



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Board of County Commissioners Zoning Board**

Board of County Commissioners
Stephen P. Clark Government Center
111 NW 1st Street
Miami, Florida 33128

June 22, 2006
As Advertised

Harvey Ruvlin, Clerk
Board of County Commissioners

Kay Sullivan, Director
Clerk of the Board Division

Jill Thornton, Commission Reporter
(305) 375-2505



Zoning Meeting, Miami, Florida, June 22, 2006

The Board of County Commissioners Zoning meeting was scheduled to be held in regular session in the County Commission Chambers on the Second Floor of the Stephen P. Clark Government Center, 111 NW First Street, Miami, Florida at 9:30 a.m., June 22, 2006, there being present upon roll call, Chairman Joe Martinez, Commissioners Jose "Pepe" Diaz, Audrey Edmonson, Carlos Gimenez, Sally Heyman, Barbara Jordan, Dorrin D. Rolle, Rebeca Sosa, Javier Souto and Dennis Moss; (Commissioners Bruno Barreiro and Katy Sorenson were late), (Commissioner Natacha Seijas was absent); Assistant County Attorney Joni Armstrong-Coffey; Department of Planning and Zoning Director Diane O'Quinn Williams; and Deputy Clerks Kay Sullivan and Jill Thornton.

Chairman Martinez opened the meeting with a moment of silent prayer followed by the pledge of allegiance.

ALL WITNESSES WERE SWORN IN BY THE CLERK BEFORE MAKING THEIR PRESENTATIONS BEFORE THE BOARD.

The interpreters were sworn in by the Clerk.

Chairman Martinez called for any changes to the day's agenda.

2. Jose C. Valladares (06-6-CC-2)

Mr. Michael Radell, 200 S. Biscayne Boulevard, attorney representing the applicant, appeared before the Board and requested the foregoing application be deferred until July 18, 2006 to continue working with staff on the site plan.

Ms. Diane O'Quinn-Williams, Director, Planning and Zoning, spoke in support of the request for a deferral, noting staff was working with the applicant on issues and interpretation of the site plan and was hopeful to come back at the next hearing with revised comments.

Chairman Martinez suggested that since the Board would be on an extended break from July to September and September's agenda included the budget hearings, a Special Zoning meeting be set in August to hear limited applications that were deferred and the Charter School applications.

It was moved by Commissioner Heyman that the August 24, 2006 Zoning meeting previously cancelled at the June 6, 2006 BCC Meeting be placed back on the calendar and the foregoing application, Jose C. Valladares, be deferred to August 24, 2006. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 10-0. (Commissioners Barreiro, Seijas and Sorenson were absent)

Ms. O'Quinn-Williams noted that no further notice would be posted for this application and requested leave to amend the application, if determined necessary to do so.

1. Black Creek L.C. (06-6-CC-1)

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Mr. Simon Ferro, 1221 Brickell Avenue, attorney representing the applicant, requested the foregoing application be deferred to allow the applicant to continue working with the community and neighborhood organizations, specifically Gould's Community Development Council (CDC). He noted they were very close to reaching an agreement that would benefit both the community and the applicant.

It was moved by Commissioner Moss that the application of Black Creek L.C. be deferred to September 14, 2006. This motion was seconded by Commissioner Sosa.

Chairman Martinez stated a number of individuals submitted speaker cards in opposition to this application and asked those individuals unable to return on this application to come forward and state their objections on the record.

Ms. O'Quinn-William presented the title of the application, for the record.

1. Ms. Lana Floyd, 21785 SW 111 Ave, spoke in opposition of the request for deferral, and noted several protestors who were present today had difficulties in getting leave from work to appear. She asked whether the Community Council (CC) #15 would be a functioning Council by September to allow those who work to attend a night meeting to hear this matter and if so, then she would not object to the request for deferral.

Commissioner Moss noted it was his intent to make some appointments in the near future and have the CC#15 operating as quickly as possible.

In response to Chairman Martinez' question regarding whether this application would be heard at the next available zoning hearing or before the Community Council, Ms. O'Quinn-Williams noted the application would need to be re-advertised if it went before the CC, and the County would have to assume the cost for advertisement.

Ms. Floyd noted for the record, that she had tried on various occasions to contact the developer and applicant since the mailing of the preliminary notices, in order to have them meet with the community but was unsuccessful.

Commissioner Moss asked Mr. Ferro to meet with Ms. Floyd and the members of the community.

There being no other speakers to appear in connection with this matter, the public hearing was closed.

There being no objection, it was moved by Commissioner Moss that the application of Black Creek L.C. be deferred to no date certain and remanded to the Community Council #15, at its first available meeting date. This motion was seconded by Commissioner Sosa, and upon being put to a vote, passed by a vote of 10-0. (Commissioners Barreiro, Seijas and Sorenson were absent)

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Department of Planning and Zoning Director Diane O'Quinn Williams announced, in accordance with the Code of Miami-Dade County, all items on today's zoning agenda had been legally advertised, notices mailed and the properties were posted within prescribed timeframes. She noted that additional copies of the agenda were available in the Chambers and presented the procedures to be followed during today's proceedings.

Ms. O'Quinn-Williams presented the following application:

A. Richard Morton Et Al. (06-4-CC-1)

Ms. O'Quinn-Williams noted for the record that Miami-Dade County School Board submitted a revised memorandum recommending this application be approved inasmuch as the applicant had dialogued with them and reached a decision regarding mitigation for the schools.

Chairman Martinez suggested hearing only those individuals in opposition to the applicant and the rebuttal argument since this application had been presented at a previous zoning hearing.

Mr. Brian Graham, 200 S. Biscayne Boulevard, attorney representing the applicant, appeared before the Board and requested he be allowed to present additional material regarding changes that occurred since the last hearing and to present the results of the mitigation agreement as well as the new analysis prepared in response to comments made by Board members at that hearing.

There being no objection, Chairman Martinez opened the public hearing and allowed Mr. Graham to provide additional information in support of the application.

Mr. Graham noted this application was related to a parcel of land called the Dolphin Center South for which the City of Miami Gardens had jurisdiction over the zoning and the County had jurisdiction over the Development of Regional Impact. He stated that in order for the City to finalize its approval of an ordinance to rezone that was adopted on 1st reading, the County would need to amend the DRI. Mr. Graham also noted the foregoing application was deferred at the April 27, 2006 Zoning meeting to allow the applicants to meet with former Commissioner Ferguson's Unrepresented People's Positive Action Council (Up-Pac) to resolve issues related to this proposal. In the interim, he noted, the applicant continued its outreach and completed a dialogue with the School Board which accepted the \$2.27 million voluntary contribution offer over and above impact fees.

Mr. Robert Holland, 5955 NE 4 Ct, appeared before the board and thanked the Commission for additional time granted to allow the developer to meet with the residents of the City of Miami Gardens to explain the development, for which, he noted, was well received by a majority of the people. He provided a brief overview of the City of Miami Garden's procedures relating to this development and noted all concerns regarding the

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need for more retail, jobs, professional housing, property maintenance and impact on schools were dealt with, as well as concerns raised by Commissioner Ferguson as to whether this development posed a major deviation from the DRI's approval of the Dolphin Center South parcel some years ago.

Mr. Graham provided additional information on the City of Miami Gardens procedures and the proposed changes to the DRI process which, he noted were reviewed, approved and that he believed, did not deviate substantially from the State's requirements.

Chairman Martinez called for persons wishing to be heard in opposition to the foregoing application and the following individual(s) appeared:

1. Former Commissioner Betty Ferguson appeared before the Board and noted her disagreement was not with the housing portion of the development but whether the process was clear, fair and consistent and whether the application substantially deviated from the original development order, for which she believed it did. She further noted that neither the South Florida Regional Planning Council; the Florida Department of Community Affairs; nor the Planning & Zoning Department staff considered the cumulative effects of regional impacts. She suggested an impartial impact study be conducted to determine the true mitigations needed without accepting only the developer's study, particularly in dealing with regional impacts.

2. Ms. Sharon Stevens, 145 NE 193 Street, Regional 1 Coordinator for Miami-Dade County Council PTA, appeared before the Board and expressed concern with the \$2.27 million impact fees allocated only to Crestview Elementary, a platinum AAA school and concern for those on fixed incomes who could not afford these homes.

Mr. Graham reappeared before the Board in rebuttal.

Ms. Cathy Sweetapple, Transportation Consultant for the applicant, noted the residential units added in the acreage were less than 15% of the gross acres for the DRI and the entire DRI traffic was re-analyzed with proposed changes on a regional basis to ensure that all levels of service would operate at acceptable levels. She noted that in fact there would be a decrease in peak-hour traffic as a result of this application. She further noted that the regional cumulative analysis completed on the overall DRI was sent to FDOT, the Regional Planning Council, DCA and County staff and that as part of the process, these agencies reviewed the study submitted by the applicant and found there were no additional regional impacts.

Mr. Holland reappeared before the Board in rebuttal concerning affordable housing.

At Mr. Graham's request, Chairman Martinez called for those in support of the foregoing application to come forward and the following individuals appeared:

1. Ms. Henrietta Lacy, 20073 NW 37 Ct
2. Ms. Charlene Marshall, 19082 NW 27 Ave, Apt #12

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3. Mr. Willie Robertson, 3900 Estapona Ave, spoke in support of the application but was sympathetic to some concerns addressed by Commissioner Ferguson.
4. Reverend Abraham J. Thomas, 17320 NW 17 Ave

There being no other persons to appear before the Board in connection with this matter, the public hearing was closed.

Commissioner Jordan noted her primary concern was with the impact on schools, and that Crestview would be 234 students over the maximum capacity stated in the five year plan. She asked how that enrollment overage could be mitigated.

Mr. Graham noted Mr. Rodriguez, a School Board Representative, was requested to be present today to address this issue but was not present and that the School Board's covenant stated the contribution would be utilized for capital and educational relief of Crestview Elementary. He further noted this project could take at least three years before any students would be generated from it, which would give the School Board enough time to modify the attendance boundaries or make improvements to Crestview's capacity.

In response to Commissioner Jordan's question regarding substantial deviation and whether this project was looked at cumulatively, Ms. O'Quinn-Williams noted it was clearly stated on page 19 of the kit that the analysis was done on the overall DRI. She noted 64.7 acres of the total 432 acres was dedicated to residential development and did not exceed the 15% overall acreage of the DRI, even with consideration of other changes that had already taken place.

Responding to Commissioner Jordan's suggestion that the workforce housing units requirement be at least 10% for this project, Mr. Graham stated for the record, that his client would accept Commissioner Jordan's suggestion as a condition.

Chairman Martinez spoke in support of the application but noted the Homeowner Association to be created for Miami Gardens would be enforced by the State. He suggested that quality of life not be compromised to increase the tax base.

Commissioner Jordan noted her support was based on the conditions requested by the community for the Homeowner Association. She expressed concern with the County giving up prime commercial land on 27th Avenue corridor for future development and that she would like to see mixed-use development in the future.

Commissioner Moss spoke in support of the application but asked whether there would be any impact with reference to the north corridor and the transit alignment.

Ms. O'Quinn-Williams referenced discussions with Miami-Dade Transit Agency where they were looking at the northeast corner of 199th Street and 27th Avenue as a transit station site but that was not a part of this application. She noted any development proposed for the NE corner would impact the transit proposal.

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Commissioner Moss asked whether the same terms and standards that applied to the Home Depot development for maintaining the property on 27th Avenue would also apply to Wal-Mart. He noted a major focus of the Community Image Advisory Board was the 27th Avenue corridor as a gateway into Miami Dade County from the north counties and to make it the best corridor in Miami-Dade County. He asked if this development would provide road impact fees to help with the corridor development.

Mr. Graham noted that one more transportation improvement was required under the DRI process and they had engaged in negotiations with the Public Works Department, FDOT and the City of Miami Gardens on how to spend these fees.

Chairman Martinez asked if future applications could include a covenant to secure a right of way for transit improvements rather than have the County acquire the land from the private developer at a later time. He also asked whether the Metrorail's Orange Line traveled through any area of the applicant's property, how much of the right-of-way was dedicated for the Metrorail, and could it be obtained it during this process.

Mr. Raul Pino, Public Works, noted Metrorail was not part of the zoning process and that the land had to be acquired most of the time.

Mr. Holland noted the site plan had been coordinated to accommodate the Metrorail columns being proposed and the residential units begin with a buffer off of 27th Avenue.

In response to Commissioner Rolle's question regarding a speaker's comments that impact fees be used to help neighboring schools that were in bad condition, Assistant County Attorney Joni Armstrong-Coffey advised that this was a School Board's decision and not apart of this process; however, the Commission could determine whether this development would impact those schools regarding mitigation that had been proffered.

In response to Chairman Martinez' question as to where the Transit Orange Line extended, Mr. Mario Garcia, Chief of Transit Planning, stated the Transit Orange Line would run along the east side of 27th Avenue along the edge of the public right-of-way, and noted the possible need for an easement to accommodate the drip line of the Metrorail station platform.

Regarding the parking area that belonged to this developer, Chairman Martinez suggested the applicant proffer a covenant to grant the right-of-way.

Mr. Roosevelt Bradley, Director, Miami-Dade Transit Agency (MDT), noted a Record of Decision (ROD) was forthcoming from the Federal Transit Administration (FTA) allowing MDT to proceed with acquiring land for certain development. He noted that on certain parcels, MDT asked the FTA for a Letter of Credit to take certain properties prior to a ROD, but an opinion was given by the FTA to await its ROD before acquiring land since they were so close to rendering a decision.

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Commissioner Moss asked that when applications are reviewed by Transit Department during a zoning process, Transit Department note in their comments the possible need to reserve a rite of way in the future for the MetroRail orange transit line so Zoning Department could get the applicant to dedicate the rite of way to the County prior to approval of the zoning application rather than have the County acquire the land at a later time.

In response to Commissioner Moss' questions concerning cumulative impacts from future applications and the 15% for DRI, Ms. O'Quinn-Williams noted the calculation before the Board was done cumulatively, including the Dolphin Center DRI. She also noted that each time a request to modify the development parameters was made; it would be re-evaluated and if in excess of the 15%, than a determination of substantive deviation would have to go through a new DRI process.

Commissioner Moss asked that this item be deferred briefly for Transit Department to clarify.

Ms. O'Quinn-Williams presented the following application:

B. Retreat Const. Corp. F/K/A Palm Tower, LLC (05-3-CZ15-1)

Chairperson Martinez opened the public hearing on the foregoing application, and there being no one to appear before the Board in connection with this matter, the public hearing was closed.

Commissioner Moss expressed concern that 7% did not seem adequate for the workforce housing units.

Ms. O'Quinn-Williams noted that the Workforce Housing Ordinance proposed a 5% requirement for workforce housing units if the development used minimal density bonus and 12.5% workforce units if the development obtained the full range of density bonuses, but a 10% rule of thumb came about as a voluntary proffer.

Mr. Juan Mayol, 71 Brickell Avenue, Holland and Knight, attorney representing the applicant, appeared before the Board and noted the proposal before the Board was 5% to mirror the proposed ordinance since the developer was not using any type of density bonus. He also noted other features within this development that would impact the 5%, which was a 6.8% preservation area set aside for conveying to the County and sites set aside from this parcel for a park and a school.

In response to Commissioner Jordan's question regarding the price range for these units, Mr. Mayol stated the prices were calculated using a formula for workforce housing units and the top price was \$225,000 based on that formula. He also noted that after consulting with his client, 10% workforce housing units could be provided.

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Assistant County Attorney Joni Armstrong-Coffey advised that the covenant needed to be revised along with a joinder of a mortgagee and that the application could be deferred for proper paper work or the owner could be asked on the record.

Mr. Mayol noted the Code allowed for 60 days to finalize the documents regarding Planning Advisory Board requirements.

Commissioner Moss asked that the applicant come forward and state for the record his intentions regarding the covenant. He asked Mr. Juan Mayol or staff to provide him with a copy of the covenant once it was executed, should the application be approved today.

Mr. Nelson Graveran, Owner of Retreat Construction Corp, 3405 W. 84 Street, Hialeah Gardens, appeared before the Board and proffered on the record his agreement to provide 10% workforce housing units.

Commissioner Sorenson expressed concern regarding the previous owners who had destroyed much of the Natural Forest Community (NFC) and were supposed to enter into a covenant with the County protecting the pineland. She asked if the foregoing application included a covenant to protect the remaining portion of that NFC, and if so, she asked that it include a condition that the developer would incorporate as many compatible pineland species as possible to the surrounding properties of the NFC.

Assistant County Attorney Joni Armstrong-Coffey stated she believed the NFC would be conveyed to the Park and Recreation Department permanently.

Ms. O'Quinn-Williams noted as part of the covenant, the applicant committed to a specific site plan that included landscaping. She noted that DERM and Zoning staff would ensure the landscaping provided in the development was compatible but staff could also provide instructions under that site plan.

Dr. Susan Markley, DERM, noted underlying requirements existed in the landscape ordinance that addressed the type of plants allowed, but she could assist in providing a more appropriate list of native species that were compatible with pinelands.

Mr. Mayol stated his client would accept a list of native species to be submitted for review by the Planning Department and DERM.

Commissioner Moss presented and moved a resolution to approve the application with acceptance of the proffered covenant as amended to reflect in the site plan the landscape plan with species compatible with the NFC that would run with the land and be approved by DERM and the Planning Department staff. This motion was seconded by Commissioner Sosa, and upon being put to a vote, passed by a vote of 11-0. (Commissioners Seijas and Souto were absent).

The foregoing resolution was adopted by the Board and is set forth in the Record of Resolutions and assigned resolution #Z-25-06.

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Ms. O'Quinn-Williams presented the following application:

3. Zamora Corp. & Jose Zamora Corp. (06-6-CC-3)

Chairman Martinez opened the public hearing on the foregoing application and the following individuals appeared:

Mr. Mario Fernandez, Zamora Corporation, 13405 SW 257 Terrace, applicant, appeared before the Board in support of the application.

There being no other persons to appear before the Board in connection with this matter, the public hearing was closed.

Commissioner Sorenson noted the permits issued by DERM for tree removal would expire in 2006 and asked if the work had been done, how many trees were removed and how much canopy was lost or replaced.

Mr. Fernandez noted the permits had been complied with and the site cleared. He noted a landscaping plan was submitted to DERM identifying what would be replaced but the amount of lost canopy could not be ascertained.

Commissioner Sorenson asked that for future applicants, DERM provide these comments to ensure these things were in order before coming before the BCC.

Commissioner Moss presented and moved a resolution to approve the application with acceptance of the proffered covenant with conditions recommended by staff. This motion was seconded by Commissioner Sosa, and upon being put to a vote, passed by a vote of 10-0. (Commissioners Barreiro, Seijas and Souto were absent).

The foregoing resolution was adopted by the Board and is set forth in the Record of Resolutions and assigned resolution #Z-26-06.

Following the foregoing, it was moved by Commissioner Sosa that the Board reconvene the June 20, 2006 BCC meeting to make further allocations. This motion was seconded by Commissioner Diaz and upon being put to a vote passed by a vote of 11-0 (Commissioners Seijas and Barreiro were absent)

The Zoning hearing was recessed briefly at 12:03 p.m. for the Board of County Commissioners to reconvene in regular session of the June 20, 2006 BCC meeting to consider additional allocations, the minutes of which are on file in the Office of the Clerk of the Board of County Commissioners.

Chairman Martinez announced that a memorandum was distributed regarding a recommendation for each County Commissioner to participate in a private, special presentation for the Miami Heat Team tomorrow (6/23), in conjunction with the City of

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Miami, at courtside, following the Heat Championship Parade. He noted the Commissioners would be escorted, departing at 1:30 p.m., with special concessions for them and one family or staff member.

Chairman Martinez suggested the June 20, 2006 BCC meeting be recessed rather than adjourned to allow Commissioners Seijas and Souto the opportunity to allocate funds for the Miami Heat Congratulatory Ad since they were not present at today's hearing.

The Board, by motion duly made, seconded and carried, recessed the June 20, 2006 BCC meeting and resumed today's Zoning meeting agenda at 12:20 pm to continue consideration of Application A. Richard Morton, Et Al.

Ms. O'Quinn-Williams noted the proposed transit alignment line was not finalized and the complexity of the map made it difficult to place a condition because the potential easement and acquisition area was not a constant dimension width along the east side of 27th Avenue. She asked Transit Director, Mr. Bradley, to display the map depicting the currently proposed alignment.

Mr. Bradley explained the map, including two parcels south of 199th Street, one requiring 96,342 square feet and the other requiring 15,640 square feet. He noted the preliminary design was 30% completed but those numbers might need adjusting once the final design was completed.

Mr. Graham stated he represented only the Home Depot and the Cornerstone Group properties, but had no control over the Wal-Mart property which was a major portion of the north corner that Mr. Bradley referenced. He noted his clients, Cornerstone and Home Depot, would not seek compensation for any easements to accommodate the Metrorail, but wanted to ensure these easement areas could be used for ingress/egress and parking.

In response to questions by Commissioner Jordan regarding employment and sewer issues, Mr. Graham noted that Cornerstone Group had done a significant amount of outreach and had made a commitment regarding local and minority contractors. Regarding the Sewer issues, he noted a recent letter of allocation was received from DERM indicating adequate service was available but both the Home Depot and Cornerstone Group projects needed to be approved by the City of Miami Gardens.

Commissioner Jordan referred to a letter from Mr. Manuel Rodriguez stating the City of North Miami Beach was willing to serve the referenced project with both water and sewer service; however, significant infrastructure improvements were necessary to serve the site. She asked for the assurance of those improvements.

Mr. Manuel Rodriguez, CornerStone Group, 2121 Ponce De Leon, appeared before the Board and noted that letter referred to significant infrastructure improvements inside the subject site because it was vacant land and the developer would be responsible for making all of the infrastructure improvements necessary to provide water and sewer.

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Responding to Commissioner Jordan's question regarding the proposed language for the Transit line, Assistant County Attorney Joni Armstrong-Coffey suggested a specific amount of land needed to be determined and stated by Director of Miami Dade Transit that Home Depot and Cornerstone could agree on for the conveyance of the easement.

An extensive discussion ensued between Commissioners, staff, applicants and attorneys regarding the proper language needed for the conditions regarding the Transit line and the conveyance provision.

Commissioner Gimenez asked that in the future, Planning Department work with Miami Dade Transit to resolve the issues concerning applications with property on a transit line, prior to coming before the BCC. Commissioner Barreiro asked that Transit also consult with municipalities regarding future planning and transit alignments.

Responding to Commissioner Jordan's inquiry whether the site plan presented at today's (6/22) hearing was consistent with the site plan presented before the City of Miami Gardens, Director Bradley confirmed that he had seen the site plans submitted to the City and they were in fact, consistent with the site plan presented and introduced into evidence at today's hearing.

Ms. O'Quinn-Williams noted the condition pertaining to discussions with the School Board on mitigation could be eliminated and replaced with a condition regarding workforce housing and suggested the following language: "Prior to the issue of the building permit for any dwelling unit, the owner shall designate a minimum of 10% of the dwelling units on the residential property as workforce housing units. Workforce housing units shall be residential dwelling units that are made available for sale or rent by the owner, to a person with median family income that is 65 to 140% of the median family income that was established by US HUD and prior to obtaining the building permit, the owner shall record in the public records, a declaration of restrictions in a form acceptable to the City of Miami Gardens that limits those 10% units to workforce housing and not to exceed \$175,000 that could be increased to be adjusted by the CPI."

Following the discussion, Commissioner Jordan presented and moved a resolution to approve the application with conditions that the owner grant an easement to be determined by the Miami-Dade Transit Director, if necessary and appropriate for the construction and operation of the Metrorail line; that no more than the land area included within the Home Depot parcel as depicted on the Miami-Dade Transit Map and the portion of the Cornerstone parcel depicted on the Cornerstone site plan introduced at today's public hearing (6/22) be conveyed, with the understanding that the Miami-Dade Transit Director will work with the property owner to allow parking and ingress/egress under the Metrorail line; and that prior to issuing the building permit for any dwelling unit, the owner shall designate a minimum of 10% of the dwelling units on the residential property as workforce housing units. Workforce housing units shall be residential dwelling units that are made available for sale or rent by the owner, to a person with median family income that is 65 to 140 percent of the median family income as

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established by US HUD and prior to obtaining the building permit, the owner shall record in the public records, a declaration of restrictions in a form acceptable to the City of Miami Gardens that limits 10% of the units to workforce housing, with price not to exceed \$175,000 except an increase adjusted by the CPI. This motion was seconded by Commissioner Heyman, and upon being put to a vote, passed by a vote of 9-0. (Commissioners Seijas, Souto, Sorenson and Sosa were absent).

The foregoing resolution was adopted by the Board and is set forth in the Record of Resolutions and assigned resolution #Z-27-06.

All deferral dates on applications considered during the day's meeting were publicly announced.

All exhibits submitted for the record at the day's meeting were transferred to the care, custody and control of the Department of Planning and Zoning.

There being no further business to come before the Board, upon motion duly made, seconded and carried, the zoning meeting was adjourned at 1:00 p.m.

Chairman

ATTEST: HARVEY RUVIN, Clerk

By: _____
Kay Sullivan
Deputy Clerk