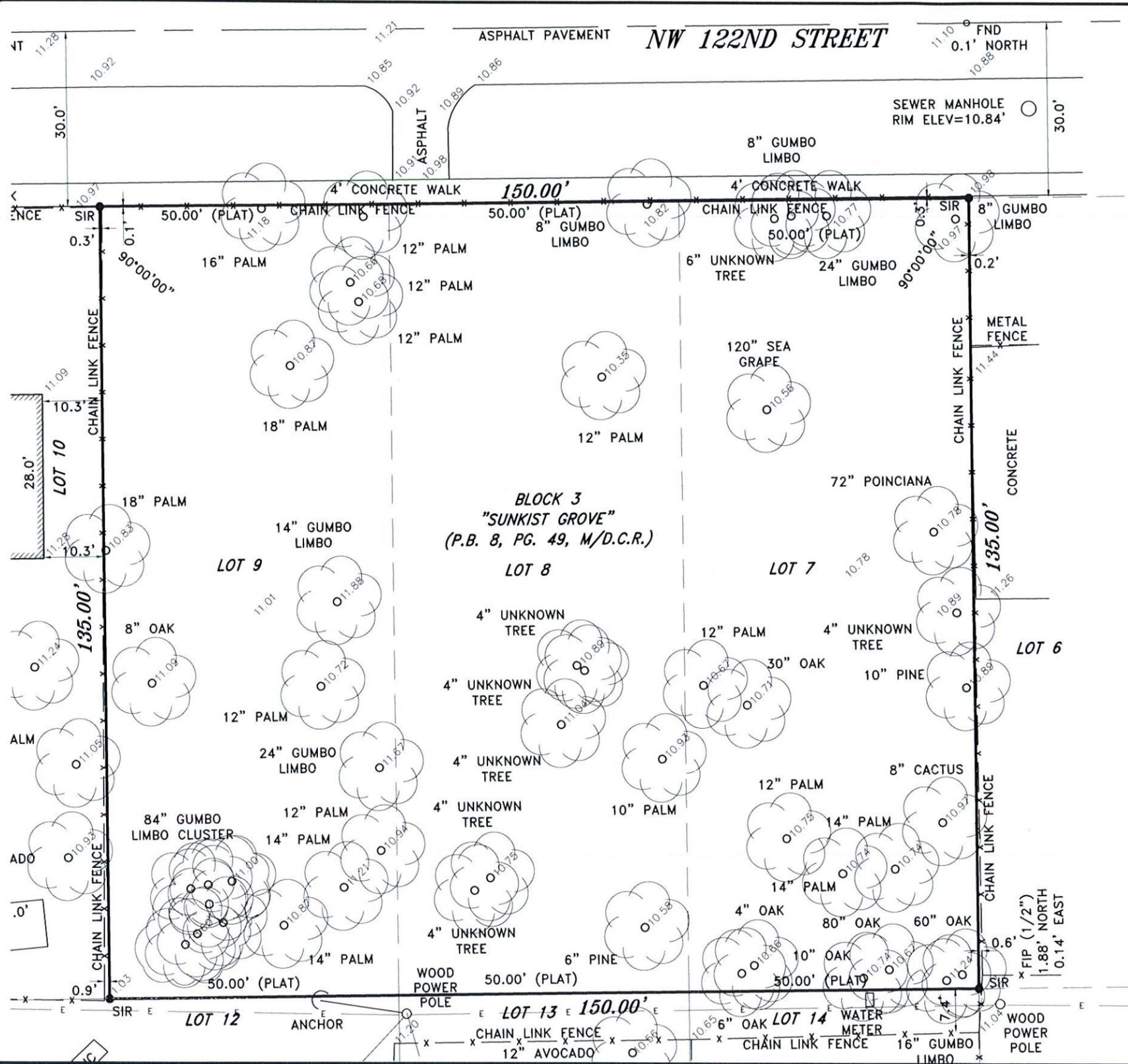
PROJECT NUMBER : 6951-13  
 CLIENT :  
 CITY OF NORTH MIAMI

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 :  
 12105 NW 11TH AVENUE  
 SCALE: 1" = 20'  
 SHEET 1 OF 1

# SKETCH OF SURVEY



- LEGEND:**
- CKD CHECKED BY
  - CONC 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. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - X- CHAIN LINK/ WOOD FENCE
  - CBS CONCRETE BLOCK STRUCTURE
  - E- OVERHEAD UTILITY WIRES
  - A/C AIR CONDITIONER
  - 11.15 ELEVATION
  - R RADIUS
  - △ CENTRAL ANGLE
  - A 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

**LEGEND:**

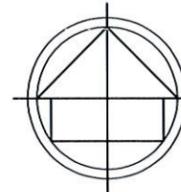
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- X- CHAIN LINK/ WOOD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

**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 :**

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'

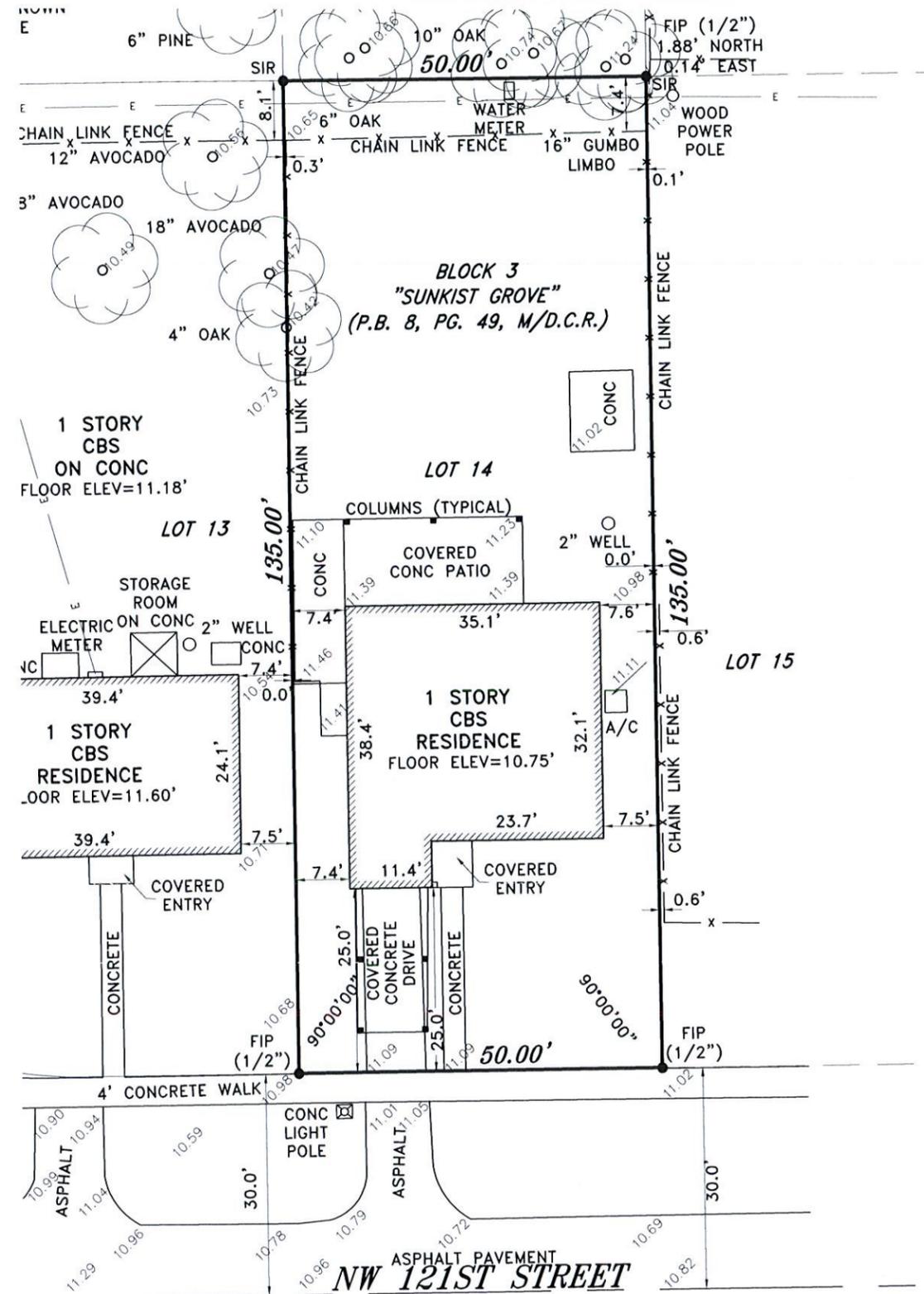


I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN APRIL, 2013. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA 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 : 6953-13

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 :  
1075 NW 121ST STREET

SCALE: 1" = 20'

SHEET 1 OF 1