



**COMMUNITY PLANNING & DEVELOPMENT  
DEPARTMENT - PLANNING**

**APPLICATION FOR ABANDONMENT / VACATION OF RIGHT-OF-WAY**

**SUBMIT ALL  
SECTION 1: APPLICATION**

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

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



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

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

<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.
OR Book & Page: Plat Name: Is the property an existing legal lot of record? If No, please explain.	Is the property the subject of Code Enforcement Action? If yes, Code Enforcement Case No.:

### PROPERTY OWNER / APPLICANT / AGENT INFORMATION

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

### CONTACT PERSON

Identify one person to serve as the contact for the City during the application process. This will be the person notified by the City regarding comments and meetings (if needed).	
Name _____	
Address _____	
Phone _____ Fax _____ E-mail _____	

**CERTIFICATION**

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

Owners Signature

Date

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

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

Signature

Date

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

(Signature of Notary Public – State of Florida)

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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_ Type of Identification Produced \_\_\_\_\_

**FOR CITY STAFF USE ONLY**

Application Fee: \$ \_\_\_\_\_

**SUPPORTING DOCUMENTS RECEIVED**

**APPLICATION NO:** \_\_\_\_\_

Mail Public Notice Required

Proof of Ownership

**INTAKE DATE:** \_\_\_\_\_

Sign Public Notice Required

Warranty Deed

Letter of Consent

**RECEIPT NO.:** \_\_\_\_\_

Application Complete: YES \_\_\_ NO \_\_\_

Project Narrative/Letter of Intent

Required Submittal Documents

**RECEIVED & REVIEWED BY:**

\_\_\_\_\_

**COMMENTS:**

\_\_\_\_\_



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

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE**

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

**LEGAL DESCRIPTION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WITNESSES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Corporation

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Print Name

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

Notary \_\_\_\_\_

Commission Expires:



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

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE**

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

**LEGAL DESCRIPTION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WITNESSES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Fee Owner's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

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

Notary \_\_\_\_\_

Commission Expires:



## SECTION 2: CHECKLIST

1. **Completed** application form, including information on the subject property location, folio number and legal description.
2. Pay processing fee totaling **\$2,974**. Checks should be made payable to the "City of North Miami".
3. Required to pay a cost recovery fee for the independent appraisal requests for right-of-way or alleyway abandonment. Must include appraisal fee(s) of **\$649** for property abutting residentially zoned lots and/or **\$1,081** for non-residentially zoned.
4. Required to pay an advertising fee for the independent vendor of the City of North Miami of **\$100**.
5. Letter of intent. The letter must include a summary outlining the purpose and justification for the abandonment and indicate how the request meets the requirements of **Section 3-903** of the City's Land Development Regulation. Also indicate whether your abutting property is vacant or improved, if improved, what type of building and number of jobs, if any, to be created by your project.
6. Provide proof of ownership (submit a copy of a deed, tax record, etc).
7. Provide **1 electronic copy and ten (10) folded copies of an engineer's survey/ plat of survey which clearly identifies and highlights the proposed area to be abandoned/vacated**. Plans must be individually folded to a size no larger than 8-1/2 x 11 inches with the title block folded out. The plat of survey should be current (prepared within one (1) year from the date of application). **Rolled plans will not be accepted.**
8. Applicants must send out utility letters and one copy of the plat of survey to all utility companies (below) in order to determine the impact of the proposed vacation on utilities. Written responses from all public utilities must be submitted to the City Planner before the vacation can be scheduled for final City Council public hearing. **It is the applicant's responsibility to see that the public utility companies submit the written comments.**

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

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

<b>Name of Company</b>	<b>Telephone Number</b>
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 ; >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 \$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> Planning Commission Secretary	305.893.6511 ext. 19005	<a href="mailto:mmonestime@northmiamifl.gov">mmonestime@northmiamifl.gov</a>
<b>Debbie Love, AICP</b> 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> 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> 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> Public Works Director	305-893-6511 ext. 12501	<a href="mailto:pwisler@northmiamifl.gov">pwisler@northmiamifl.gov</a>
<b>Hasan Rizvi</b> City Engineer	305-895-9834	<a href="mailto:hrizvi@northmiamifl.gov">hrizvi@northmiamifl.gov</a>

<b>FPL</b>	<b>Attn: Marco Alvarez</b> 18455 NE 2 Avenue, Miami, FL 33179	305-770-7979
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<b>TECO Peoples Gas</b>	<b>Attn: Alex Roche</b> 5101 NW 21 Avenue, Suite 460, Fort Lauderdale, FL 33309	954-453-0824
<b>Dept. of Environmental Resource Mgt.</b> <b>Office of Plan Review Services</b>	11805 SW 26 Street, Suite 124 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/ Irodriguez@dadeschools.net