



CITY OF MIAMI GARDENS ZONING AGENDA

Meeting Date: July 18, 2007
1515 NW 167th St., Bldg. 5, Suite 200,
Miami Gardens, Florida 33169
Phone: (305) 622-8000 Fax: (305) 622-8001
Website: www.miamigardens-fl.gov
Time: 7:00 p.m.

Mayor Shirley Gibson
Vice Mayor Oscar Braynon II
Councilman Aaron Campbell Jr.
Councilwoman Barbara Watson
Councilman André Williams
Councilman Melvin L. Bratton
Councilwoman Sharon Pritchett
City Manager Danny O. Crew
City Attorney Sonja K. Dickens
City Clerk Ronetta Taylor

City of Miami Gardens Ordinance No. 2007-09-115, requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence “City” action. “City” action is broadly described to include the ranking and selection of professional consultants, and virtually all-legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

1. CALL TO ORDER/ROLL CALL OF MEMBERS:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

4A. Zoning Meeting – June 6, 2007

**5. AGENDA ORDER OF BUSINESS
(ADDITIONS/DELETIONS/AMENDMENTS)**

6. CONSENT AGENDA

7. FIRST READING (ORDINANCE)/PUBLIC HEARING(S)

There are none

8. ORDINANCE(S) SECOND READING/PUBLIC HEARING(S)

8A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY THE CITY'S DEVELOPMENT SERVICES DEPARTMENT, FOR THE REZONING OF DANNY FELTON'S PROPERTY LOCATED AT 580 NW 183RD STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO FROM RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO BU-1- NEIGHBORHOOD BUSINESS DISTRICT; APPROVING A DECLARATION OF RESTRICTIVE COVENANT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER) (1ST READING – JUNE 6, 2007)

8B) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY ALCHEMY, LLC, FOR THE REZONING OF PROPERTY GENERALLY LOCATED EAST OF N.W. 47TH AVENUE JUST SOUTH OF THE INTERSECTION OF N.W. 47TH AVENUE AND NW 167TH STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO FROM RU-2 – TWO-FAMILY RESIDENTIAL DISTRICT TO RU-4L – LIMITED APARTMENT HOUSE DISTRICT; PROVIDING FOR A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER) (1ST READING – JUNE 6, 2007)

9. RESOLUTION(S)/PUBLIC HEARING(S)

9A) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY PALMETTO EXPRESSWAY BUSINESS PARK, LLC, FOR A SPECIAL EXCEPTION IN ACCORDANCE WITH SEC. 33-247(4) OF THE ZONING CODE TO ALLOW AN AUTOMOBILE RENTAL AGENCY IN A BU-1A ZONING DISTRICT; AND APPROVING A NON-USE VARIANCE OF SEC. 33-247(4)(a) TO ALLOW A CONTINUOUS GREENBELT VARYING FROM 32.0' TO

0.0' WHERE A MINIMUM CONTINUOUS 15.0' GREENBELT IS REQUIRED; SUBJECT PROPERTY LOCATED AT 4858 N.W. 167 STREET; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

- 9B) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY ADVANCE BUSINESS ASSOCIATES, LLP, FOR A NON-USE VARIANCE OF SEC. 33-259(69)(a)(3) OF THE CODE OF ORDINANCES TO INCREASE THE SHOWROOM/RETAIL SALES FLOOR AREA OF A SALESROOM/SHOWROOM WAREHOUSE BUILDING FROM A PREVIOUSLY APPROVED 91% OF FLOOR AREA TO 97%, WHERE A MAXIMUM OF 50% OF THE TOTAL FLOOR AREA IS PERMITTED IN THE IU-1 DISTRICT; AND MODIFICATION OF CONDITION TWO (2) OF RESOLUTION CZAB3-16-01 APPROVING REVISED PLANS, PROPERTY LOCATED AT 1500 NW 167 STREET, PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**
- 9C) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY MIAMI TOWER, LLC FOR RESCISSION OF RESOLUTIONS ZB-43-60, ZB-207-60, 2-ZAB-246-62, 4-ZAB-294-70, and 4-ZAB-44-79 PASSED AND ADOPTED BY THE METROPOLITAN DADE COUNTY ZONING APPEALS BOARD; SPECIAL EXCEPTION TO PERMIT EXPANSION OF THE EXISTING RADIO/TV TRANSMITTING STATION AND OFFICES TO INCLUDE A NEW 1600-SQUARE FOOT TRANSMITTER BUILDING AND A NEW 2,500 SQUARE FOOT TRANSMITTER BUILDING; AND, UNUSUAL USE TO PERMIT (REPLACE) A 1,049-FOOT GUYED TOWER FOR TV TRANSMISSION, ON PROPERTY GENERALLY LOCATED NORTH OF N.W. 207TH STREET BETWEEN NW 4TH AVENUE AND NW 7TH AVENUE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A DECLARATION OF RESTRICTIVE COVENANT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)**

10. ADJOURNMENT:

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT RONETTA TAYLOR, CITY CLERK (305) 622-8003, NOT LATER THAN 48 HOURS PRIOR TO SUCH PROCEEDING. TDD NUMBER 1-800-955-8771.

ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM MAY CONTACT RONETTA TAYLOR, CMC, CITY CLERK (305) 622-8003.

ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE CITY OF MIAMI GARDENS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO 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.

Please turn-off all beepers and cellular telephones to avoid interrupting the council meeting.