I. ASSEMBLY AND ORGANIZATION:
   A. Call to Order
   B. Roll Call of Board Members
   C. Amendments to the Agenda

II. APPROVAL OF MINUTES:

   1. November 2, 2021
   2. February 1, 2022

III. COMMUNICATIONS

IV. CONTINUED PUBLIC HEARING: None

V. PUBLIC HEARING:

   PC: 17-31

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

   1. Commission Member Disclosures under Sec. 2-391, City Code.
   2. Staff Report
   3. Public Comment
   4. Commission Action
PC: 17-32

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED “LAND DEVELOPMENT REGULATIONS” BY AMENDING ARTICLE 2, “DECISION-MAKING AND ADMINISTRATIVE BODIES”, AT DIVISION 4; ENTITLED “DOWNTOWN ACTION PLAN ADVISORY COMMITTEE”, SPECIFICALLY AT SECTION 2-402 “MEMBERSHIP; TERMS, VACANCY, REMOVAL” TO CLARIFY THE PROCESS FOR COMMITTEE APPOINTMENTS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, AND FOR AN EFFECTIVE DATE.

1. Staff Report
2. Public Comment
3. Commission Action

PC: 17-33

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES BY AMENDING ARTICLE 2, DIVISION 2, ENTITLED “PLANNING COMMISSION”, AND DIVISION 3, ENTITLED “BOARD OF ADJUSTMENT”, TO FURTHER CLARIFY MEMBERSHIP TERMS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, CODIFICATION AND FOR AN EFFECTIVE DATE.

1. Staff Report
2. Public Comment
3. Commission Action

PC:17-34

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE
BOUNDARIES OF CITY COUNCIL DISTRICTS NUMBERED 1, 2, 3, AND 4 IN ORDER TO DECREASE THE DEVIATION IN POPULATION TOTALS AS REFLECTED IN THE YEAR 2020 FEDERAL CENSUS; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.

1. Staff Report
2. Public Comment
3. Commission Action

VI. COMMITTEE REPORTS

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

Members of the public are invited to attend the Public Hearing and provide oral or written comments on the matter. Copies of the reports 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, or online at: www.northmiamifl.gov/cpditems. 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. 19005.

Pursuant to Florida Statute section 286.0105, persons appealing any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.
MINUTES
NORTH MIAMI PLANNING COMMISSION
Tuesday, November 2, 2021, 7:00 PM
776 NE 125th Street, Council Chambers, 2nd Floor
North Miami, FL 33161

The meeting was called to order at 7:05 pm and a roll call of the members was taken.

<table>
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<tr>
<th>Name</th>
<th>Present</th>
<th>Excused</th>
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<tbody>
<tr>
<td>1. Chairman Charles Ernst</td>
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<td>2. Commissioner Noami Blemur</td>
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<td>3. Commissioner Michael McDearmaid</td>
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<td>4. Commissioner Kenny Each</td>
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<td>5. Commissioner Robert Besen</td>
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<td>6. Commissioner Hector Medina</td>
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<td>7. Commissioner Edwige Clark</td>
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Alternate Members:

8. 
9. 

Staff was represented by:

Debbie Love, AICP, City Planner
Jennifer Warren, Deputy City Attorney
Gary Held, Planning Commission Attorney
Dunia Sanzetenea, IT Department
Stephanie Thomas, Commission Secretary

I. Assembly and Organization: None

II. Approval of Minutes:

A motion was made by Commissioner Each to approve the October 5, 2021, minutes. Seconded by Commissioner Medina to move the item. The item passed 6 – 0. No public comment recorded.

III. Communications:

a. Attorney Held read public notice information and the procedures for quasi-judicial items.
IV. Continued Public Hearings: None

V. Public Hearings:

PC: 17-29

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 20-STORY, 360-UNIT RESIDENTIAL TOWER, AN 8-STORY PARKING GARAGE, WITH AN AMENITY DECK, EIGHT-THOUSAND, FOUR-HUNDRED, TWENTY-NINE (8,429) SQUARE FEET OF GROUND LEVEL RETAIL SPACE, AND FOUR (4) ON-STREET PARKING SPACES ON TWO (2) PARCELS OF REAL PROPERTY, LOCATED APPROXIMATELY AT 1810 NE 146TH STREET, AND AT THE SOUTHEAST INTERSECTION OF NE 144TH STREET AND NE 18TH AVENUE; SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2221-006-0010, AND 06-2221-006-0020; AND TOTALING APPROXIMATELY TWO (2) ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, SECTION 4-203(A), AND SECTION 4-205, AND ARTICLE 4, DIVISION 3, SECTION 4-310, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

Oath administered. A motion was made by Commissioner Each and seconded by Commissioner Ernst to approve the item with amendments and additional conditions stated on the record. The item was approved 5 – 1; Commissioner Blemur voted no. Public comments recorded.

VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS:

Next Planning Commission Meeting will be held on:

- Tuesday, December 7, 2021

IX. ADJOURNMENT: Meeting adjourned at 8:37 p.m.

Respectfully submitted: Attest:

Charles Ernst, Chair Debbie Love, AICP, City Planner

PC Minutes November 2, 2021 Page 2 of 3
The meeting was called to order at 7:04 pm and a roll call of the members was taken.

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<tr>
<th>Name</th>
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<th>Excused</th>
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<tbody>
<tr>
<td>1. Chairman Charles Ernst</td>
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<td>2. Commissioner Naomi Blemur</td>
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<td>3. Commissioner Michael McDearmaid</td>
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<td>4. Commissioner Kenny Each</td>
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<td>5. Commissioner Hector Medina</td>
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<td>6. Commissioner Edwige Clark</td>
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<td>7. Commissioner Mark Bobb</td>
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**Alternate Members:**

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<tr>
<th>Name</th>
<th>Present</th>
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<tr>
<td>8. Commissioner Robert Besen</td>
<td>X</td>
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</tbody>
</table>

**Staff was represented by:**

Debbie Love, AICP, City Planner  
Jennifer Warren, Deputy City Attorney  
Gary Held, Planning Commission Attorney  
Dunia Sanzetenea, IT Department  
Stephanie Thomas, Commission Secretary

**I. Assembly and Organization:** None

**II. Approval of Minutes:**

A motion was made by Commissioner Medina to approve the September 9, 2021, minutes. Seconded by Commissioner Clark to move the item. The item **passed 6 – 0 unanimously**. No public comment recorded.

**III. Communications:**

a. Attorney Held read public notice information and the procedures for quasi-judicial items.
IV. Continued Public Hearings: None

V. Public Hearings:

**PC: 17-30**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED 382-UNIT MIXED USE DEVELOPMENT, COMPRISED OF AN 8-STORY APARTMENT BUILDING, NINE THOUSAND THREE HUNDRED THIRTY-FIVE (9,335) SQUARE FEET OF GROUND LEVEL RETAIL, AND A PARKING GARAGE WITH 668 PARKING SPACES ON REAL PROPERTY LOCATED AT 1650 NE 124TH STREET; SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2229-007-0630; AND TOTALING 3.12 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, SECTION 4-203(B), AND SECTION 4-205, AND ARTICLE 4, DIVISION 3, SECTION 4-309, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

Oath administered. A motion was made by Commissioner Each and seconded by Commissioner Clark to move the item. The motion passed 4 – 2 by roll call vote. Public comments recorded. Commissioner Medina and Commissioner Bobb voted no.

A motion was made by Commissioner Each and seconded by Commissioner Clark with amendments to ask staff to explore ways to enhance the availability of parking on 123rd Terrace for the ground level businesses. The motion passed 6 – 0 unanimously by roll call vote. Public comments recorded.

VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS:

Districting workshop to be held on February 10th at 6:00 pm and February 17th at noon via zoom. Details will be provided at a later date.

Next Planning Commission Meeting will be held on:
 Tuesday, March 1, 2022

IX. **ADJOURNMENT:** Meeting adjourned at 8:44 p.m.

Respectfully submitted:  Attest:

Charles Ernst, Chair  
Planning Commission

Debbie Love, AICP, City Planner  
Community Planning & Development

Prepared by:

Stephanie Thomas, Commission Secretary  
Community Planning & Development
To: Planning Commission

From: Debbie Love, AICP, City Planner

Date: March 1, 2022

RE: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

District: 4- Vice Mayor Alix Desulme

RECOMMENDATION

As a part of the City of North Miami's ("City") efforts to spark environmental rehabilitation and increase redevelopment, Staff requests that Planning Commission recommend approval to Mayor and City Council of the designation of the Subject Property as a brownfield area pursuant to § 376.80, Florida Statutes.

BACKGROUND

Property Information: As depicted in Figure 1, below, the Subject Property, owned by North Miami Ventures, LLC, consists of 7.06 acres; is located at 13855 NW 17th Avenue; identified by Miami-Dade County folio number 06-2123-000-0060; and, zoned PD-3 on the Official Zoning Map, and designated Mixed Use High on the City's Future Land Use Map.

The Subject Property is primarily vacant with one approximately 3,643 square foot building. Previously, the site was used for fill material staging for the rock mining activities occurring on the properties to the north and west of the site from 1951 to 1968. From 1968 until 2017, the building was utilized as a community club. An Environmental Assessment Survey, prepared on behalf of the property owner, indicates that samples of the soil and groundwater show exceedances of state regulatory cleanup target levels,
which will require the property owner to clean up the Subject Property in accordance with applicable State and Miami-Dade County environmental regulatory standards. Designating the Subject Property a brownfield area prior to initiating cleanup will enable the Property Owner to pursue brownfield-related financial incentives and liability protections in connection with the environmental cleanup.

Following completion of any necessary environmental remediation, the Property Owner will be able to increase utilization and the general condition of the Subject Property by redeveloping it for a wide-variety of uses allowable in the PD-3, including that proposed by the Property Owner: three hundred forty-two (342) multi-family units, five (5) live-work units, and a publicly accessible passive park.

**Figure 1 - Aerial Photo of the Subject Property**

**Context:** The purpose of designating a brownfield area is to promote environmental restoration, economic redevelopment, and more sustainable growth patterns, among other purposes. Environmental restoration of vacant or underutilized property has historically demonstrated removal stigma, reduction of blight, improvement of air and
stormwater quality, elimination of environmental health hazards, and in turn, spurring redevelopment and revitalization. By statutory definition, brownfields encompass real property where expansion, redevelopment, or reuse has been or may be complicated by actual or perceived environmental contamination.

Since 1997, the Florida Brownfields Program ("FPB") has made a wide array of financial, regulatory, and technical incentives available to local governments, businesses, and communities to catalyze environmental cleanup and economic redevelopment of marginalized or otherwise underutilized properties (see Attachment 3). In doing so, the FBP has encouraged confidence in neighborhood revitalization and investment of private capital in land reuse and job creation in hundreds of communities throughout Florida. Brownfield areas have enjoyed a wide range of redevelopment uses, including affordable housing, community health clinics, retail and commercial, renewable energy, transportation facilities, and conservation and recreation.

Pursuant to Florida Statutes, to initiate the brownfield area designation process a local government must follow the applicable procedures specified in Section 376.80. This includes: (1) passing the resolution attached hereto as Attachment 1; (2) notifying the Florida Department of Environmental Protection and Miami-Dade County Department of Regulatory and Economic Resources of its decision to adopt the brownfield area designation resolution; (3) and providing notice to the public in accordance with § 376.80(1)(c) and § 166.041(3)(2)(c), Florida Statutes.

Additionally, § 376.80 requires that the designation meet the following five criteria, as discussed in detail in Attachment 2:

1. The property owner requesting the designation must agree to rehabilitate and redevelop the brownfield site;

2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement, and that are not associated with redevelopment demolition or construction activities;

3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations;
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area. (See Attachment 4); and

5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement.

**Impact of the Brownfield Area Designation on the City of North Miami**

Approval of designating the Subject Property a brownfield area will not create any legal or financial obligation for rehabilitation and remediation for the City. Accordingly, adoption of Staff’s recommendation to approve the designation request will not adversely impact the City’s operations.

**FUNDING IMPACT / FUNDING SOURCE**

<table>
<thead>
<tr>
<th>Department</th>
<th>Allocation</th>
<th>Funding Source</th>
<th>Contract Manager</th>
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Total: N/A

**ATTACHMENTS**

1. Proposed Resolution
2. Statement of Eligibility
3. Brownfields Redevelopment Program Brochure
4. Public Notice and Proof of Posting
RESOLUTION NO. __________

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, the Legislature of the State of Florida, in Sections 376.77 -376.85, Florida Statutes, adopted the Brownfields Redevelopment Act, the purpose of which is to encourage the redevelopment and the voluntary cleanup of real property where the expansion, redevelopment or reuse of which may be complicated by actual or perceived environmental contamination; and

WHEREAS, the Brownfields Redevelopment Act created a process whereby a local government with jurisdiction over a brownfield area must, by resolution, notify the Florida Department of Environmental Protection of its decision to designate a brownfield area; and

WHEREAS, a local government may designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base or designated brownfield pilot project area; and

WHEREAS, the City of North Miami ("City") has conducted the necessary public hearing(s) for designation of a brownfield area outside one of the above listed areas; and

WHEREAS, the City has determined that:

1. North Miami Ventures, LLC ("NMV"), which owns a potential brownfield area generally located at 13855 NW 17th Avenue, North Miami, FL, consisting of 7.06 acres, and described with more particularly in the legal description attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B" (the "Proposed Brownfield Area"), is requesting the designation of the Proposed Brownfield Area as a brownfield area and has agreed to rehabilitate and is planning to redevelop the Proposed
Brownfield Area. The proposed redevelopment of the Proposed Brownfield Area by NMV includes possible multi-family residential, commercial, and public uses.

2. The rehabilitation and redevelopment of the Proposed Brownfield Area will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the Proposed Brownfield Area that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project, demolition or construction activities pursuant to the redevelopment of the Proposed Brownfield Area.

3. The redevelopment of the Proposed Brownfield Area is consistent with the City’s 2036 Comprehensive Plan, and are permittable uses under the City’s Land Development Regulations.

4. Proper notice of the designation of the proposed brownfield area has been provided to neighbors and nearby residents, in accordance with Section 376.80(1)(c) and Section 166.041(3)(c)2, Florida Statutes (2021), and NMV and the City have afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation.

5. Based upon the representations of NMV in its application for a Brownfield Area designation, and the materials in the public hearing record, NMV has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the Proposed Brownfield Area.

6. The proposed brownfield area designation on the subject property is in the best interest of the City, and advantageous to the public health, safety and welfare.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by this reference.

Section 2. Adoption of Representations. The Mayor and City Council of the City of North Miami, Florida, find that the City has satisfied the requirements to designate a proposed brownfield area set forth in Section 376.80, Florida Statutes (2021).
Section 3. Property Designation. The Mayor and City Council of the City of North Miami, Florida, hereby designate the area depicted on Exhibit “A” and described on Exhibit “B”, attached hereto and incorporated herein by reference, as a “brownfield area” for purposes of Sections 376.77 through 376.86, Florida Statutes (2021).

Section 4. Authorization to City Clerk. The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Clerk to notify the Florida Department of Environmental Protection of the City Council’s resolution designating the a brownfield area for purposes of Sections 376.77 through 376.86, Florida Statutes (2021).

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a ________ vote of the Mayor and City Council of the City of North Miami, Florida, this ____ day of ________________, 2022.

____________________________________
PHILIPPE BIEN-AIME
MAYOR

ATTEST:

____________________________________
VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

____________________________________
JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY
Vote:
Mayor Philippe Bien-Aime ______ (Yes) ______ (No)
Vice Mayor Alix Desulme, Ed.D. ______ (Yes) ______ (No)
Councilwoman Kassandra Timothe, MPA ______ (Yes) ______ (No)
Councilwoman Mary Estimé-Irvin ______ (Yes) ______ (No)
Councilman Scott Galvin ______ (Yes) ______ (No)
EXHIBIT A
Legal Description

The North 528 feet, Less the West 35 feet thereof, of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 52 South, Range 41 East, Lying and Being in Miami-Dade County, Florida.
EXHIBIT B
Brownfield Area Designation – North Miami Ventures, LLC Statement of Eligibility

13855 NW 17th Avenue, North Miami, Florida 33167
Folio No. 06-2123-000-0060

North Miami Ventures, LLC, a Florida limited liability company (“North Miami Ventures”), proposes to rehabilitate and redevelop the parcel of real property owned by North Miami Ventures located at 13855 NW 17th Avenue, North Miami, Florida 33167 (Folio No. 06-2123-000-0060) (“Property”), and transform the idled, contaminated Property into a mixed-use community (“Project”). The City of North Miami’s (“City”) designation of the Property as a “Brownfield area” under Florida’s Brownfield program is a critical step toward activating the Property, facilitating North Miami Ventures’ proposed redevelopment, and making the Project – which would provide significant economic and community benefits – a reality.

As explained below, the Property satisfies the Brownfield area designation criteria under Florida’s Brownfields Redevelopment Act in Section 376.80(2)(c), Florida Statutes.¹ The Property also satisfies the definition of a “brownfield site” in Section 376.79(4), Florida Statutes.

I. The Property Satisfies the Statutory Criteria for Designation as a Brownfield Area.

Section 376.80(2)(c) governs Brownfield area designations “proposed by a person other than the local government” and therefore applies here to the Brownfield area designation requested by North Miami Ventures. Here, all five (5) of the criteria in Section 376.80(2)(c) are met.

1. Agreement to Rehabilitate and Redevelop Brownfield Site. As to the first requirement for Brownfield area designation, Section 376.80(2)(c)1. provides: “[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

North Miami Ventures satisfies this requirement because it owns – and therefore controls – the Property pursuant to the deed in favor of North Miami Ventures dated December 17, 2021. Attachment 2. North Miami Ventures plans to redevelop and, as necessary, rehabilitate the Property pursuant to permitting and approvals from the City, the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (“DERM”), Florida Department of Environmental Protection (“FDEP”), and/or other applicable regulatory agencies.

2. Economic Productivity. This is the second requirement for Brownfield area designation under Florida’s Brownfields Redevelopment Act. Section 376.80(2)(c)2. states: “The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of

¹ A copy of Section 376.80, Florida Statutes, is attached as Attachment 1.
a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of
recreational areas, conservation areas, or parks.”

North Miami Ventures satisfies this criteria because the Project would result in significant
economic productivity and growth in the local area and in the City. The unoccupied and idle
Property is not being utilized despite its significant potential. North Miami Ventures’ budget for
site construction and environmental work at the Property is approximately $50 million, which is
expected to be spent in large part locally on contractors, consultants, construction materials, and
other related items.

The Project also will create at least 5 new permanent jobs that are full-time equivalent and
are not associated with implementation of the proposed Brownfield site rehabilitation agreement
or with redevelopment or construction. It is estimated the Project will create up to approximately
15 to 20 permanent jobs after the full build-out. The types of permanent jobs include property
management and leasing, property maintenance, and jobs generated by the non-residential spaces
which may include consultants, accountants, insurance and real estate agents, and personal services
providers such as hairdressers and others.

The employees associated with the Project also are expected to spend money and earnings
with local companies and merchants, who, in turn, are be expected to invest in the local economy.
Further, once completed, the Project is anticipated to attract hundreds of residents who will reside
at the Property, spend money in the local community, and otherwise contribute to local community
life. Additional jobs from local businesses will be supported by the Project as a result of property
services and maintenance contracts, such as elevator, pool, landscaping, and other services.

In addition to the permanent jobs discussed above, it is estimated that multiple construction
and constructed-related jobs will be created during the construction and redevelopment process.

3. Consistency with Local Comprehensive Plan and Permittable Use under Local
Land Development Regulations. As the third requirement, Section 376.80(2)(c)3. provides:
“The redevelopment of the proposed brownfield site is consistent with the local comprehensive
plan and is a permittable use under the applicable local land development regulations.”

The Project satisfies this third criterion. The Property is already zoned PD-3 (mixed use
high). Accordingly, no zoning changes would be required for the Project.

Further, the Project is consistent with the City’s 2036 Comprehensive Plan, which
expressly encourages the designation of brownfield sites and recognizes their utility in supporting
redevelopment and productive use. For example, the 2036 Comprehensive Plan states, in part,
“[t]he City shall establish brownfield designations for one or more parcels of residential, industrial
or commercial property that are abandoned or underutilized because of concerns about

2 2036 Comprehensive Plan, as amended (adopted April 26, 2016), available at
Mobility Hub and TOD Strategic Plan also generally recognizes the importance of Brownfield redevelopment. The
North Miami Mobility Hub and TOD Strategic Plan, Draft Report (Aug. 2018), at 47 and 166, available at
environmental contamination in order to provide for state and federal funding resources.”\(^3\) The 2036 Comprehensive Plan further provides that “[t]he City shall support cleanup and redevelopment of brownfield properties and acknowledges that these properties will play an important role in land use planning by making good use of previously developed land.”\(^4\)

In fact, the 2036 Comprehensive Plan prioritizes brownfield redevelopment projects that are mixed-use, which is the type of development at issue here: “The City shall prioritize brownfield redevelopment projects that propose a mixture of residential, recreation, commercial and industrial uses based on site location and environmental conditions.”\(^5\)

Overall, the Project would result in redevelopment and productive reuse of the Property and would activate and transform the Property from idle and largely vacant land to a productive mixed-use site that generates jobs and tax revenue and revitalizes underused property.\(^6\)

4. **Public Notice and Comment.** Section 376.80(2)(c)4. states: “Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.” This is the fourth requirement for Brownfield area designation.

North Miami Ventures will satisfy this criterion because notice will be posted at the Property, notice will be published, and a community meeting will be held in connection with the Brownfield area designation. Proof of posting and publication will be provided to the City.

5. **Reasonable Financial Assurance.** This is the fifth requirement for Brownfield area designation. Section 376.80(2)(c)5. provides: “The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.”

North Miami Ventures satisfies this condition. North Miami Ventures owns the Property as of December 17, 2021 and has access to adequate financial resources to perform site rehabilitation and redevelopment. North Miami Ventures is affiliated with Integra Investments, LLC (“Integra Investments”), which is a Miami-based private equity and full-service real estate development company with a strong track record of successfully developing mixed-use communities in South Florida, including properties with environmental contamination. Integra Investments performs acquisitions, development, construction management, and asset management of complex real estate ventures in Florida, including residential, mixed-use, office, retail, hotels, and marinas. Integra Investments’ significant portfolio is available for review on its

\(^3\) 2036 Comprehensive Plan, Policy 1.4.1.

\(^4\) *Id.* at Policy 1.4.2 (emphasis added).

\(^5\) *Id.* at Policy 1.4.4.

\(^6\) North Miami Ventures expects to submit a site plan to the City for review in early 2022.
North Miami Ventures will benefit from Integra Investments’ track record, access to capital, and experience financing mixed-use communities and complex real estate transactions.

II. The Property Satisfies the Definition of “Brownfield Site” in Section 376.79(4), Florida Statutes.

The Property also satisfies the definition and meaning of a “brownfield site,” as this term is defined in Florida’s Brownfields Redevelopment Act at Section 376.79(4), Florida Statutes. The term “brownfield site” is defined in Section 376.79(4), Florida Statutes, to mean “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.”

The circumstances here establish that the Property satisfies the definition of a “brownfield site.” As identified in various environmental investigations and assessments, the Property is affected by contaminants of concern in the soil and groundwater above applicable cleanup target levels. Buried debris including glass, fabric, plastic, and metal, is also present at the Property. The full scope and nature of the contamination at the Property is being evaluated.

Due to the known environmental impacts at the Property and potential for other related environmental impacts to be discovered, the redevelopment and reuse of the Property is complicated by actual or perceived environmental contamination. Accordingly, the Property meets the definition of a “brownfield site” under Section 376.79(4), Florida Statutes.

In sum, providing a Brownfield area designation here is consistent with the City’s stated goal of supporting brownfield redevelopment and is critical to North Miami Ventures’ successful rehabilitation and redevelopment of the Property, particularly in relation to assisting it with addressing the significant environmental impacts at the Property and in managing the risk, complexity, and costs in undertaking these efforts.

---

Brownfields redevelopment is of great importance in Florida where balancing strong economic and community growth with suburban sprawl is an ongoing challenge. Brownfield redevelopment is of great importance in Florida where balancing strong economic and community growth with suburban sprawl is an ongoing challenge.

Florida’s Brownfields Redevelopment Program –

- Creates jobs
- Promotes voluntary cleanup
- Prevents the premature development of greenspace (farmland, open space, and natural areas)
- Reduces public cost for installing infrastructure in greenspaces
- Encourages the highest and best use of blighted properties
- Minimizes or eliminates the need for environmental enforcement or state-funded cleanup
- Encourages community revitalization

Brownfield redevelopment is of great importance in Florida where balancing strong economic and community growth with suburban sprawl is an ongoing challenge.

Brownfields Redevelopment Program
www.floridadep.gov/waste/waste-cleanup/content/brownfields-program/
Within the footprint of Orlando City Soccer Complex, there were approximately five former gasoline and automotive repair facilities, a City of Orlando fire station, and a retention pond. The BSRA was executed in December 2014, listing one Brownfield Site ID for three separate areas of concern within the larger soccer complex. The three areas of concern included the following addresses: 618 West Central Boulevard, 625 West Church Street, and 633 West Church Street. The 633 West Church Street location, the current location of the City Soccer Stadium, was found to be contaminated with petroleum and metals-related contaminants of concern. Seventeen tons of metals-contaminated soil and 4,031 tons of petroleum-impacted soil were excavated, and the petroleum groundwater contamination was remediated. The Orlando City Soccer Stadium was opened in March 2017. The SRCO for the area of known petroleum hydrocarbons and metals contamination was issued in April 2017.
NOTICE OF PUBLIC HEARING

CITY OF NORTH MIAMI, FLORIDA

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

The Planning Commission will hold a Public Hearing for this item on Tuesday, March 1, 2022 at 7:00 p.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 Hearing and provide oral or written comments on the matter. Copies of the reports 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, or online at: www.northmiamifl.gov/epditems. 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. 19005.

Pursuant to Florida Statute section 286.0105, persons appealing any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.
February 18, 2022

City of North Miami
12400 NE 8 Avenue
North Miami, FL 33161

Re: Property owners within 500 feet of:
SUBJECT: 13855 NW 17 Avenue, North Miami, FL 33167
FOLIO NUMBER: 06-2123-000-0060
ABBREV. LEGAL DESCRIPTION: 23 52 41 7.59 AC N528FT OF NW1/4 OF SW1/4 OF SW1/4 LESS W35FT FOR RD

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers’ Office as of 2/16/2022.

I hereby affirm that I have the notices were mailed and the site was posted on 2/18/2022.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: 131, including 0 international
To: Planning Commission

From: Debbie Love, AICP, City Planner

Date: March 1, 2022

RE: AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED “LAND DEVELOPMENT REGULATIONS” BY AMENDING ARTICLE 2, “DECISION-MAKING AND ADMINISTRATIVE BODIES”, AT DIVISION 4; ENTITLED “DOWNTOWN ACTION PLAN ADVISORY COMMITTEE”, SPECIFICALLY AT SECTION 2-402 “MEMBERSHIP; TERMS, VACANCY, REMOVAL” TO CLARIFY THE PROCESS FOR COMMITTEE APPOINTMENTS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, AND FOR AN EFFECTIVE DATE.

District: Citywide

RECOMMENDATION

Staff is requesting that, pursuant to Article 3, Division 10, Section 3-1006 of the City’s Land Development Regulations (LDRs), Planning Commission review the proposed amendment, as described in the above ordinance title, and as attached hereto, consider City staff’s recommendation, and any testimony at the public hearing, and make a recommendation to the Mayor and City Council to adopt the proposed amendment by passage of the attached ordinance.

BACKGROUND

Context: Pursuant to Section 2-401 of the City’s LDRs, the Downtown Action Plan Advisory Committee (“DAPAC”) was created to, “…assist in the implementation of the adopted major corridor and downtown master plan, as well as the accompanying concept and action plans”. Currently, Section 2-402 provides for the appointment of up to fifteen (15) members to the DAPAC by the City Council at-large for two (2) year terms.

To provide additional clarity in the appointment process, Mayor and City Council has requested an amendment to Section 2-402 to provide for each member of the Mayor and
City Council to make up to three (3) appointments to DAPAC for terms that run concurrent with the term of the appointing member.

**Analysis:** This amendment has been reviewed pursuant to the standards for approval set forth in Article 3, Division 10, Section 3-1004 of the City’s LDRs as follows:

A. **Whether the amendment promotes the public health, safety and welfare;**
   *This amendment will provide clarity in the appointment process; thereby, allowing appointments that are better representative of the Mayor and City Council.*

B. **Whether the amendment permits uses the comprehensive land use plan prohibits in the area affected by the zoning map change or text amendment;**
   *This amendment to the LDRs does not affect the permitted uses.*

C. **Whether the amendment allows densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property;**
   *This amendment to the LDRs does not affect the allowable densities or intensities.*

D. **Whether the amendment causes a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the comprehensive land use plan;**
   *This amendment has no impact upon the level of service for public infrastructure.*

E. **Whether the amendment directly conflicts with a goal, objective or policy of the comprehensive land use plan; and**
   *This amendment does not conflict with the comprehensive plan.*

F. **Whether the amendment furthers the orderly development of the City of North Miami.**
   *This amendment does not impact the orderly development of the City.*

### FUNDING IMPACT / FUNDING SOURCE

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**Total:** N/A
ATTACHMENTS

1. Proposed Ordinance
2. Public Notice
ORDINANCE NO. __________

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED “LAND DEVELOPMENT REGULATIONS” BY AMENDING ARTICLE 2, “DECISION-MAKING AND ADMINISTRATIVE BODIES”, AT DIVISION 4; ENTITLED “DOWNTOWN ACTION PLAN ADVISORY COMMITTEE”, SPECIFICALLY AT SECTION 2-402 “MEMBERSHIP; TERMS, VACANCY, REMOVAL” TO CLARIFY THE PROCESS FOR COMMITTEE APPOINTMENTS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Action Plan Advisory Committee (“DAPAC”) was created to “assist in the implementation of the adopted major corridor and downtown master plan as well as the accompanying concept and action plans” as indicated in Section 2-401 of the City of North Miami Land Development Regulations; and

WHEREAS, Chapter 29, Article 2, Division 4, Section 2-402, of the City of North Miami Code of Ordinances, currently provides for the appointment of up to fifteen (15) members to DAPAC by the City Council at-large for two (2) year terms; and

WHEREAS, to provide clarity in the process for appointments to DAPAC, the Mayor and Council desire to adopt changes to Article 2, Division 4, Section 2-402 of the City’s Land Development Regulations; and

WHEREAS, the proposed ordinance provides for each member of the Mayor and City Council to make up to three (3) appointments to DAPAC for terms that run concurrent with the term of the appointing councilmember; and

WHEREAS, pursuant to the requirements of Article 3, Division 10, Section 3-1006 of the City LDRs, the Planning Commission has reviewed the proposed Amendment to the LDRs and issued a recommendation to the Mayor and the City Council to take the appropriate action and adopt the proposed Amendment by passage of this ordinance; and

IWO #22-017 (JLW)
WHEREAS, pursuant to Article 3, Section 3-1007 of the LDRs, the Mayor and City Council have jurisdiction to adopt the proposed LDR text amendment, and after two (2) duly noticed public meetings (first reading and second reading), have determined that the amendments are in the best interest of City residents.

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

Section 1. Recitals. The recitals to the preamble herein are incorporated by reference.


CITY OF NORTH MIAMI CODE OF ORDINANCES
CHAPTER 29. LAND DEVELOPMENT REGULATIONS

* * * * *

ARTICLE 2. – DECISION-MAKING AND ADMINISTRATIVE BODIES

* * * * *

DIVISION 4. – DOWNTOWN ACTION PLAN ADVISORY COMMITTEE

* * * *

Sec. 2-402. - Membership; terms; vacancies; removal.

A. Membership.

1. The DAPAC shall be composed of a minimum of eleven (11) and a maximum of fifteen (15) members appointed by a majority of the city council. Each member of the city council shall nominate up to three (3) members of the DAPAC, which nomination shall be subject to approval of the majority of the city council.

2. The composition of the committee.
The DAPAC will consist of several key community stakeholders, with representation from the City’s local Arts/Cultural, Education, Film industry and business community. Examples include, but are not limited to a representative from MOCA, downtown business owners/tenants, chamber of commerce representatives, Business Development Board Representative, University partners, and other stakeholders.

B. Terms. Appointments to the DAPAC shall be for two-year terms. The terms of all members shall commence upon appointment, and shall coincide with the term of the mayor or city council member making the appointment. When a committee member’s term expires, the member shall continue to be an active member until such time that the city council reappoints or makes a new appointment.

C. Vacancies. Appointments to fill any vacancies shall be made by the city council and shall be for the remainder of the unexpired term.

D. Removal. Members can be removed from office for good cause by three-fifths (3/5) vote of the city council. An example of good cause will be failing to attend three (3) consecutive meetings without a committee-approved excuse, or a finding of the majority of the committee, as expressed upon the minutes of the committee, that participation and attendance by such member is not satisfactory and a replacement is needed.

****

Section 3. Repeal. All Ordinances and part of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. Conflicts. All Ordinances or parts of ordinances in conflict herewith the provisions of this Ordinance are repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable. If any section, paragraph, sentence, phrase, clause or word of this Ordinance shall, for any reason, be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, phrases, clause or words of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall notwithstanding the invalidity of any part.

Section 6. Scrivener’s Errors. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy with the City Clerk.

Section 7. Codification. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of
this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or any other appropriate word.

**Section 8. Effective Date.** This Ordinance shall become effective immediately upon adoption on second reading.

**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 _______________, 2022.

**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 _______________, 2022.

______________________________
PHILLIPE BIEN-AIME
MAYOR

ATTEST:

____________________________________
VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

____________________________________
JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: ______________________
Seconded by: _____________________

IWO #22-017 (JLW)
Vote:

Mayor Philippe Bien-Aime _______ (Yes) _______ (No)
Vice Mayor Alix Desulme, Ph.Ed. _______ (Yes) _______ (No)
Councilwoman Mary Estime-Irvin _______ (Yes) _______ (No)
Councilman Scott Galvin _______ (Yes) _______ (No)
Councilwoman Kassandra Timothe, MPA _______ (Yes) _______ (No)
NOTICE OF PUBLIC HEARING

CITY OF NORTH MIAMI, FLORIDA

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED “LAND DEVELOPMENT REGULATIONS” BY AMENDING ARTICLE 2, “DECISION-MAKING AND ADMINISTRATIVE BODIES”, AT DIVISION 4; ENTITLED “DOWNTOWN ACTION PLAN ADVISORY COMMITTEE”, SPECIFICALLY AT SECTION 2-402 “MEMBERSHIP; TERMS, VACANCY, REMOVAL” TO CLARIFY THE PROCESS FOR COMMITTEE APPOINTMENTS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, AND FOR AN EFFECTIVE DATE.
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AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE BOUNDARIES OF CITY COUNCIL DISTRICTS NUMBERED 1, 2, 3, AND 4 IN ORDER TO DECREASE THE DEVIATION IN POPULATION TOTALS AS REFLECTED IN THE YEAR 2020 FEDERAL CENSUS; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.

The Planning Commission will hold a Public Hearing for these items on **Tuesday, March 1, 2022 at 7:00 p.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 Hearing and provide oral or written comments on the matter. Copies of the reports 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, or online at: [www.northmiamifl.gov/cpditems](http://www.northmiamifl.gov/cpditems). 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. 19005.

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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. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.
Planning Commission Report

To: Planning Commission

From: Debbie Love, AICP, City Planner

Date: March 1, 2022

RE: AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES BY AMENDING ARTICLE 2, DIVISION 2, ENTITLED “PLANNING COMMISSION”, AND DIVISION 3, ENTITLED “BOARD OF ADJUSTMENT”, TO FURTHER CLARIFY MEMBERSHIP TERMS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, CODIFICATION AND FOR AN EFFECTIVE DATE.

District: Citywide

RECOMMENDATION

Staff is requesting that, pursuant to Article 3, Division 10, Section 3-1006 of the City’s Land Development Regulations (LDRs), Planning Commission review the proposed amendment, as described in the above ordinance title, and as attached hereto, consider City staff’s recommendation, and any testimony at the public hearing, and make a recommendation to the Mayor and City Council to adopt the proposed amendment by passage of the attached ordinance.

BACKGROUND

Context: Article 2, Division 2, Section 2-202 of the City’s LDRs provides for the terms of members of the Planning Commission (“PC”), and Article 2, Division 3, Section 2-302 outlines the terms of the members of the Board of Adjustment (“BOA”). Both the PC and BOA appointments are coterminous with the appointing member or the Mayor for at-large members. Unfortunately, the LDRs do not recognize there is a delay between the election of City Council members, and their board appointments/reappointments. This has often resulted in a lack of quorum, whereby applications for development approval, variances, and special exceptions languish.

This amendment to the LDRs codifies the City’s long-term practice of allowing existing board/commission members to remain active until the Mayor and City Council reappoints those members or makes a new appointment, and it mirrors the language in Section 2-402 for the terms of members of the Downtown Action Plan Advisory Committee (“DAPAC”).
**Analysis:** This amendment has been reviewed pursuant to the standards for approval set forth in Article 3, Division 10, Section 3-1004 of the City’s LDRs as follows:

A. **Whether the amendment promotes the public health, safety and welfare;**

   This amendment will provide consistency in the terms of board appointments/reappointments for the PC, BOA and DAPAC. Additionally, staff anticipates this will reduce the issue of lack of quorum, and the subsequent delay in the review process for requests for development approval, variances, and special exceptions.

B. **Whether the amendment permits uses the comprehensive land use plan prohibits in the area affected by the zoning map change or text amendment;**

   This amendment to the LDRs does not affect the permitted uses.

C. **Whether the amendment allows densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property;**

   This amendment to the LDRs does not affect the allowable densities or intensities.

D. **Whether the amendment causes a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the comprehensive land use plan;**

   This amendment has no impact upon the level of service for public infrastructure.

E. **Whether the amendment directly conflicts with a goal, objective or policy of the comprehensive land use plan; and**

   This amendment does not conflict with the comprehensive plan.

F. **Whether the amendment furthers the orderly development of the City of North Miami.**

   This amendment does not impact the orderly development of the City.

**FUNDING IMPACT / FUNDING SOURCE**

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**Total:** N/A
ATTACHMENTS

1. Proposed Ordinance
2. Public Notice
ORDINANCE NO. __________

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES BY AMENDING ARTICLE 2, DIVISION 2, ENTITLED “PLANNING COMMISSION”, AND DIVISION 3, ENTITLED “BOARD OF ADJUSTMENT”, TO FURTHER CLARIFY MEMBERSHIP TERMS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, CODIFICATION AND FOR AN EFFECTIVE DATE.

WHEREAS, the current Land Development Regulations (“LDRs”), Chapter 29 of the City Code of Ordinances, was adopted in July 2017 through Ordinance No. 1417 to establish zoning districts and regulations that implement the adopted 2007 Future Land Use Map (“FLUM”) designations; and

WHEREAS, Article 3, Division 10, Sections 3-1003 through 3-1007 of the LDRs outlines the procedures for text amendments and zoning map changes to the LDRs initiated by either the City or one (1) or more owners of record for parcel(s) located within the jurisdictional boundary of the City; and

WHEREAS, Article 3, Division 3, Section 3-302 of the LDRs establishes a uniform notice and procedure in order to ensure due process and maintain citizen access to the local government decision-making forum relating to the approval LDR text changes within the jurisdictional boundary of the City; and

WHEREAS, currently, the LDRs do not recognize the delay between the election of City Council members, and their board appointments/reappointments, resulting in a lack of quorum, whereby applications for development approval, variances, and special exceptions may languish; and

WHEREAS, this amendment to the LDRs codifies the City’s long-term practice of allowing existing board members to remain active until such time as the City Council reappoints them or makes a new appointment.
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Recitals. The recitals to the preamble herein are incorporated by reference.

Section 2. Amendment to Chapter 29, North Miami Code of Ordinances. The Mayor and City Council of the City of North Miami, Florida, hereby amend Chapter 29 of the North Miami Code of Ordinances entitled “Land Development Regulations”, by amending Article 2, entitled “Decision-making and Administrative Bodies” as follows:

CITY OF NORTH MIAMI CODE OF ORDINANCES
CHAPTER 29. LAND DEVELOPMENT REGULATIONS

* * * * *

ARTICLE 2: DECISION-MAKING AND ADMINISTRATIVE BODIES

*****

DIVISION 2. - PLANNING COMMISSION

*****

Sec. 2-202. - Membership; terms; vacancies; removal.

*****

B. Terms. The term of those board members appointed by the individual city council members shall be coterminous with the appointing elected official's term of office. The term of those board members appointed by the city council as a whole shall be coterminous with the mayor's term of office. Upon adoption of amendments reconfiguring the board membership the city council may remove and reappoint members in accord with the new membership requirements. Notwithstanding the foregoing, when a commission member's term expires, the member shall continue to be an active member until such time that the city council reappoints or makes a new appointment.

C. Vacancies. Appointments to fill any vacancies shall be made by the city council and shall be for the remainder of the unexpired term.

D. Removal. Three (3) affirmative votes of the city council shall be required in order to remove a commission member, and no cause need be shown for removal. Any commission member who has three (3) consecutive absences in one (1) year shall forfeit membership at the discretion of the city council, except that the city council may accept military service or an extended illness as excused absences.

IWO #21-545 (JLW)
DIVISION 3. - BOARD OF ADJUSTMENT

Sec. 2-302. - Membership; terms; vacancies; removal.

B. Terms. The term of those board members appointed by the individual city council members shall be coterminous with the appointing elected official's term of office. The term of those board members appointed by the city council as a whole shall be coterminous with the mayor's term of office. Upon adoption of amendments reconfiguring the board membership the city council may remove and reappoint members in accord with the new membership requirements. Notwithstanding the foregoing, when a board member's term expires, the member shall continue to be an active member until such time that the city council reappoints or makes a new appointment.

C. Vacancies. Appointments to fill any vacancy on the board shall be made by the city council and shall be for the remainder of the unexpired term.

D. Removal. Three (3) affirmative votes of the city council shall be required in order to remove a board member, and no cause need be shown for removal. Any board member who has three (3) absences in one (1) year shall forfeit membership at the discretion of the city council; the city council may accept military service or extended illness as excused absences.

Section 3. Repeal. All Ordinances and part of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. Conflicts. All Ordinances or parts of ordinances in conflict herewith the provisions of this Ordinance are repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable. If any section, paragraph, sentence, phrase, clause or word of this Ordinance shall, for any reason, be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, phrases, clause or words of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall notwithstanding the invalidity of any part.

Section 6. Scrivener’s Errors. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy with the City Clerk.
Section 7. Codification. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or any other appropriate word.

Section 8. Effective Date. This Ordinance shall become effective ten (10) days after adoption on second reading.

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 _______________, 2022.

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 ________________, 2022.

________________________________________
PHILIPPE BIEN-AIME
MAYOR

ATTEST:

_____________________________________
VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____________________________________
JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____________________________
Seconded by: __________________________

Vote:
Mayor Philippe Bien-Aime _______ (Yes) _______ (No)
Vice Mayor Scott Galvin _______ (Yes) _______ (No)

IWO #21-545 (JLW)
Councilwoman Kassandra Timothe, MPA  ____ (Yes) ____ (No)
Councilwoman Mary Estimé-Irvin  ____ (Yes) ____ (No)
Councilman Alix Desulme, Ed.D.  ____ (Yes) ____ (No)
NOTICE OF PUBLIC HEARING

CITY OF NORTH MIAMI, FLORIDA

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED “LAND DEVELOPMENT REGULATIONS” BY AMENDING ARTICLE 2, “DECISION-MAKING AND ADMINISTRATIVE BODIES”, AT DIVISION 4; ENTITLED “DOWNTOWN ACTION PLAN ADVISORY COMMITTEE”, SPECIFICALLY AT SECTION 2-402 “MEMBERSHIP; TERMS, VACANCY, REMOVAL” TO CLARIFY THE PROCESS FOR COMMITTEE APPOINTMENTS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, AND FOR AN EFFECTIVE DATE.
AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES BY AMENDING ARTICLE 2, DIVISION 2, ENTITLED “PLANNING COMMISSION”, AND DIVISION 3, ENTITLED “BOARD OF ADJUSTMENT”, TO FURTHER CLARIFY MEMBERSHIP TERMS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, CODIFICATION AND FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE BOUNDARIES OF CITY COUNCIL DISTRICTS NUMBERED 1, 2, 3, AND 4 IN ORDER TO DECREASE THE DEVIATION IN POPULATION TOTALS AS REFLECTED IN THE YEAR 2020 FEDERAL CENSUS; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.

The Planning Commission will hold a Public Hearing for these items on Tuesday, March 1, 2022 at 7:00 p.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 Hearing and provide oral or written comments on the matter. Copies of the reports 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, or online at: www.northmiamifl.gov/cpditems. 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. 19005.

Pursuant to Florida Statute section 286.0105, persons appealing any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.
To: Planning Commission

From: Debbie Love, AICP, City Planner

Date: March 1, 2022

RE: AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE BOUNDARIES OF CITY COUNCIL DISTRICTS NUMBERED 1, 2, 3, AND 4 IN ORDER TO DECREASE THE DEVIATION IN POPULATION TOTALS AS REFLECTED IN THE YEAR 2020 FEDERAL CENSUS; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.

District: City-Wide

RECOMMENDATION

Staff is requesting that Planning Commission recommend an amendment to the District Boundaries of Districts 1, 2, 3, and 4 in order to reduce the deviation in population between the City's four districts.

BACKGROUND

Two community workshops were held on February 15, 2022 and February 17, 2022 via Zoom (see Attachment 2). Facilitators of the public meetings included a representative from the consulting firm of KS&A Governmental Associates, and Community Planning and Development staff.

At each of those meetings, the Consultant outlined the process for redistricting, reviewed the resulting four (4) alternative map options, and answered any questions posed from those in attendance. The participants also completed a survey identifying their preferred alternative map, and provided additional comments and suggestions.

Noted below are the survey results for each meeting:

- **February 15, 2022:** Of the eight (8) survey responses received, three (3) voted for Alternative Map #1, three (3) voted for Alternative Map #4, and two (2) voted for Alternative Map #2. No additional comments or suggestions were proffered.
- **February 17, 2022:** Of the sixteen (16) survey responses received, forty-five (45) percent or seven (7) votes were cast for Alternative Map #3, and the remaining votes were split equally between Alternative Maps #1 and #4. Suggestions included the following:
  1. “Please keep District 2 multicultural.”
  2. “Census Blocks for each district displayed on the map.”
3. “Please look at using Dixie as a separation. Dist. 2 could extend further over to Griffing Park. Dist. 3 could include the HS/Library segment and the triangle of Dist. 1 can be distributed slightly differently in 2/3.”
4. “Please ensure that minority representation is not lost in the districts.”

Section 6-78(g) of the City’s Code of Ordinances requires that, “The Planning Commission shall review the official U.S. Census results anticipated to be available in the year 2000 and thereafter, and shall recommend any necessary revisions to the single-member district configuration upon the basis of such review.” In order to assist with this process, a representative from the consulting firm will make a presentation before the Planning Commission.

**FUNDING IMPACT / FUNDING SOURCE**

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**Total:** N/A

**ATTACHMENTS**

1. Proposed Ordinance
2. Community Workshops Flyer
3. Public Notice

\(^{i}\) May not sum to total due to rounding.
ORDINANCE NO. _____________________

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE BOUNDARIES OF CITY COUNCIL DISTRICTS NUMBERED 1, 2, 3, AND 4 IN ORDER TO DECREASE THE DEVIATION IN POPULATION TOTALS AS REFLECTED IN THE YEAR 2020 FEDERAL CENSUS; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article III, Section 10 of the City of North Miami (“City”) Charter, the Mayor and City Council shall by Ordinance, establish the districts regarding single-member councilperson representation; and

WHEREAS, the City’s consultant has reviewed all applicable Year 2020 Census Data, and the City’s Planning Commission has recommended an amendment to the District Boundaries of Districts 1, 2, 3, and 4 in order to reduce the deviation in population between the City’s four districts.

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

Section 1. Amendment to District Boundaries. The district boundaries for Districts 1, 2, 3, and 4 are amended pursuant to the Single-Member District Map and accompanying 2020 U.S. Census Block Description, attached as Exhibit “A,” and incorporated into this Ordinance.

Section 2. Repeal. All ordinances or parts of ordinances in conflict or inconsistent are hereby repealed.

Section 3. Severability. 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. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading, and shall be applicable commencing with the City of North Miami general election scheduled for May, 2023.
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 ________________, 2022.

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 ______________, 2022.

____________________________
PHILLIPE BIEN-AIME
MAYOR

ATTEST:

____________________________________
VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

____________________________________
JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: ______________________
Seconded by: ______________________

Vote:
Mayor Philippe Bien-Aime     _______ (Yes) _______ (No)
Vice Mayor Alix Desulme, Ed.D.    _______ (Yes) _______ (No)
Councilman Scott Galvin     _______ (Yes) _______ (No)
Councilwoman Carol Keys, Esq.    _______ (Yes) _______ (No)
Councilwoman Mary Estimé-Irvin     _______ (Yes) _______ (No)
Current North Miami Commission Districts
2020 Redistricting Data

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## City Council Districts

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<td>15048.25</td>
<td>15067</td>
<td>18.75</td>
<td>0.1%</td>
<td>1585</td>
<td>11%</td>
<td>9795</td>
<td>65%</td>
<td>3687</td>
<td>24%</td>
<td>4472</td>
<td>30%</td>
</tr>
<tr>
<td>Totals</td>
<td>60193</td>
<td>60193</td>
<td>0</td>
<td>0</td>
<td>10720</td>
<td></td>
<td>31105</td>
<td></td>
<td>18368</td>
<td></td>
<td>20349</td>
<td></td>
</tr>
</tbody>
</table>

0 - 10 Miles

Miami-Dade County, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS.
Redistricting determines how our electoral boundaries will be shaped for the next ten years.

The location of where district lines are drawn impact the neighborhood's ability to elect fair representation.

To ensure fair representation, your input matters!

What is Redistricting?

- Redistricting is the process that all legislative bodies undertake every ten years after the release of the decennial U.S. Census.

- The districts from which members of the City Council are elected are required to be as nearly equal in population as possible, to further the principle of “one person, one vote.”

- It is undertaken to help ensure that everyone’s vote counts by adjusting district boundaries so that the population of each of the Council districts are nearly equal.

JOIN US VIRTUALLY VIA ZOOM

Tuesday, February 15, 2022
6:00 p.m.
Workshop Link: https://tinyurl.com/2fuufn54

Thursday, February 17, 2022
12:00 p.m.
Workshop Link: https://tinyurl.com/2p944ms5

For more information, please contact the Community Planning and Development Department at 305-895-9825.
NOTICE OF PUBLIC HEARING
CITY OF NORTH MIAMI, FLORIDA

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DESIGNATING THE REAL PROPERTY GENERALLY LOCATED AT 13855 NW 17TH AVENUE, CONSISTING OF 7.06 ACRES, AND IDENTIFIED BY MIAMI-DADE COUNTY FOLIO NO. 06-2123-000-0060, AS FURTHER IDENTIFIED BY THE MAP IN THE ATTACHED EXHIBIT “A”, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED “LAND DEVELOPMENT REGULATIONS” BY AMENDING ARTICLE 2, “DECISION-MAKING AND ADMINISTRATIVE BODIES”, AT DIVISION 4; ENTITLED “DOWNTOWN ACTION PLAN ADVISORY COMMITTEE”, SPECIFICALLY AT SECTION 2-402 “MEMBERSHIP; TERMS, VACANCY, REMOVAL” TO CLARIFY THE PROCESS FOR COMMITTEE APPOINTMENTS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, AND FOR AN EFFECTIVE DATE.
AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, PROVIDING FOR A TEXT AMENDMENT TO CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES BY AMENDING ARTICLE 2, DIVISION 2, ENTITLED “PLANNING COMMISSION”, AND DIVISION 3, ENTITLED “BOARD OF ADJUSTMENT”, TO FURTHER CLARIFY MEMBERSHIP TERMS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, CODIFICATION AND FOR AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING THE BOUNDARIES OF CITY COUNCIL DISTRICTS NUMBERED 1, 2, 3, AND 4 IN ORDER TO DECREASE THE DEVIATION IN POPULATION TOTALS AS REFLECTED IN THE YEAR 2020 FEDERAL CENSUS; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.

The Planning Commission will hold a Public Hearing for these items on Tuesday, March 1, 2022 at 7:00 p.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 Hearing and provide oral or written comments on the matter. Copies of the reports 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, or online at: www.northmiamifl.gov/cpditems. 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. 19005.

Pursuant to Florida Statute section 286.0105, persons appealing any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.