



**COMMUNITY PLANNING & DEVELOPMENT
DEPARTMENT - PLANNING**

APPLICATION FOR ABANDONMENT / VACATION OF RIGHT-OF-WAY

**SUBMIT ALL
SECTION 1: APPLICATION**

**HELPFUL INFORMATION
SECTION 2: CHECKLIST
SECTION 3: FEE SCHEDULE
SECTION 4: DEPARTMENT CONTACTS**

Application Submittal Deadline	Planning Commission Meeting Date
August 3, 2016	October 4, 2016
August 31, 2016	November 1, 2016
October 5, 2016	December 6, 2016

City of North Miami
Community Planning & Development Department
12400 NE 8 Avenue North Miami, FL 33161
305-893-6511, ext. 12139
www.northmiamifl.gov



SECTION 1: APPLICATION FOR ABANDONMENT / VACATION OF RIGHT-OF-WAY

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

DEVELOPMENT/PROJECT NAME:	
DEVELOPMENT/PROJECT ADDRESS OR LOCATION:	
Legal Description (attach separate sheet if necessary):	
All Tax ID Folio Numbers:	
Project Narrative (Brief description)(Please attach Letter of Intent as a separate sheet)	
Residential Use(s)/Unit Type(s):	Site Area (sq. ft. & acres):
Number of Residential Units:	Existing Zoning Designation(s):
Non-Residential Use(s) (Type & sq. ft.):	Proposed Zoning Designation(s):
Current Use(s) of Property:	Existing Land Use Designation(s):
Proposed Use(s) of Property:	Proposed Land Use Designation(s):
Is the property platted?	Will the plat be affected by this application? If yes, please explain.
OR Book & Page: Plat Name:	
Is the property an existing legal lot of record? If No, please explain.	Is the property the subject of Code Enforcement Action? If yes, Code Enforcement Case No.:

PROPERTY OWNER / APPLICANT / AGENT INFORMATION

Property Owner (s) _____
Address _____
Phone _____ Fax _____ E-mail _____
Applicant _____
Address _____
Phone _____ Fax _____ E-mail _____
Agent _____
Address _____
Phone _____ Fax _____ E-mail _____

CONTACT PERSON

Identify one person to serve as the contact for the City during the application process. This will be the person notified by the City regarding comments and meetings (if needed).

Name _____
Address _____
Phone _____ Fax _____ E-mail _____

CERTIFICATION

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the City of North Miami must be submitted prior to having this application processed and that additional fee or materials may be required as a result of processing of this application.

Owners Signature

Date

**OWNER'S SWORN-TO-CONSENT
PERMITTING AGENT TO FILE FOR A HEARING**

I, _____, being the first duly sworn, depose and say that I am the owner of the property describe herein and which is the subject matter of the proposed hearing, do hereby authorize _____ to file this application for a public hearing.

Signature

Date

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____

(Signature of Notary Public – State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR Produced Identification _____ Type of Identification Produced _____

FOR CITY STAFF USE ONLY

Application Fee: \$ _____

SUPPORTING DOCUMENTS RECEIVED

Mail Public Notice Required

Proof of Ownership

APPLICATION NO: _____

Sign Public Notice Required

Warranty Deed

INTAKE DATE: _____

Letter of Consent

Project Narrative/Letter of Intent

RECEIPT NO.: _____

Required Submittal Documents

Application Complete: YES ___ NO ___

RECEIVED & REVIEWED BY:

COMMENTS:



OWNER'S LIMITED POWER OF ATTORNEY PERMITTING APPLICANT TO FILE FOR THE REQUEST
(CORPORATION)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On behalf of _____, a _____ (state) corporation,
_____ being first duly sworn, deposes and says that as the
President/Vice-President, or CEO (circle one) of the aforesaid Corporation, which is the owner of the property legally described below
and which is the subject property of the proposed request, does hereby grant limited power of attorney to _____
_____, as applicant, to file this application for the proposed request.

LEGAL DESCRIPTION:

WITNESSES:

Signature

Name of Corporation

Print Name

Address

Signature

By: President, Vice-President or CEO (circle one)

Print Name

Sworn to and subscribed before me on the _____ day of _____, 20_____.
Affiant is personally known to me or has produced _____ as identification.

Notary _____

Commission Expires:



OWNER'S LIMITED POWER OF ATTORNEY PERMITTING APPLICANT TO FILE FOR THE REQUEST
(INDIVIDUAL)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, _____, the fee owner, which is the fee owner of the property legally described below and which is the subject of the proposed request, do hereby grant limited power of attorney to _____, to file this application for the proposed request.

LEGAL DESCRIPTION:

WITNESSES:

Signature

Print Name

Signature

Print Name

Fee Owner's Signature

Print Name

Address

Sworn to and subscribed before me on the _____ day of _____, 20_____.
Affiant is personally known to me or has produced _____ as identification.

Notary _____

Commission Expires:



SECTION 2: CHECKLIST

1. **Completed** application form, including information on the subject property location, folio number and legal description.
2. Pay processing fee totaling **\$2,750**. Checks should be made payable to the "City of North Miami".
3. Required to pay a cost recovery fee for the independent appraisal requests for right-of-way or alleyway abandonment. Must include appraisal fee(s) of **\$600** for property abutting residentially zoned lots and/or **\$1,000** for non-residentially zoned.
4. Required to pay an advertising fee for the independent vendor of the City of North Miami of **\$100**.
5. Letter of intent. The letter must include a summary outlining the purpose and justification for the abandonment and indicate how the request meets the requirements of **Section 3-903** of the City's Land Development Regulation. Also indicate whether your abutting property is vacant or improved, if improved, what type of building and number of jobs, if any, to be created by your project.
6. Provide proof of ownership (submit a copy of a deed, tax record, etc).
7. Provide **1 electronic copy and ten (10) folded copies of an engineer's survey/ plat of survey which clearly identifies and highlights the proposed area to be abandoned/vacated**. Plans must be individually folded to a size no larger than 8-1/2 x 11 inches with the title block folded out. The plat of survey should be current (prepared within one (1) year from the date of application). **Rolled plans will not be accepted.**
8. Applicants must send out utility letters and one copy of the plat of survey to all utility companies (below) in order to determine the impact of the proposed vacation on utilities. Written responses from all public utilities must be submitted to the City Planner before the vacation can be scheduled for final City Council public hearing. **It is the applicant's responsibility to see that the public utility companies submit the written comments.**

FPL	Attn: Marco Alvarez 18455 NE 2 nd Avenue, Miami, FL33179	305-770-7979
AT&T Network Operations	Attn: Jesus Castellanos 8101 NW 90 th Street, Medley, FL 33166	305-887-9017
TECO Peoples Gas	Attn: Alex Roche 5101 NW 21 Avenue, Suite 460, Fort Lauderdale, FL 33309	954-453-0824

9. Applicant must provide mailing labels so that staff may send courtesy notices to property owners within a 500 ft. radii of the subject right-of-way area. For your convenience the following are the names of several companies that prepare mailing labels, accompanying maps and legal descriptions. However, please be advised that the City of North Miami does not claim responsibility for the accuracy or timely acquisition of the information provided by these companies.

Name of Company	Telephone Number
FLORIDA REAL ESTATE DECISIONS	305-757-6884
CONSUELO QUINTANA	305-858-2287
REAL ESTATE DATA RESEARCHER	305-207-1412
RIO DEVELOPMENT RESOURCES	305-498-1614

Community Planning & Development

SECTION 3: FEE SCHEDULE

*Please note that all application fees submitted are non-refundable.

Application	Fee
Affordable Housing Needs Assessment	\$3,000 (Cost Recovery)
Abandonment of Right of Way/Easement/Alleyway	\$2750
Annexation	\$500
Appraisal of City Rights of Way/Alleyway	\$600 Abutting Residential/\$1000 Abutting Non Residential
Campus Master Plan	\$1,050+\$7.00/100sq.ft
Campus Master Plan Amendment	\$500
Comprehensive Plan Determination Letter	\$100
Conditional Use Permit	\$1000
Conditional Use Permit Amendment	\$500
Conditional Use Permit Master Plan Development/ Non Residential	\$500 + 20 per acre
Conditional Use Permit Master Plan Development/ Residential	\$200 + \$1.00 per acre
Continuation of an Agenda Item	\$100
Development Agreement	\$3,838
Development of Regional Impact (DRI) Review	\$16,512
DRI - Notice of Proposed Change(NOPC)	\$6,400
Land Development Regulation - Text Amendment (Including Establishment of Use)	\$ 2,000
Land Use Plan Amendment - Comprehensive Plan Text Amendment	\$ 4,000
Land Use Plan Amendment - Map Amendment	<Small Scale \$2,600 ; >Large Scale \$4,000
Review of legal documents i.e. easement, deeds, agreements , dedications	\$61 per hour
Rezoning/LDR Zoning Map Amendment	\$ 2,400
Plat - Final Plat	\$400
Plat -Tentative Plat	\$400.00 (plus cost of recovery fee upon invoice)
Plat -Waiver of Plat	\$400.00 (plus cost of recovery fee upon invoice)
Public Hearing Only (Non DRC proposed items seeking Resolution adoption by City Council)	\$300
Publishing/ Noticing	\$1000 deposit*
*Note: In the event that the publication and notice charges exceed the amount of the deposit above, the applicant shall be responsible to pay the City the full cost of such charges.	
School Concurrency Review	\$50
Signs (Public Notice)	\$60
Transfer of NRD Units (TNRD) (Conditional Use)	\$1,000
Traffic Impact Analysis Review (cost recovery)	Cost of recovery with deposit of \$500 - \$8000
Unity of Title Review	\$200
Vested Rights Determination	\$1,750

SECTION 4: CITY STAFF CONTACTS LIST

Name	Phone No.	E-mail
For Planning Commission		
Katrina Lunan-Gordon Planning Commission Secretary	305.983.6511 ext. 12139	klunan-gordon@northmiamifl.gov
Nixon Lebrun, AICP, CFM City Planner/Planning & Zoning Supervisor	305.893.6511 ext. 12159	nlebrun@northmiamifl.gov
Tanya Wilson-Sejour, AICP Planning Zoning & Development Director	305.893.6511 ext. 12182	tsejour@northmiamifl.gov
For Development Review Committee		
Brittini Duria Sr. Planning Technician	305.893.6511 ext. 12171	bduria@northmiamifl.gov
Alex David Zoning Administrator	305.893.6511 ext. 12256	adavid@northmiamifl.gov
Anita Winchester Permit Clerk & Zoning	305-893-6511 ext. 12148	awinchester@northmiamifl.gov
For Public Works Department		
Wisler Pierre-Louis, Public Works Director	305-893-6511 ext. 15009	pwisler@northmiamifl.gov
Hasan Rizvi City Engineer	305-895-9834	hrizvi@northmiamifl.gov

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TECO Peoples Gas	Attn: Alex Roche 5101 NW 21 Avenue, Suite 460, Fort Lauderdale, FL 33309	954-453-0824
Dept. of Environmental Resource Mgt. Office of Plan Review Services	11805 SW 26 Street, Suite 124 Miami, FL 33175	786-315-2800
Miami Dade Subdivision Control Dept.	Julio Delgado	305-375-2141
Florida Dept Of Transportation - Permit Office	Attn: Ali Khalilhamadi, PE,	305-470-5367
School Board of Miami-Dade County	Attn: Ivan Rodriguez	305-995-4899/ Irodriguez@dadeschools.net