



**COMMUNITY PLANNING & DEVELOPMENT  
DEPARTMENT - PLANNING**

**APPLICATION for LAND DEVELOPMENT REGULATIONS (LDRs)  
TEXT &/or ZONING MAP AMENDMENT**

**SUBMIT ALL**

**SECTION 1: APPLICATION**

**HELPFUL INFORMATION**

**SECTION 2: CHECKLIST**

**SECTION 3: FEE SCHEDULE**

**SECTION 4: DEPARTMENT CONTACTS**

City of North Miami  
Community Planning & Development Department  
12400 NE 8 Avenue North Miami, FL 33161  
305-895-9825  
[www.NorthMiamiFl.gov/CPD](http://www.NorthMiamiFl.gov/CPD)



## SECTION 1: APPLICATION FOR LDR TEXT / ZONING MAP AMENDMENT

**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).

**Check one type ONLY (Use separate applications if applicable)**     Amendment to Text of LDR     Rezoning/ Zoning Map Amendment

|   |  |
|---|--|
| <b>DEVELOPMENT/PROJECT NAME:</b>  |  |
| 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. |
| DR Book & Page:   |  |
| Plat Name:  |  |
| Is the property an existing legal lot of record?  | Is the property the subject of Code Enforcement Action?                |
| If No, please explain.  | 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, legal description and appropriate Affidavit and/or disclosure forms.
2. Regarding **LDR Text Amendment** pay processing fee totaling **\$2,162**. **Zoning Map Amendment** pay processing fee totaling **\$2,595**. Checks should be made payable to the "City of North Miami".
3. Required to pay an publishing fee of **\$1250**.
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 zoning map changes and for text amendments to the Land Development Regulations. Indicate how the request meets the requirements for **Section 3-1003** and **Section 3-1004** of the City's Land Development Regulations.
6. Provide proof of ownership (submit a copy of a deed, tax record, etc).
7. Regarding **Zoning Map Amendment** provide **1 electronic copy and ten (10) folded copies of a certified plat of survey**. The plat of survey should be current (prepared within one (1) year from the date of application). Plans must be individually folded to a size no larger than 8-1/2 x 11 inches with the title block folded out. **Rolled plans will not be accepted. Kindly include the following:**
  1. An accurate legal description of the subject property
  2. Computation of the total area of the property in square feet
  3. Current zoning of the property
  4. Any recorded easement
8. 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   | \$3,244 (Cost Recovery)  |
| Abandonment of Right of Way/Easement/Alleyway   | \$2,974  |
| Annexation  | \$541 (plus Noticing) Applicant also pays separate election fees.  |
| Appraisal of City Rights of Way/Alleyway  | \$649 Abutting Residential/\$1,081 Abutting Non Residential  |
| Campus Master Plan  | \$1,135+\$8.00/100 sq.ft.  |
| Campus Master Plan Amendment  | \$541  |
| Comprehensive Plan Determination Letter   | \$234  |
| Conditional Use Permit  | \$1,081  |
| Conditional Use Permit Amendment  | \$541  |
| Conditional Use Permit Master Plan Development/ Non Residential   | \$541 + \$22 per acre  |
| Conditional Use Permit Master Plan Development/ Residential   | \$216 + \$1.00 per acre  |
| Continuation of a Public Hearing Item   | \$112  |
| Development Agreement   | \$4,150  |
| Development of Regional Impact (DRI) Review   | \$17,853   |
| DRI - Notice of Proposed Change(NOPC)   | \$6,920  |
| Land Development Regulations - Text Amendment (Including Establishment of Use)  | \$ 2,162   |
| Land Use Plan Amendment - Comprehensive Plan Text Amendment   | \$ 4,325   |
| Land Use Plan Amendment - Map Amendment   | <Small Scale \$2,811 ;<br>>Large Scale \$4,325   |
| Review of legal documents i.e. easement, deeds, agreements , dedications  | \$66 per hour  |
| Rezoning/LDR Zoning Map Amendment   | \$ 2,595   |
| Plat - Final Plat   | \$1,000 Residential. \$1,500 Non Residential.  |
| Plat -Tentative Plat  | \$1,000 Residential plus cost recovery with deposit of \$750<br>\$1,500 Non Residential plus cost recovery with deposit of \$750 |
| Plat -Waiver of Plat  | \$1,000 Residential. \$1,500 Non Residential   |
| Public Hearing Only (Non DRC proposed items seeking Resolution adoption by City Council)  | <u>\$324</u>   |
| Publishing/ Noticing  | \$1,250 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. |  |
| Signs (Public Notice)   | \$134  |
| Traffic Impact Analysis Review  | Cost Recovery, subject to the assessment of the consultant.  |
| Unity of Title Review   | \$541  |
| Vested Rights Determination   | \$1,829  |

## SECTION 4: CITY STAFF CONTACT LIST

| Name  | Phone No.               | E-mail   |
|---|-------------------------|--|
| <b>For Planning Commission</b>                                      |                         |  |
| <b>Marline Monestime</b><br>Planning Commission Secretary           | 305.893.6511 ext. 19005 | <a href="mailto:mmonestime@northmiamifl.gov">mmonestime@northmiamifl.gov</a>       |
| <b>Debbie Love, AICP</b><br>City Planner                            | 305.893.6511 ext. 19003 | <a href="mailto:dlove@northmiamifl.gov">dlove@northmiamifl.gov</a>                 |
| <b>Planner (Vacant)</b>   | 305.893.6511 ext. 19003 | <a href="mailto:dlove@northmiamifl.gov">dlove@northmiamifl.gov</a>                 |
| <b>Tanya Wilson, AICP</b><br>Planning Zoning & Development Director | 305.893.6511 ext. 19001 | <a href="mailto:twilson@northmiamifl.gov">twilson@northmiamifl.gov</a>             |
| <b>For Development Review Committee</b>                             |                         |  |
| <b>Amanda Murray, Sr. Planning Technician</b>                       | 305.893.6511 ext. 19007 | <a href="mailto:amurray@northmiamifl.gov">amurray@northmiamifl.gov</a>             |
| <b>Derrick Cook, MBA</b><br>Zoning Manager                          | 305.893.6511 ext. 19004 | <a href="mailto:dcook@northmiamifl.gov">dcook@northmiamifl.gov</a>                 |
| <b>Lorna Louis-Pierre, Zoning Clerk</b>                             | 305-893-6511 ext. 19011 | <a href="mailto:llouis-pierre@northmiamifl.gov">llouis-pierre@northmiamifl.gov</a> |
| <b>For Public Works Department</b>                                  |                         |  |
| <b>Wisler Pierre-Louis,</b><br>Public Works Director                | 305-893-6511 ext. 12501 | <a href="mailto:pwisler@northmiamifl.gov">pwisler@northmiamifl.gov</a>             |
| <b>Hasan Rizvi</b><br>City Engineer                                 | 305-895-9834            | <a href="mailto:hrizvi@northmiamifl.gov">hrizvi@northmiamifl.gov</a>               |

|  |  |   |
|--|--|---|
| <b>FPL</b>   | <b>Attn: Marco Alvarez</b><br>18455 NE 2 Avenue,<br>Miami, FL 33179                | 305-770-7979                                |
| <b>AT&amp;T Network Operations</b>   | <b>Attn: Jesus Castelloanos</b><br>8101 NW 90 Street,<br>Medley, FL 33166          | 305-887-9017                                |
| <b>TECO Peoples Gas</b>  | <b>Attn: Alex Roche</b><br>5101 NW 21 Avenue, Suite 460, Fort Lauderdale, FL 33309 | 954-453-0824                                |
| <b>Dept. of Environmental Resource Mgt.</b><br><b>Office of Plan Review Services</b> | 11805 SW 26 Street, Suite 124<br>Miami, FL 33175                                   | 786-315-2800                                |
| <b>Miami Dade Subdivision Control Dept.</b>  | <b>Julio Delgado</b>   | 305-375-2141                                |
| <b>Florida Dept Of Transportation - Permit Office</b>                                | <b>Attn: Ali Khalilhamadi, PE,</b>   | 305-470-5367                                |
| <b>School Board of Miami-Dade County</b>   | <b>Attn: Ivan Rodriguez</b>  | 305-995-4899/<br>Irodriguez@dadeschools.net |