



1515 N.W. 167TH STREET, BUILDING 5 SUITE 200
MIAMI GARDENS, FLORIDA 33169

**City of Miami Gardens
Agenda Cover Memo – Zoning
The Gatehouse Group, Inc.-PH-2008-000029**

Council Meeting Date:	Zoning Meeting 03/04/2009		Item Type:	Resolution	Ordinance	Declaration	
					X	n/a	
Fiscal Impact:	Yes	No	Ordinance Reading:	1st Reading		2nd Reading	
				X			
		X	Public Hearing:	Yes	No	Yes	No
			X				
Sponsor Name: City Manager	Department: Planning and Zoning		Advertising Requirement:	Yes		No	
				X			

Short Title:

ORDINANCE No. 2009-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY THE GATEHOUSE GROUP, INC. FOR THE REZONING OF PROPERTY GENERALLY LOCATED AT NORTHWEST 23RD AVENUE AND NORTHWEST 167TH STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FOR A DISTRICT BOUNDARY CHANGE FROM RU-1, SINGLE-FAMILY RESIDENTIAL DISTRICT AND BU1, BUSINESS NEIGHBORHOOD TO PAD, PLANNED AREA DEVELOPMENT DISTRICT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

The Applicant, Gatehouse Group Inc. requests rezoning of almost 12 acres from RU-1, Single Family Residential and BU-1, Business Neighborhood to a PAD, Planned Area Development. The Site is

**ITEM 8A) ORDINANCE
PUBLIC HEARING/FIRST READING
Application submitted by
Gatehouse Group Inc.**

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located on the north side of N.W. 167th Street (Palmetto Expressway frontage road), and west of N.W. 22nd Avenue, adjacent to the New Way Fellowship Church.

The Applicant proposes to develop the site with two multi-family residential phases; the northerly phase, the Laurel Community, proposes 156 one, two, and three bedroom apartments for families; the southerly phase, the Jasmine Community, proposes 150 one and two bedroom apartments for elderly. The Laurel buildings will be three (3) stories in height. The Jasmine buildings will be five (5) stories in height. The proposed residential density is 25.5 units per gross acre. As a City requirement, the Applicant proposes to construct unopened N.W. 23rd Avenue from N.W. 167th Street through N.W. 171st Terrace. Each phase will have its own gated entrance from N.W. 23rd Avenue as well as separate club houses and recreation areas.

Recommendation:

Recommend denial of the proposed district boundary change from RU-1, BU-1 to PAD for the following reasons: 1) the requested action is not consistent with objectives and policies of the Comprehensive Development Master Plan's Future Land Use Plan Element regarding protection of established single family neighborhoods from encroachment by incompatible land uses; 2) the proposed change does not meet the intent and purpose of the PAD zoning district for mixed use; and, 3) the proposed change will significantly reduce the availability of single family residentially zoned property, thus negatively impacting potential future single family development in the City.

Attachments:

ORDINANCE
EXHIBIT "A" LEGAL DESCRIPTION
EXHIBIT "B" STAFF RECOMMENDATION

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ORDINANCE

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY THE GATEHOUSE GROUP, INC. FOR THE REZONING OF PROPERTY GENERALLY LOCATED AT NORTHWEST 23RD AVENUE AND NORTHWEST 167TH STREET, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FOR A DISTRICT BOUNDARY CHANGE FROM RU-1, SINGLE-FAMILY RESIDENTIAL DISTRICT AND BU1, BUSINESS NEIGHBORHOOD TO PAD, PLANNED AREA DEVELOPMENT DISTRICT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

1 WHEREAS, The Gatehouse Group, Inc. ("Applicant"), owns certain property
2 located at Northwest 23rd Avenue and Northwest 167th Street, more particularly
3 described on Exhibit "A" attached hereto ("Property"), and

4 WHEREAS, the Applicant seeks the following approval: District boundary
5 change from RU-1, Single-Family Residential District and BU1, Business Neighborhood
6 to PAD, Planned Area Development District.

7 WHEREAS, the City Council held a public hearing on the application on March 4,
8 2009, and

9 WHEREAS, the City's Planning & Zoning staff has made a determination that the
10 application is not consistent with the Comprehensive Development Master Plan, and

11 WHEREAS, the City's Planning & Zoning staff does not recommend approval of
12 the application subject to certain conditions, and

13 WHEREAS, the City Council considered the testimony of the Applicant, if any,
14 and

15 WHEREAS, the City Council also considered the testimony of the City's Planning
16 & Zoning staff, and the Staff Report attached hereto as Exhibit "B," incorporated herein
17 by reference,

18 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
19 OF MIAMI GARDENS, FLORIDA, as follows:

20 SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas
21 Clauses are hereby ratified and confirmed as being true, and the same are hereby
22 made a specific part of this Ordinance.

23 SECTION 2. APPROVAL: The City Council of the City of Miami Gardens hereby
24 approves the application submitted by the Applicant for the rezoning of property
25 generally located at Northwest 23rd Avenue and Northwest 167th Street, more
26 particularly described on Exhibit "A" attached hereto for a District Boundary Change
27 from RU-1, Single-Family Residential District and BU1, Business Neighborhood to PAD,
28 Planned Area Development District.

29 SECTION 3 CONFLICT: All ordinances or Code provisions in conflict herewith
30 are hereby repealed.

31 SECTION 4 SEVERABILITY: If any section, subsection, sentence, clause,
32 phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by
33 any court of competent jurisdiction, such portion shall be deemed a separate, distinct
34 and independent provision and such holding shall not affect the validity of the remaining
35 portions of this Ordinance.

36 SECTION 5 EFFECTIVE DATE: This Ordinance shall become effective
37 immediately upon its final passage.

38 PASSED ON FIRST READING ON THE 4^H DAY OF MARCH, 2009.

39 PASSED ON SECOND READING ON THE _____ DAY OF _____,

40 2009.

41 ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF MIAMI

42 GARDENS AT ITS ZONING MEETING HELD ON THE _____TH DAY OF

43 _____, 2009.

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SHIRLEY GIBSON, MAYOR

49 ATTEST:

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RONETTA TAYLOR, CMC, CITY CLERK

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56 PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.

57

City Attorney

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60 SPONSORED BY: DANNY CREW, CITY MANAGER

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62 MOVED BY: _____

63

64 **VOTE:** _____

65

66 Mayor Shirley Gibson _____(Yes) _____(No)

67 Vice Mayor Barbara Watson _____(Yes) _____(No)

68 Councilman Melvin L. Bratton _____(Yes) _____(No)

69 Councilman Aaron Campbell _____(Yes) _____(No)

70 Councilman Oliver Gilbert, III _____(Yes) _____(No)

71 Councilwoman Sharon Pritchett _____(Yes) _____(No)

72 Councilman André Williams _____(Yes) _____(No)

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**EXHIBIT "A"
LEGAL DESCRIPTION**

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**EXHIBIT "A"
LEGAL DESCRIPTION**

LEGAL DESCRIPTION: Tracts 51 and 62, LESS the South 30 feet taken for road purposes, in Section 10, Township 52 South, Range 41 East, of MIAMI GARDENS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 96, of the Public Records of Dade County, Florida; now known as Miami-Dade County, Florida;

ALSO:

The East 1/2 of lots 193 through 201, of RADIO GARDENS SUBIDIVISION, Plat Book 8, Page 97, according to the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida;

ALSO:

Lot 192 and East 1/2 of Lot 191, RADIO GARDENS SUBDIVISION, Plat Book 8, Page 97, LESS the South 25 feet, of aforesaid;

ALSO:

The East 2.5 feet of the West 52.5 feet of Lot 191, of RADIO GARDENS SUBDIVISION, Plat Book 8, at Page 97, LESS the South 25 feet thereof, according to the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida, ALL LESS the parcel dedicated as right-of-way for State Road No. 826 (Palmetto Expressway)

LESS-OUT PARCEL:

COMMENCE at the Southeast corner of the Southwest 1/4 of Section 10, Township 52 South, Range 41 East, lying and being in Miami-Dade County, Florida; thence North 00 degrees 08 minutes 49 seconds East, along the East line of the Southwest 1/4 of said Section 10, for 125.00 feet; thence North 89 degrees 33 minutes 26 seconds West, along a line parallel to and 125.00 feet North of the North line of the Northwest 1/4 of Section 16, Township 52 South, Range 41 East, lying and being in Miami-Dade County, Florida, for 1137.46 feet; thence North 00 degrees 02 minutes 40 seconds East for 25.00 feet to the **POINT OF BEGINNING**; thence continue North 00 degrees 02 minutes 40 seconds East, along the East boundary line of Block 8, WESTWOOD MANOR, as recorded in Plat Book 57 at Page 12 of the Public Records of Miami-Dade County, Florida, for 115.00 feet; thence South 89 degrees 33 minutes 26 seconds East, along a line parallel to and 265.00 feet North of the North line of the Northwest 1/4 of Section 16, for 478.03 feet; thence South 00 degrees 13 minutes 32 seconds West for 115.00 feet; thence South 89 degrees 33 minutes 26 seconds East, along a line parallel to and 150.00 feet North of the North line of the Northwest 1/4 of Section 16, for 477.67 feet to the **POINT OF BEGINNING**. Containing 54,952.84 square feet or 1.26 acres, more or less.

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EXHIBIT "B"
STAFF RECOMMENDATION

STAFF RECOMMENDATION PH-2008-000035 Rufus Joseph

APPLICATION INFORMATION:

Owner/Applicant: The Gatehouse Group, Inc.
 Site Location: Northwest corner of N.W. 167th Street and N.W. 23rd Avenue
 Property Size: ± 11.93 Acres
 Future Land Use: Neighborhood
 Existing Zoning: RU-1, Single-Family Residential District & BU-1, Neighborhood Business District

REQUESTED ACTIONS:

1. District Boundary Change from RU-1, Single Family Residential and BU-1, Neighborhood Business District to PAD, Planned Area Development.

RECOMMENDATION

Recommend denial of the proposed district boundary change from RU-1, BU-1 to PAD for the following reasons: 1) the requested action is not consistent with objectives and policies of the Comprehensive Development Master Plan's Future Land Use Plan Element regarding protection of established single family neighborhoods from encroachment by incompatible land uses; 2) the proposed change does not meet the intent and purpose of the PAD zoning district for mixed use; and, 3) the proposed change will significantly reduce the availability of single family residentially zoned property, thus negatively impacting potential future single family development in the City.

REVIEW AND ANALYSIS

Neighborhood Land Use Characteristics

Property	Zoning District	Existing Use	Future Land Use
Site	RU-1, Single-Family Residential BU-1, Business Neighborhood	Vacant	Neighborhood
North	RU-1, Single-Family Residential	Single-Family Residences	Neighborhood
South	BU-1, Business Neighborhood	Vacant	Neighborhood
East	RU-1, Single-Family Residential	Vacant and Place of Worship	Neighborhood
West	RU-1, Single-Family Residential	Single-Family Residences	Neighborhood

The 11.93 acre Site is located within a well-established single-family neighborhood, with single family homes on the west and north sides, a place of worship on the east side, and a small vacant lot to the south that abuts N.W. 167th Street. The Site is accessible from westbound N.W. 167th Street west of N.W. 22nd Avenue. Although the Site does not touch N.W. 167th Street, it abuts an

approximately 121' deep vacant strip that fronts N.W. 167th Street. This strip of land is zoned BU-1, Commercial Neighborhood, is owned by the New Way Fellowship Church, and is excluded from the rezoning request. The Site to be rezoned is vacant and includes a significant number of large mature live oak trees.

Project/Background Information

The Applicant proposes to develop the site with two multi-family residential phases; the northerly phase, the Laurel Community, proposes 156 one-, two-, and three-bedroom apartments for families; the southerly phase, the Jasmine Community, proposes 150 one- and two-bedroom apartments for elderly. The Laurel buildings will be three (3) stories in height. The Jasmine buildings will be five (5) stories in height. The proposed residential density is 25.5 units per gross acre. As a City requirement, the Applicant proposes to construct unopened N.W. 23rd Avenue from N.W. 167th Street through N.W. 171st Terrace. Each phase will have its own gated entrance from N.W. 23rd Avenue as well as separate club houses and recreation areas.

Rezoning requires adoption by ordinance with two (2) readings before the City Council.

Consistency with Comprehensive Development Master Plan (CDMP)

The Site is designated Neighborhood on the adopted 2006-2016 Land Use Plan (LUP) Map of the Future Land Use Element (FLUE) of the Comprehensive Development Master Plan (CDMP) of the City of Miami Gardens. Policy 1.2.1 of Objective 1.2 of the FLUE states:

“Uses consistent with the Neighborhood land use designation shall primarily include low and low-medium density residential uses. Medium and medium-high densities, suburban commercial and office, and mixed-use planned uses may be permitted subject to the performance criteria set forth in this Plan.”

The proposed density of 25.5 units per acre falls within the performance criteria for Medium Density Residential use as outlined in Policy 2.1.2(c) of the FLUE, (as set forth below in *italics* with staff's comments following):

c. Medium Density Residential

- *Medium Density Residential uses may occur in both Neighborhood and Commerce land use designations.* The Site is designated Neighborhood.
- *Medium density developments shall have direct access to at least one major roadway classified as a Collector or higher.* The development has access to N.W. 167th Street, a Major Arterial Roadway, via N.W. 23rd Avenue, or via access that could be provided through the vacant strip of land between the site and N.W. 167th Street, a distance of approximately 121 feet.
- *Medium Density Residential densities shall range from 16 to 25 dwelling units per gross acre.* The proposed residential density is 25.5 units per gross acre, just below the 26 units per acre for Medium High Density designation.
- *The housing types included in this category shall range from townhouses to low to medium rise apartments with surrounding open space.* The proposed housing types are three (3) and five (5) story multi-family buildings.

- *Medium Density Residential development often serves as a transitional land use between Low Density Residential and other more intensive uses.* The proposed development is situated between existing low density single family residential to the north and a vacant, 121' wide strip zoned for Neighborhood Commercial abutting N.W. 167th Street (Palmetto Expressway feeder road) to the south. The development is situated between existing single family residential to the west and proposed single family residential and places of worship to the east.
- *Medium Density Residential should generally be limited up to an average height of three (3) stories in the Neighborhood areas and up to an average height of four (4) stories in the Commerce areas.* The proposed development consists of three (3) story and five (5) story buildings with an average height of four (4) stories.
- *Adequate separation and buffer treatment shall be provided to protect adjacent single family residential uses.* The development provides 60.0' wide green buffer areas to single family residences to the west and provides 75.0' wide green buffer area to the single family residences to the north. To the east, the closest proposed buildings are located approximately 19 feet from the proposed edge of unopened right-of-way of NW 23rd Avenue, which will have a right-of-way width of 50'. As such, proposed buildings on the east side of the Site would be located approximately 69' from RU-1 Zoned areas.

The proposed development does not meet the Performance Criteria outlined above for the following reasons:

1. The development is not transitional to more intensive uses because it abuts single family uses and single family zoned property on three (3) sides (east, west, north); also, there is no assurance that abutting Neighborhood Commercial zoned property on the south side (the approximately 121' wide strip) will be more intensive than the multi-family use.
2. The average height of proposed buildings in the Neighborhood area is limited to an average of three (3) stories; the development is proposed at an average height of four (4) stories which is not consistent the Medium Density performance criteria.

While the proposed development meets certain performance criteria set forth in Policy 2.1.3, the proposal does not meet the primary objective of the Neighborhood designation as outlined in Objective 1.2 of the Comprehensive Development Master Plans is as follows:

"The Neighborhood land use designation applies to areas intended for low and medium density residential development with supporting commercial and office uses. The designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible land uses."

The context of the proposed development within an established single-family residential neighborhood creates an encroachment or intrusion of incompatible use. The development abuts single family uses on three (3) sides, and in and of itself, is an isolated medium density development within a single-family residential neighborhood; the average building heights exceed the three (3) story limit criteria in order to establish the multi-family residential use at the proposed 25.5 dwelling units per acre density.

The Neighborhood designation provides policy criteria that must be considered when a rezoning is proposed. One of the primary policy directives of the Future Land Use Element and the Neighborhood designation is to protect single family neighborhoods from incompatible uses. Consideration must be given to the impacts to the larger neighborhood of established single family homes; and maintaining the character of the neighborhood, which has been established at six (6) dwelling units or less per acre for many years.

CDMP Conclusion:

The requested rezoning from RU-1, Single-Family Residential District and BU-1, Neighborhood Business District to PAD, Planned Area Development is not consistent with the Comprehensive Development Master Plan's primary objectives and policies, which intend to protect single-family neighborhoods from the encroachment and intrusion of incompatible land uses.

Zoning Criteria and Analysis

Section 33-311(A)(8) of the Zoning Code states that the City Council has the authority to:

"Hear and grant or deny applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis except where the (City Council) has direct jurisdiction."

Section 33-311 (F) adds that, in evaluating an application for a district boundary change, the Council shall take into consideration, among other factors:

"Detriments or benefits shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, whether, and the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for (Miami Gardens), Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of (Miami Gardens), including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of (Miami Gardens), Florida;*
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and*

highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways."

The Applicant is requesting a district boundary change from RU-1, Single-Family Residential and BU-1, Business Neighborhood to PAD, Planned Area Development; in considering the request the PAD district purpose and intent is as follows:

Sec. 33-284.24. Purpose and intent.

The purpose and intent of the Planned Area Development District, is to create living environments that are responsive to the needs of their inhabitants; to provide flexibility in planning, design and development; to encourage innovative approaches to the design of community environments; to encourage the fulfillment of housing needs appropriate to various life styles and income levels; to encourage the integration of different housing types within a development; to provide for necessary commercial, recreational and educational facilities conveniently located in relation to housing; to provide for an efficient use of land; to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in construction and development technology; to encourage the preservation of the natural site features; to provide community environments that are so designed and located as to be an integral part of the total ecosystem; to encourage the design of communities and structures adapted to the local subtropical climate; thereby promoting the public health, safety, and general welfare of (Miami Gardens) .

Note key purposes and intents are *"to encourage the fulfillment of housing needs appropriate to various lifestyles and income levels; to encourage the integration of different housing types within a development;"*; the proposed development of 306 units of multi-family units does not integrate different housing types, i.e. single family residences, townhouses, duplex etc. and therefore does not fulfill the housing needs of various life styles and income levels as the PAD is intended.

Coupled with the surrounding RU-1, Single-Family Residential zoning in the immediate area, the proposed development does not meet another key purpose and intent; *"to provide an environment compatible with surrounding land use;"*; the development is a multi-family use creating 306 dwelling units at 25.5 units per acre versus a possible 72 unit single family residential development at 6 units per acre established with the existing RU-1 zoning. The proposed residential density exceeds the densities in the surrounding residential areas.

Further consideration is given to available undeveloped RU-1, Single-Family Residential District lands within the City. Review of *"Data, Inventory & Analysis, Table FLU I-7 Uncommitted Vacant Lands Development Potential Per City of Miami Gardens Plan"* contained in the City's *Comprehensive Development Master Plan* (see attachment) reveals the following information relative Vacant Low-Density Residential land:

1. 78 vacant parcels zoning for single-family use in the City
2. 142 total vacant acres zoned for single family residential
3. 6 dwelling units per acre maximum allowable density

4. 852 total potential single family dwelling units per existing zoning

The impact of the proposed development would diminish the above numbers as follows:

1. 75 vacant parcels (the Site is comprised of three parcels)
2. 130 total vacant acres (the Site's 12 acres deducted); an 8.5% reduction in low density residential acreage
3. 25.5 dwelling units per acre is 4.25 times greater than the maximum allowable 6 dwelling units per acre for low density residential
4. 780 total available single family dwelling units (the 72 single family units that would be allowed being deducted); an 8.5% reduction in single family dwelling units.

The proposed PAD zoning designation with development plans for a single housing type, multiple family, will reduce the availability of RU-1 zoned property in the City and detrimentally impact potential future single family development. The Site constitutes one of the largest single contiguous tracts of vacant land zoned for RU-1 single family development that is ideally situated and compatible with the surrounding single family neighborhoods.

CONCLUSION:

The requested district boundary change from RU-1, Single-Family Residential District and BU-1, Neighborhood Business District to PAD, Planned Area Development, is inconsistent with the basic intent and purpose of the zoning and land use regulations as it relates to PAD zoning which are *"to encourage the fulfillment of housing needs appropriate to various life styles and income levels; to encourage the integration of different housing types within a development; to provide an environment compatible with surrounding land use."* In addition, the proposed rezoning would reduce the availability of low density residential lands in the City, thus negatively impacting potential future single family residential development.

ADDITIONAL INFORMATION

Development Review Committee (DRC)

The proposed development was presented to and reviewed by the City's DRC on two separate occasions. These DRC comments and Applicant's responses are attached. Public Hearing approval of the PAD district boundary change is a key requirement for DRC approval. As a condition of DRC approval the Public Works Department has required the dedication and construction of the right-of-way of N.W. 23rd Avenue from N.W. 167th Street to N.W. 171 Terrace.

Anticipated Facilities Impact

General: Concurrency determinations are not finalized during the zoning approval process.

Traffic Circulation: As a condition of DRC approval the Public Works Department has required the dedication and construction of the right-of-way of N.W. 23rd Avenue from N.W. 167th Street to N.W. 171 Terrace. The City's Traffic Impact Study (see attachment) has indicated that with the

construction of the segment of N.W. 23rd Avenue, 37% of AM peak hour and 27% of PM peak vehicular trips will be generated to N.W. 171st Terrace.

Potable Water Supply: Central water service is available to this site through the Public Utilities Division of the City of North Miami Beach Public Services Department. Connection shall be required in accordance with Code requirements. Assuming an occupancy rate of two (2) people for the elderly units and using the 2000 US Census median household size of 3.39 for the City, the proposed development will generate an estimated demand of approximately 100,000 gallons per capita per day. Existing public water facilities and services meet the LOS standards set forth in the CDMP. Therefore the proposed residential development, if approved, will not result in a reduction of these LOS.

Sanitary Sewer Services: Assuming an occupancy rate of two (2) people for the elderly units and using the 2000 US Census median household size of 3.39 for the City, the proposed development will generate an estimated demand of approximately 80,000 gallons per capita per day per Equivalent Residential Unit (ERU). The North Miami Beach Public Utilities Wastewater Collection System Map indicates that the site is not connected to lateral sewer service and, if the proposed development is approved, connection shall be required in accordance with Code requirements. Nevertheless, the North District Treatment Plant has the capacity to meet projected demand from this project and meets the LOS standards set forth in the CDMP.

Drainage/Water Management: Per Code requirements, all stormwater runoff must be retained on site utilizing properly designed infiltration or seepage type systems. Drainage must be provided for the 5-year storm event with full on-site retention of a 25-year/3-day storm. Pollution control devices shall be required at all drainage inlet structures. Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Additionally, a Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management.

Solid Waste Management: Based on the most recently available concurrency determination by Miami Dade County, there is sufficient disposal system capacity to meet and exceed the county's adopted LOS (5 years capacity) for several years into the future.

Parks: According to Policy 1.1.3 of Objective 1.1 of the Goals, Objectives and Policies of the CDMP's Recreation and Open Space Element, 1 acre of local recreation open space shall be provided per 1,000 permanent residents (Page V-I). Based on the population projections and the park LOS standard, the projected park need for this development is less than one (1) acre of local parkland. The inventory of recreation and open space indicates that the City has approximately 200.19 acres of such lands and a current level of service (LOS) of about 2.0 acres per 1000 residents. As such, the existing park system has the capacity to absorb the anticipated demand of the proposed development and will still exceed the LOS standards set forth in the CDMP.

Preliminary Concurrency Analysis for Schools: Schools serving the area have sufficient capacity available to service the proposed project. The proposed project generates 164 students; 77 elementary, 38 middle and 49 senior high students. This preliminary analysis of school

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concurrency was accomplished per the Miami-Dade County Public Schools new automated review process and is attached.

Public Notification/Comments

In accordance with the Zoning Code, notification of this rezoning request was mailed to property owners within half a mile ($\frac{1}{2}$) radius of the subject site to provide them an opportunity to comment on or object to the application if they so choose. (See Mailed Notice Radius Map, attached).

Attachments:

- Public Hearing Checklist**
- Letter of Intent**
- Hearing Map-Zoning**
- Hearing Map-Aerial**
- Mailed Notice Affidavit**
- Mailed Notice Radius Map**
- Table FLU I-7, Data, Inventory & Analysis Future Land Use Element**
- DRC Comments**
- Traffic Impact Analysis, Jacobs Engineering Group**
- City's Traffic Impact Study, Corradino Group**
- Submitted Plans**
- Transmittal to Applicant**
- Preliminary Concurrency Analysis by Miami-Dade County Public Schools**

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PUBLIC HEARING CHECKLIST



The City Of Miami Gardens

Development Services

Public Hearing Departmental Checklist

APPLICATION INFORMATION

Applicant Name: The Gatehouse Group, Inc.

Project Name: Jasmine + Laurel Community

Project Location: NW 167 Street + NW 22 Avenue

Process Number: PH-2008-000029

Public Hearing Scheduled Date: 3/4/09

Public Hearing Representative:

APPLICANT'S REQUEST

District Boundary Change Use Variance Non-Use Variance Unusual Use Special Exception

Small-Scale Amendment Modification of Resolution Modification of Declaration or Covenant

DEPARTMENT REVIEW

Departmental procedures prior to public hearing

Mandatory

Completed Application

Letter of Intent

Legal Description (electronic)

Fees Collected

2 Sets of Original Plans

1 set of 8 1/2 x 11 of Plans

Digital copies of plans

Survey

Site Plan Review

1. Electronic Plans (.pdf & .dwg)

2. Site Plan

3. Floor Plan

4. Elevation Plan

5. Landscape Plan

6. Survey

7. Architectural Renderings

If applicable

School Checklist

School Board Report

Traffic Study

Economic Impact Analysis

Environmental Impact Statement

Neighborhood Outreach

Proffered Community Amenities

Liquor Survey

ADMINISTRATIVE ACTIONS

- DIC Meeting (if applicable)
- Preliminary Notice
- Posting Signs (Public Works)
- Radius Map
- Final Notice
- Staff Recommendation
- Zoning Map
- Layman's Notice
- Notify Applicant
- Aerial Map
- Full Legal Advertisement
- Proposed Resolution or Ordinance
- Site Visit Date: 1/7/09
- By: Cyril Scipho

RECOMMENDATION OUTLINE

1. Summary

2. City Council Action - (2nd reading)

3. Recommendation

4. Review and Analysis

- Neighborhood Land Use Characteristics
- Land Use Analysis (consistency with CDMP)
- Zoning Analysis (compliance with zoning code)
- Concurrence Analysis (water & sewer, traffic, schools and/or drainage/irrigation)
- Code Enforcement Violation Notice
 - Yes (attached)
 - No

5. Attachments

- Letter of Intent
- Zoning Map
- Aerial Map
- Radius Map
- Plans
- School Board Report (if any) *Perkins*
- Traffic Study (if any)
- Economic Analysis (if any)
- Environmental Impact Statement (if any)
- Historical Information - (if any)
 - Declaration of Restriction
 - Unity of Title
 - Resolution
- Proposed Resolution or Ordinance
- Proffered Declaration of Restrictions

ZONING AGENDA DECISION

Date:

- Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
- Result: Approved Approved with Conditions Denied

Date:

- Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
- Result: Approved Approved with Conditions Denied

Date:

- Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
- Result: Approved Approved with Conditions Denied

Date:

- Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading
- Result: Approved Approved with Conditions Denied

THE GATEHOUSE GROUP, INC.
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LETTER OF INTENT



Nick Inamdar

Vice President, Florida Region

City of Miami Gardens
Planning and Zoning Department
Building 4-Suite 170
Miami Gardens, FL 33169

Re: Folio #'s: 34-2110-002-0170,
34-2110-002-0150
34-2110-003-1040
Vacant Land Located at The
intersection of N.W. 167th street and
N.W. 22nd Ave.
Miami, Gardens, FL

LETTER OF INTENT

Applicant has a contract to purchase the property. The Property is currently vacant and is zoned RU-1. The Applicant seeks to change the zoning to PAD or one that will accommodate a multi family development. The applicant shall construct two residential communities on the property, one being a Senior (aged 55 and up) Development known as the Jasmine and the other being a Family Workforce Development known as the Laurel. The senior development will contain 150 units and the family development will contain 156 units.

The subject property is 13.5128 acres and based upon a preliminary site plan shall contain 9 buildings with 353 parking spaces. The Laurel community shall contain 6-3 story buildings consisting of 1, 2 and 3 bedroom units. The Jasmine community shall contain 3-4 story buildings consisting of 1 and 2 bedroom units. The community will offer tenant programs such as job training, financial counseling, and homeownership seminars.

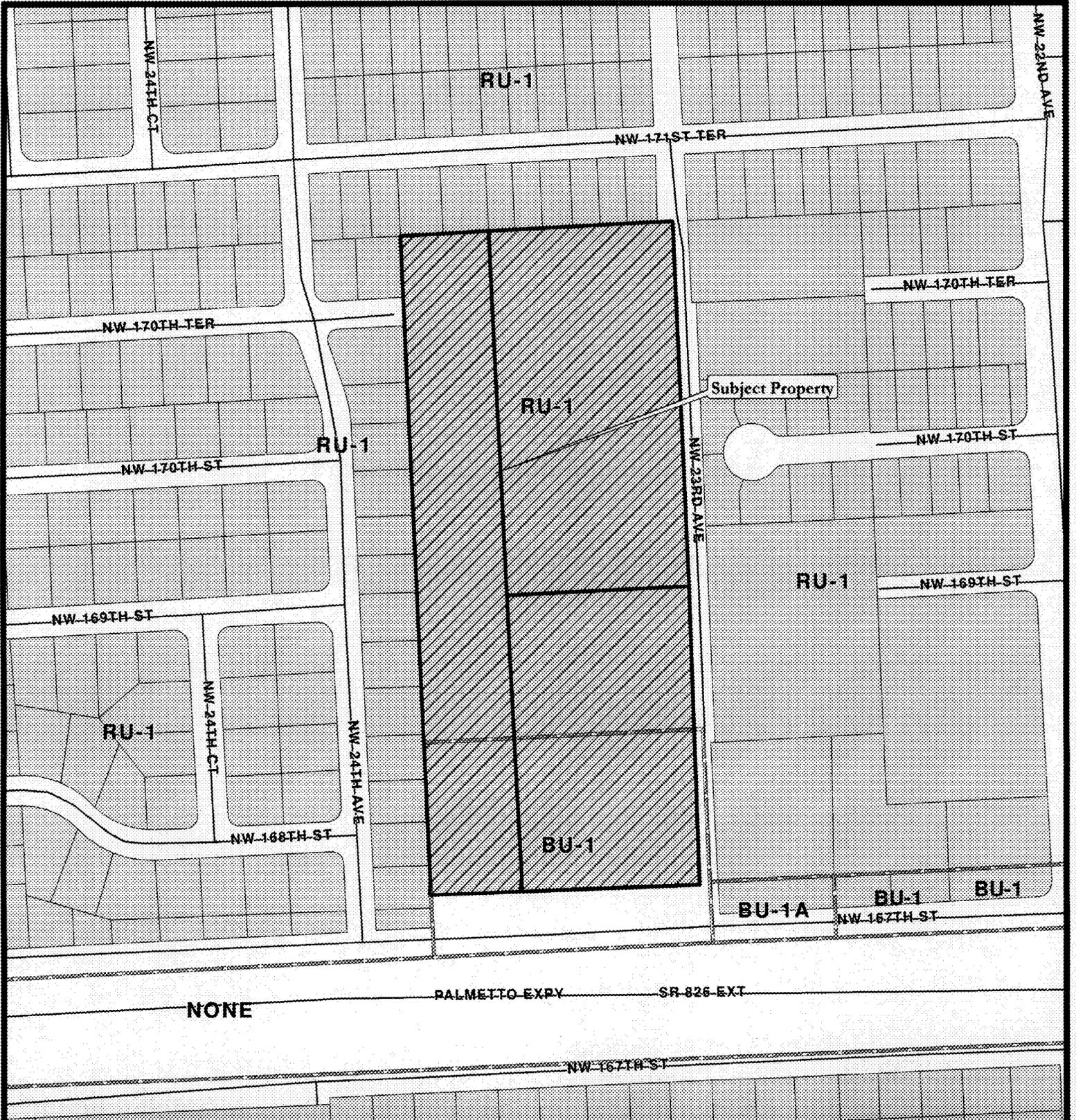
The development supports the demographics of Northern Dade County's growing Elderly Population and will energize development of semi professional and workforce housing.

Nick Inamdar-Vice President, Florida
The Gatehouse Group, Inc.

445 NW 4TH ST, SUITE 108
MIAMI, FL 33128
TEL • (305) • 372 • 3343
FAX • (305) • 372 • 3348

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HEARING MAP-ZONING



HEARING MAP: ZONING

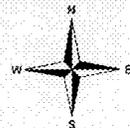


City of Miami Gardens
Planning & Zoning Services

 Subject Property Zoning: RU-1, BU-1

Applicant:
The Gatehouse Group Inc.

Project Location:
N.W. Corner of N.W. 167th Street
and N.W. 23rd Avenue



1 inch = 221.207063 feet

February 2009

THE GATEHOUSE GROUP, INC.
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HEARING MAP-AERIAL