



**NORTH MIAMI PLANNING COMMISSION AGENDA**  
**Thursday, January 11, 2018 7:00PM**  
**Council Chambers**  
**776 NE 125<sup>th</sup> Street, North Miami, FL 33161**

**I. ASSEMBLY AND ORGANIZATION:**

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

**II. APPROVAL OF MINUTES:** December 5, 2017

**III. COMMUNICATIONS:** None

**IV. CONTINUED PUBLIC HEARING:** None

**V. PUBLIC HEARINGS:**

PC 6-17: **AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI 2036 FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW-MEDIUM DENSITY (35 FT., 12 DU/AC) TO BAYSHORE ZONE (115 FT., 100 DU/AC) TO PROVIDE FOR THE REDEVELOPMENT OF THE REAL PROPERTY, LOCATED AT 2305 NE 123 STREET (ALSO KNOWN AS WHITE HOUSE INN), CONSISTING OF 46,424 SQUARE FEET OR 1.07 ACRES IN SIZE, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2228-022-0010, IN ACCORDANCE WITH SECTIONS 163.3184 AND 163.3187, FLORIDA STATUTES (2017) AND SECTIONS 3-1102 THROUGH 3-1106, 3-1109(B) AND 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE STATED AMENDMENT TO THE FUTURE LAND USE MAP, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION; AND FOR AN EFFECTIVE DATE.**

- 1. Staff Report
- 2. Commission Action

PC 7-17: **AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", AT ARTICLE 1, ENTITLED "GENERAL PROVISIONS", SPECIFICALLY AT SECTION 1-106 ENTITLED "OFFICIAL ZONING MAP" TO CHANGE THE ZONING CLASSIFICATION FROM R-4, MULTIFAMILY DISTRICT (35 FT., 12 DU/AC) TO BAYSHORE ZONE DISTRICT (115 FT., 100 DU/AC) TO PROVIDE FOR THE REDEVELOPMENT OF THE REAL PROPERTY, LOCATED AT 2305 NE 123 STREET (ALSO KNOWN AS WHITE HOUSE INN), CONSISTING OF 46,424 SQUARE FEET OR 1.07 ACRES IN SIZE, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2228-022-0010, IN ACCORDANCE WITH SECTION 166.041(3)(C), FLORIDA STATUTES (2017) AND SECTIONS 3-1002, 3-1003, 3-1005 THROUGH 3-1007 AND SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; DECLARING THIS ZONING MAP AMENDMENT TO BE CONSISTENT WITH THE CITY COMPREHENSIVE PLAN; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE ZONING MAP AMENDMENT; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.**

- 1. Staff Report
- 2. Commission Action

~~PC 1-18: **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, ALLOCATING ONE HUNDRED AND SEVENTY-FIVE (175) RESIDENTIAL UNITS**~~

~~FROM THE PRIMARY POOL OF TWO THOUSAND FIVE HUNDRED (2,500) FLOATING RESIDENTIAL UNITS, AND FIFTY-NINE THOUSAND THREE HUNDRED AND TWENTY-SIX (59,326) SQUARE FEET FROM THE POOL OF 750,000 SQUARE FEET FOR NON-RESIDENTIAL USE, RESERVED FOR USE WITHIN THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO), FOR A PROPOSED MIXED-USE DEVELOPMENT FEATURING A 7-STORY, 175-UNIT, SENIOR RESIDENTIAL APARTMENT BUILDING WITH RETAIL SPACE, A 6-STORY, 70 BED ADULT LIVING FACILITY (ALF), AND A 3-LEVEL PARKING GARAGE, ON THE 1.947-ACRE REAL PROPERTY, GENERALLY LOCATED AT 950 NE 124 STREET AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2230-040-0020, IN ACCORDANCE WITH ARTICLE 4, DIVISION 4, SECTION 4-205(B) & SECTION 4-305, AND ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407 AND 3-302 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.~~

- \_\_\_\_\_ 1. Staff Report
- \_\_\_\_\_ 2. Commission Action

- VI. COMMITTEE REPORTS:** None
- VII. OLD BUSINESS:** None
- VIII. NEW BUSINESS:** None
- IX. ADJOURNMENT**

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