



# CITY OF MIAMI GARDENS CITY COUNCIL ZONING AFTER ACTION SUMMARY

**Meeting date: December 13, 2005**  
1515 NW 167<sup>th</sup> St., Bldg. 5, Suite 200,  
**Miami Gardens, Florida 33169**  
Phone: (305) 622-8000 Fax: (305) 622-8001  
Website: [www.miamigardens-fl.gov](http://www.miamigardens-fl.gov)  
**Time: 7:00 p.m.**

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

**1. CALL TO ORDER/ROLL CALL OF MEMBERS:** *The meeting was called to order by Mayor Gibson at 7:07 p.m. The following members of the City Council were present: Mayor Shirley Gibson, Vice Mayor Oscar Braynon II, and Council members Barbara Watson, Aaron Campbell Jr., Ulysses Harvard and Melvin L. Bratton. Councilwoman Sharon Pritchett was not present due to an emergency situation at the Juvenile Assessment Center.*

**2. INVOCATION:** *Delivered by Councilman Campbell.*

**3. PLEDGE OF ALLEGIANCE:** *Recited in unison.*

**4. APPROVAL OF MINUTES:**

**4A. Zoning Meeting - November 2, 2005.** *Approval passed and carried by a 6-0 vote.*

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

**6. ORDINANCE(S) SECOND READING/PUBLIC HEARING(S)**

**ORDINANCE NO. 2005-40-78**

**6A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FROM OFFICE RESIDENTIAL TO BUSINESS AND OFFICE FOR PROPERTY LOCATED AT 1800-1810 NW 183<sup>RD</sup> STREET**

**FOR ZEVI AUTO LLC; MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER).** *Passed and carried by a 5-0 vote; Mayor Gibson was not on dais when vote was taken; Councilwoman Pritchett was not present for the meeting.*

**RESOLUTION NO. 2005-41-79**

- 6B) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING A REZONING FOR ZEVI AUTO, LLC FROM RU-1 SINGLE FAMILY RESIDENTIAL TO BU-1A, LIMITED BUSINESS FOR PROPERTY LOCATED AT 1800-1810 NW 183<sup>RD</sup> STREET; MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER).** *Passed and carried by a 5-0 vote; Councilwoman Pritchett was not present for the meeting.*

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

- 7-A) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING AN APPLICATION SUBMITTED BY FERNANDEZ INVESTMENT PROPERTIES, INC. AND RUIZ FORECLOSURES, INC., TO REZONE CERTAIN PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NORTHWEST 167<sup>TH</sup> STREET AND NORTHWEST 45<sup>TH</sup> AVENUE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM RU-2 (TWO-FAMILY RESIDENTIAL DISTRICT), TO BU-1A (LIMITED BUSINESS DISTRICT); PROVIDING FOR THE EXECUTION OF A DECLARATION OF RESTRICTIVE COVENANTS AS SHOWN ON EXHIBIT "B" ATTACHED HERETO; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)** *Passed on first reading by a 6-0 vote; Councilwoman Pritchett was not present for the meeting.*

**8. RESOLUTION(S)/PUBLIC HEARING(S)**

**RESOLUTION NO. 2005-156-333-Z-44**

- 8A) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, GRANTING THE APPLICATION OF NORLAND**

**UNITED METHODIST CHURCH DAYCARE EXPANSION, TO MODIFY THE CONDITIONS APPROVED BY MIAMI- DADE COUNTY RESOLUTION 4-ZAB-113-41; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE (SPONSORED BY THE CITY MANAGER) *Passed and carried by a 6-0 vote; Councilwoman Pritchett was not present for the meeting***

- 8B) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION OF CITY NATIONAL BANK OF FLORIDA AS TRUSTEE UNDER LAND TRUST NO. 2400-5110-00, FOR A SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON TWO (2) BU-1A ZONED TRACTS ON PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO; APPROVING A WAIVER OF THE PROVISION OF THE ZONING CODE REQUIRING THAT A SIX (6) FOOT DECORATIVE MASONRY WALL BE INSTALLED ON THE PROPERTY; APPROVING A NON-USE VARIANCE OF HEIGHT REQUIREMENTS TO PERMIT AN EIGHT (8’) FOOT HIGH WALL BETWEEN THE PROPOSED DEVELOPMENT AND THE ADJACENT AUTOMOTIVE SERVICE STATION; AN UNUSUAL USE TO PERMIT TWO (2) ENTRANCE FEATURES INCLUDING A FOUR (4’) FOOT HIGH DECORATIVE WALL ON EACH SIDE OF THE ENTRANCE DRIVES OF THE PROPOSED DEVELOPMENT; PROVIDING FOR CONDITIONS; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER) *Motion failed by a 0-6 vote; Councilwoman Pritchett was not present for the meeting.***

**9. RESOLUTION(S)**

**RESOLUTION NO. 2005-157-334**

- 9A) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR AND EXECUTE AN APPLICATION FOR A GRANT FROM THE FLORIDA DEPARTMENT OF STATE HISTORICAL RESOURCES IN THE AMOUNT OF TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS AND TO EXECUTE ANY GRANT AGREEMENT ATTENDANT THERETO; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER) *Passed and adopted by a 5-0 vote; Councilman Bratton was out of room when vote was taken; Councilwoman Pritchett was not present for the meeting,***

**9. PUBLIC HEARING(S):**

**RESOLUTION NO. 2005-158-335**

- 10A) **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE TRANSPORTATION MASTER PLAN PROJECT LIST; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY CITY MANAGER).** *Passed and carried by a 5-0 vote; Councilman Campbell was not present; Councilwoman Pritchett was not present for the meeting.*

**Please note, Councilman Campbell left the meeting at 8:55 p.m.**

11. **PRESENTATION:**  
~~Proposed Miami Dade County Workforce Housing~~

12. **ADJOURNMENT:** *Meeting adjourned at 9:13 p.m.*

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.

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.