



**MEMORANDUM**  
Harvey Ruvin  
Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners  
Miami-Dade County, Florida  
(305) 375-5126  
(305) 375-2484 FAX  
www.miami-dadeclerk.com

**Agenda Item No. 15 (B)2**

---

TO: Honorable Chairman Joe A. Martinez      DATE: June 7, 2005  
and Members, Board of County Commissioners

FROM: Harvey Ruvin, Clerk  
Circuit and County Courts  
Kay M. Sullivan, Director  
Clerk of the Board

SUBJECT: Proposed Boundary Change  
to the City of North Miami Beach

---

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the N.E. 10 Avenue Annexation Committee requesting a boundary change to the City of North Miami Beach. (See legal description in the attached application).

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachment  
KMS/kk

Leo M. Schwartzberg  
990 N. E. 175 Street  
North Miami Beach, Florida 33162

CLERK OF THE BOARD  
2005 MAY -9 AM 11:52  
CLERK, CIRCUIT & COUNTY COURTS  
DADE COUNTY, FLA.  
#1

Miami-Dade County Clerk of the Board of Commissioners  
111 N.W. 1 St.  
Miami, Florida 33128

May 9, 2005

RE: N.E. 10 Avenue Annexation Committee Petition

Dear Clerk of the Board of Commissioners;

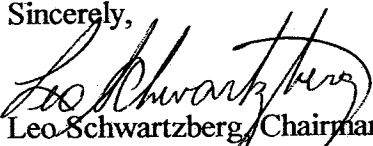
The NE 10<sup>th</sup> Avenue Annexation Committee has collected the enclosed 742 petitions supporting annexation of voting precincts 119 and 120 into the City of North Miami Beach. In addition to the petitions, the following are enclosed:

- A copy of the Miami-Dade County Supervisor of Elections certification dated December 16, 2004.
- A copy of the letter that accompanied the original certification that was delivered to the City of North Miami Beach on January 4, 2005.
- 4 sets of Documents and Information Regarding Change Initiated by Group Petition, as required by Miami-Dade County Code Section 20-4 and prepared by the City of North Miami Beach.
- 4 Copies of City of North Miami Beach Resolution R2005-21 by which the Mayor and Council indicated their approval of the proposed boundary change subject to a vote of the residents and an interlocal agreement.

On behalf of the Committee, this is to request that the Miami-Dade County Commission accept the petitions and supporting information and refer the annexation request to the County Administration Planning Advisory Board for further action.

Please contact me at the above address or at 954-680-3337 or at [leo@sbdd.org](mailto:leo@sbdd.org) if you need any additional information.

Sincerely,

  
Leo Schwartzberg, Chairman  
N.E. 10<sup>th</sup> Avenue Annexation Committee.

cc: Gary Brown, City Manager, City of North Miami Beach

CLERK OF THE BOARD

2005 MAY -9 AM 11:53

CLERK, CIRCUIT & COUNTY COURTS  
DADE COUNTY, FLA.  
#1

**Documents and Information Regarding Boundary  
Change Initiated by Group Petition:**  
as required by Miami-Dade County Code Section 20-4

*Unincorporated Windward Enclave, Proposed Annexation*

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Prepared by the City of North Miami Beach  
in response to a petition submitted by:  
The NE 10<sup>th</sup> Avenue Neighborhood Association  
Annexation Committee

April 15, 2005

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April 15, 2005

LETTER OF TRANSMISSION FROM WINDWARD RESIDENTS

Document Image

Leo M. Schwartzberg  
990 N. E. 175 Street  
North Miami Beach, Florida 33162

RECEIVED  
05 JAN -6 PM 2:51  
MAYOR AND CITY COUNCIL  
CITY OF NORTH MIAMI BEACH

January 5, 2005

Mayor and City Council  
City of North Miami Beach  
17011 N.E. 19 Avenue  
North Miami Beach, Florida 33162

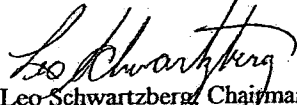
RE: N.E. 10 Avenue Annexation Committee

Dear Mayor and Council;

On behalf of the N.E. 10 Avenue Annexation Committee, this is to request that the city of North Miami Beach pass a resolution supporting the annexation of precincts 119 and 120 into the City of North Miami Beach.

Enclosed is the original certification of the petition signatures signed by the Supervisor of Elections of Miami-Dade County. This certificate confirms that 742 signatures were declared valid.

Sincerely,

  
Leo Schwartzberg, Chairman  
N.E. 10<sup>th</sup> Avenue Annexation Committee.

RESOLUTION NO. R2005-21

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING PROPOSED MUNICIPAL BOUNDARY CHANGES BY ANNEXING THE UNINCORPORATED WINDWARD NEIGHBORHOOD; REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF THE MIAMI-DADE COUNTY TO EFFECT BY ORDINANCE, SUBSEQUENT TO APPROVAL BY ELECTION OF THE RESIDENTS WITHIN THE PROPOSED ANNEXATION AREA, THE PROPOSED BOUNDARY CHANGE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-4 of the Code of Miami-Dade County, Florida, any individual or group desiring a proposed boundary change to any municipality may initiate the same together with a duly certified resolution of the governing body of the municipality involved approving such proposed boundary change; and

WHEREAS, Miami-Dade County's Supervisor of Elections has certified that a group of resident voters representing more than the required number of electors necessary to initiate an annexation, as set forth in Section 20-3(H) of the Code of Miami-Dade County, have signed petitions supporting the proposed boundary change; and

WHEREAS, pursuant to policies set forth in the Comprehensive Plan, the City of North Miami Beach has reviewed the appropriateness of the submitted annexation request specifically to determine the levels of service to be provided, the cost of annexation to the taxpayers, revenue estimates, expenditures, consistency and compatibility of development patterns and the contiguity of the proposed boundaries; and

WHEREAS, pursuant to Section 20-4 of the Code of Miami-Dade County, the Mayor and City Council conducted a public hearing regarding the proposed annexation after giving written notice to all owners of property within the annexation area and within 600 feet of the annexation area; and

WHEREAS, the Mayor and City Council of the City of North Miami Beach agree to change the boundaries of the City by annexing the unincorporated area as more particularly described in the legal description included herein and as depicted on the map attached hereto as Exhibit "A", contingent upon an interlocal agreement and approval of the annexation by election of the residents within the proposed area;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of North Miami Beach, Florida:

Section 1. The foregoing recitals are true and correct.

Section 2. That the proposed municipal boundary change, as depicted on the map attached hereto as Exhibit "A", and as more particularly set forth in the following legal description, is hereby approved, subject to an interlocal agreement and approval of the annexation by election of the residents within the proposed area;

A portion of Miami-Dade County, Florida, lying in Sections 7, 8 and 17 of Township 52 South, Range 42 East, generally bounded on the North by Miami Gardens Drive (State Road No. 860); bounded on the Northeast by the centerline of Snake Creek Canal (Canal C-9); bounded on the East by N.E. 15th Avenue; bounded on the South by North Miami Beach Boulevard (State Road No. 826); and bounded on the West by N.E. 6th Avenue (State Road No. 915) as said portion is more particularly described as follows:

Begin at the Southeast corner of said Section 7, also being the Southwest corner of said Section 8, run Westerly along the South line of said Section 7, also being the Southerly boundary line of the City of North Miami Beach, Florida for 25 feet; thence Northerly along a line being 25 feet West of and parallel with the East line of the Southeast  $\frac{1}{4}$  of said Section 7, also being the Westerly boundary line of said City on North Miami Beach, Florida for 515.07 feet to a point on the Easterly extension of the Northerly line of Tract "A" of NEWLAN SUBDIVISION according to the plat thereof, as recorded in Plat Book 71 at Page 9 of the Public Records of Miami-Dade County, Florida; thence Westerly along a line 157 feet South of and parallel with the North line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 7 for 150 feet; thence Northerly along a line 175 feet West of and parallel with said East line of the Southeast  $\frac{1}{4}$  of Section 7 for 75 feet; thence Easterly along a line 82 feet more or less South of and parallel with said North line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7 for 150 feet; thence Northerly along a line 25 feet West of and parallel with said East line of the Southeast  $\frac{1}{4}$  of Section 7 for 82 feet more or less; thence Easterly for 25 feet to the Northeast corner of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7; thence Northerly along said East line of the Southeast  $\frac{1}{4}$ , also being the centerline of N.E. 10th Avenue for 318.08 feet more or less to the Northeast corner of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 7, also being the centerline of N.E. 170th Street; thence Westerly along said centerline to the centerline of N.E. 9th Avenue; thence Northerly along said centerline to the centerline of N.E. 171st Street; thence Westerly along said centerline to the centerline of N.E. 7th Avenue; thence Northerly along said centerline to the centerline of N.E. 172nd Street; thence Westerly along said centerline to the centerline of N.E. 6th Avenue (State Road No. 915) also being a point on the West line of said Southeast  $\frac{1}{4}$ ; thence Northerly along said centerline, also being the West line of said Southeast  $\frac{1}{4}$  of Section 7 to the centerline of N.E. 175th Street, also being the center of said Section 7; thence Westerly along said centerline to the Westerly right-of-way line of N.E. 6th Avenue (State Road No. 915) being 35 feet West of the Easterly line of the Northwest  $\frac{1}{4}$  of said Section 7; thence Northerly along said Westerly right-of-way line of N.E. 6th Avenue (State Road No. 915) and the Northerly extension thereof to a point on the North line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 7; thence Easterly along said North line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and Easterly along the North line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 7 to the Easterly right-of-way line of N.E. 9th Court; thence Southerly along said Easterly right-of-way line to the centerline of N.E. 177th Street; thence Westerly along said centerline to the centerline of N.E. 9th Avenue; thence Southerly along said centerline to a point on the Westerly extension of the South line of a 15 foot wide alley being adjacent to the Southerly line of Block Eleven (11) of WINDWARD HEIGHTS NUMBER FIVE, according to the Plat thereof as recorded in Plat Book 63 at Page 59 of the Public Records of Miami-Dade County, Florida; thence Easterly along said Southerly line of the alley to the centerline of

N.E. 10th Avenue; thence Southerly along said centerline, also being the East line of said Section 7 to the centerline of N.E. 175th Street; thence Easterly along said centerline, also being the North line of the Southwest ¼ of said Section 8 to the centerline of N.E. 13th Avenue; thence Southerly along said centerline to the centerline of N.E. 173rd Street; thence Easterly along said centerline to the Easterly line of the Southwest ¼ of said Section 8; thence Southerly along said Easterly line to the centerline of N.E. 169th Street; thence Easterly along said centerline to the centerline of N.E. 15th Avenue; thence Southerly along said centerline to the centerline of North Miami Beach Boulevard (N.E. 163rd Street) (State Road No. 826); thence Westerly along said centerline to the centerline of N.E. 12th Avenue; thence Northerly along said centerline to the centerline of N.E. 167th Street, (N.E. Charger Boulevard); thence Westerly along said centerline also being the South line of said Section 8 to the Southwest corner of said Section 8, being said Point of Beginning, less those portions of said Sections being previously incorporated within the city limits of North Miami Beach, Florida.

Section 3. That the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 5.04 of the Home Rule Charter of Miami-Dade County, is requested to schedule an election regarding annexation of the properties legally described herein and as depicted on the attached map as Exhibit "A", which is made a part thereof.

Section 4. That this Resolution shall become effective upon approval of an interlocal agreement between the City of North Miami Beach and the Board of County Commissioners and the approval of the annexation by election of the residents within the proposed area.

Section 5. The City Clerk is hereby authorized and directed to transmit three certified copies of the resolution, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by attachments as required by Section 20-3 and Section 20-4 of the Code of Miami-Dade County, Florida.

APPROVED AND ADOPTED by the City of North Miami Beach City Council

at the regular meeting assembled this 15<sup>th</sup> day of March, 2005.

ATTEST:

*[Handwritten signature]*  
 City Clerk of the City of North Miami Beach, Florida

*[Handwritten signature]*  
 City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2005.

SEAL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA

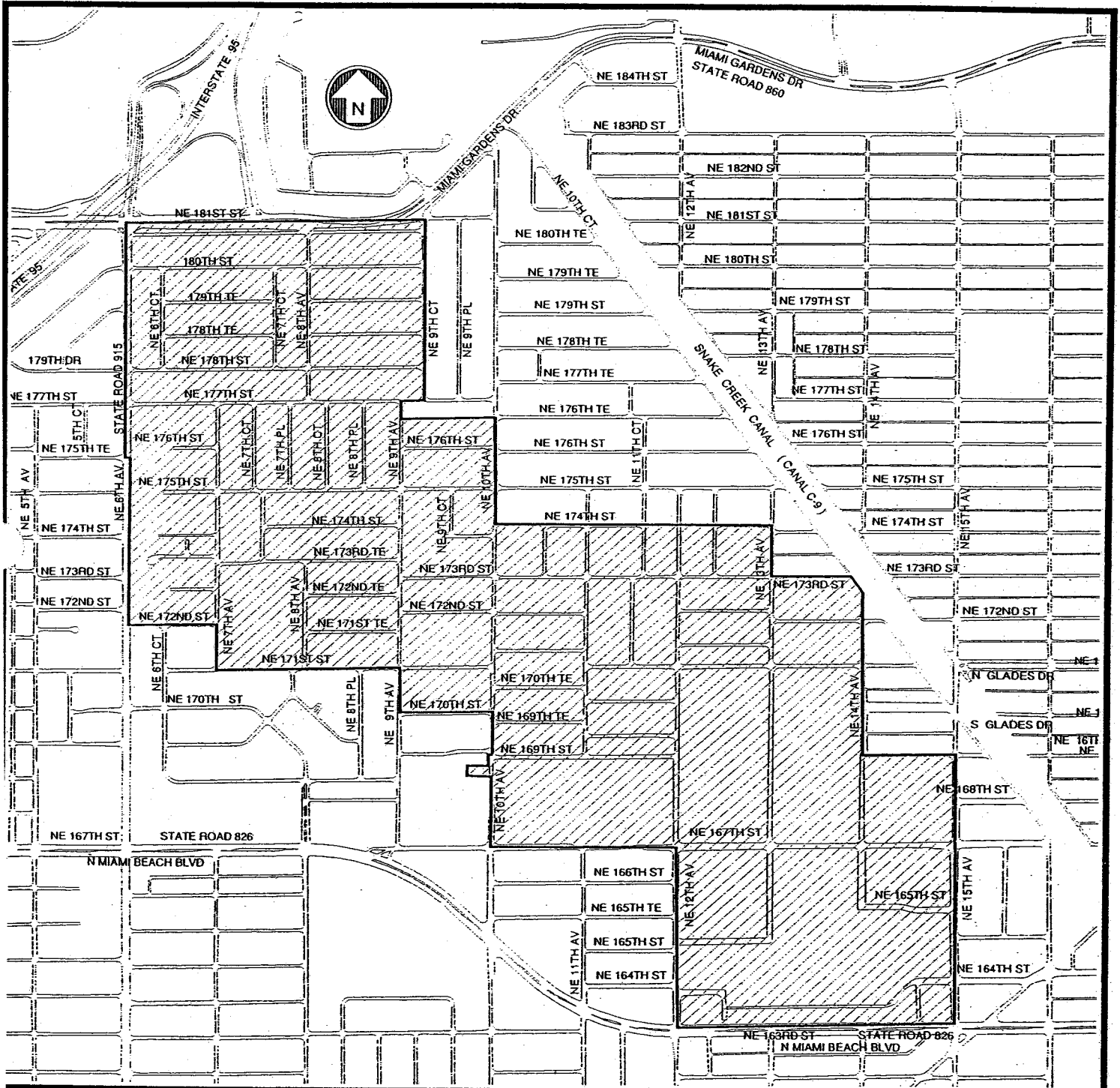
*[Handwritten signature]*  
 JEFFREY A. MISHCON  
 MAYOR

APPROVED AS TO FORM:

*[Handwritten signature]*  
 HOWARD B. LENARD  
 CITY ATTORNEY

By \_\_\_\_\_ Mayor & City Council





|           |               |
|-----------|---------------|
| Drawn By  | JJB           |
| Cad. No.  | 021485lo      |
| Ref. Dwg. | -             |
| Plotted:  | 3/21/03 2:33p |

**LOCATION SKETCH**

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

|          |          |
|----------|----------|
| Date     | 3/21/03  |
| Scale    | 1"=1000' |
| Job. No. | 021485   |
| Dwg. No. | 1003-025 |
| Sheet    | 3 of 3   |

April 15, 2005

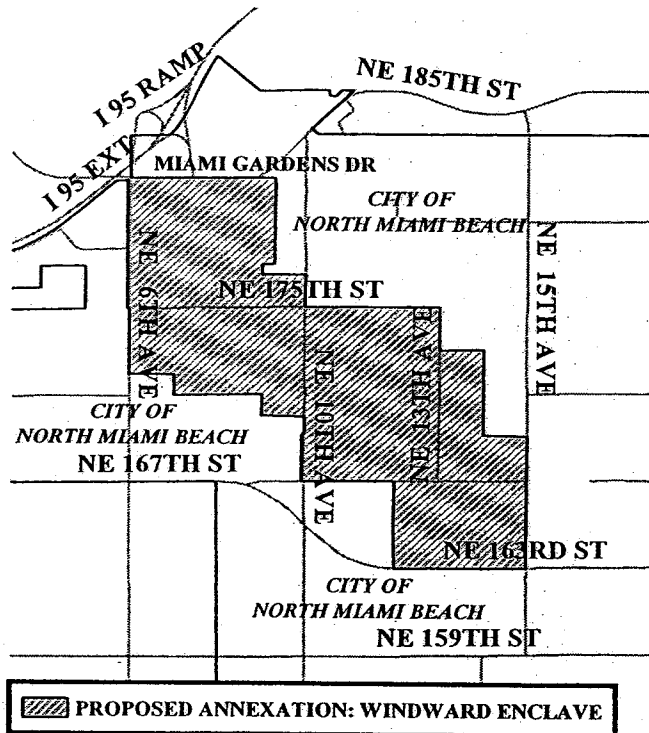
AFFIDAVIT CERTIFYING THE MAILING OF ANNEXATION NOTICE  
AND COPY OF PUBLIC HEARING MAIL NOTIFICATION

See following pages

COPY OF PUBLIC HEARING MAIL NOTIFICATION

CITY OF NORTH MIAMI BEACH  
NOTICE OF PUBLIC HEARING  
PROPOSED ANNEXATION

NOTICE IS HERBY given that the City Council of the City of North Miami Beach at its regular meeting on Tuesday, March 1, 2005, beginning at 7:30 PM, in North Miami Beach City Hall, on the 2<sup>nd</sup> floor in the Council Chambers, 17011 N.E. 19 Avenue, North Miami Beach, Florida, 33162 will conduct a public hearing on a group-initiated proposal to include within the boundaries of the City of North Miami Beach the unincorporated enclave shown on the map below.



The annexation proposal has been submitted to the City, in the form of a petition, by a group of registered voters living in the unincorporated enclave. All interested parties are urged to attend.

SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT THIS MEETING, THAT PERSON SHALL INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE INCLUDING ALL TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. (F/S 286.0105)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATTER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 787-6001 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 948-2909 FOR ASSISTANCE.

//

## LEGAL DESCRIPTION

A portion of Miami-Dade County, Florida, lying in Sections 7, 8 and 17 of Township 52 South, Range 42 East, generally bounded on the North by Miami Gardens Drive (State Road No. 860); bounded on the Northeast by the centerline of Snake Creek Canal (Canal C-9); bounded on the East by N.E. 15th Avenue; bounded on the South by North Miami Beach Boulevard (State Road No. 826); and bounded on the West by N.E. 6th Avenue (State Road No. 915) as said portion is more particularly described as follows:

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Charger Boulevard); thence Westerly along said centerline also being the South line of said Section 8 to the Southwest corner of said Section 8, being said Point of Beginning, less those portions of said Sections being previously incorporated within the city limits of North Miami Beach, Florida.

CERTIFICATE OF COUNTY SUPERVISOR OF ELECTIONS

Document Image



Miami-Dade County Elections Department  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-VOTE F 305-499-8547  
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Constance A. Kaplan, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that 790 petition signatures were submitted for the Annexation of Precincts 119 and 120 to the City of North Miami Beach.

After verifying the signatures and addresses of the submissions, 742 signatures were determined to be valid.

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 16<sup>th</sup> DAY OF  
DECEMBER 2004.

Constance A. Kaplan  
Supervisor of Elections  
Miami-Dade County

*This petition was validated at a cost of \$79.00 and is payable to the Board of County Commissioners.*

*Delivering Excellence Every Day*

GROUNDS FOR BOUNDARY CHANGE

The annexation is proposed by the unincorporated Windward residents. As such, the annexation process falls under Article 1, Sec. 20-4 of the Miami-Dade County Code.

DEFINITIONS

“Census” means the United States Census Bureau.

“City” or “North Miami Beach” means the City of North Miami Beach, Florida.

“*Comprehensive Plan*” means a plan that meets the requirements of ss. 163.3177 and 163.3178 *Florida Statutes*.

“County” means Miami-Dade County, Florida.

“CW” means Countywide.

“DU” means dwelling units.

“FLUM” means Future Land Use Map.

“LDR” means the City’s Land Development Regulations.

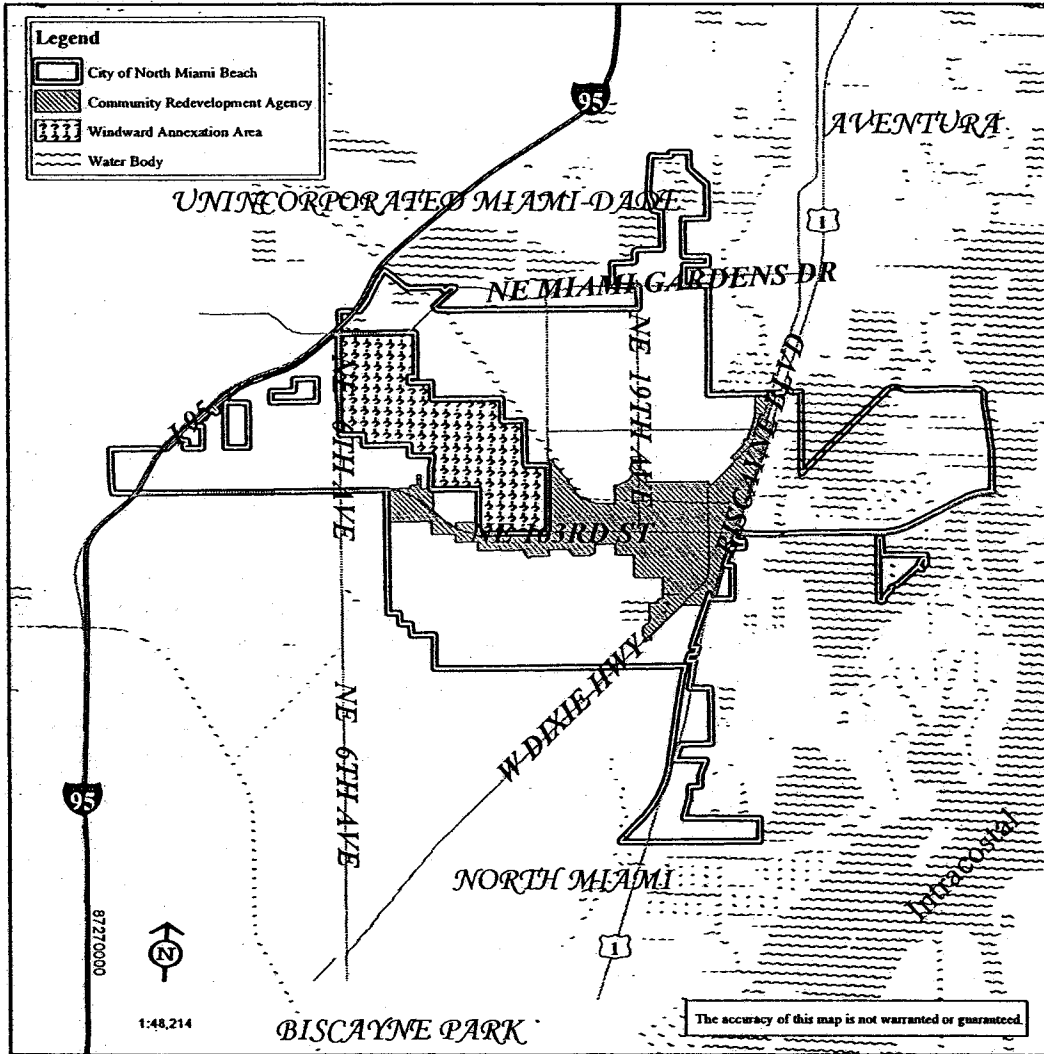
“NMBPD” the City of North Miami Beach Police Department.

“PA” or “MDPA” means Miami-Dade County Property Appraiser’s Office.

“Unincorporated Windward” or “Annexation Area” or “Windward Annexation Area” means that area described in the certified annexation petition circulated by the NE 10<sup>th</sup> Avenue Neighborhood Association Annexation Committee (“Committee”) comprised of unincorporated lands north of State Road 826 (S.R. 826), south of Miami Gardens Drive, west of NE 15<sup>th</sup> Ave and the C-9 Canal and east of NE 6<sup>th</sup> Avenue. The incorporated areas within these boundaries are officially recognized by the City as the Windward Neighborhood. The Committee’s action constitutes a group-initiative request for annexation (Article 1, Sec 20-4, *Miami-Dade County Code*) by the City of North Miami Beach

### IMPACT ON NEIGHBORING MUNICIPALITIES

The proposed Windward Annexation Area abuts the City of North Miami Beach to the north, south, east and west. In fact, the City surrounds the annexation enclave with the only exception being a small portion of the right of way in Miami Gardens Drive at the very northwest corner of the enclave where it meets I-95. The perimeter of the Annexation Area is 4.62 miles in length.



The southeast and south portions of the Annexation Area abut an independent special district established in 2005 pursuant to Chapter 163, Part III, *Florida Statutes* and approved by the Miami-Dade County Board of County Commissioners known as the City of North Miami Beach Community Redevelopment Area.

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## LAND USE PLAN AND ZONING

The following includes recommendations for rezoning and changes in the Future Land Use Element ("FLUE") designations for the proposed Windward Annexation Area.

The group-initiated annexation area presently has existing zoning districts and Future Land Use Element (FLUE) categories designated by Miami-Dade County. Should the proposed annexation of this area be successful, the lands presently so designated will need to be established as zoning districts and FLUE categories in the City of North Miami Beach ("NMB") Zoning and Land Development Code and Comprehensive Plan respectively.

The following represents the NMB zoning districts ("NMB Zoning") and NMB Future Land Use Element ("NMB FLUE") categories that best match the County's existing zoning districts ("County Zoning") and FLUE designations ("County FLUE").

## ZONING DISTRICTS

### EXISTING

The proposed Windward Annexation Area is comprised of 3 differing County Zoning categories. These are:

RU-1 Single Family Residential District  
RU-4 High Density Apartment House District  
BU-2 Special Business District

These are indicated on map no. 1.

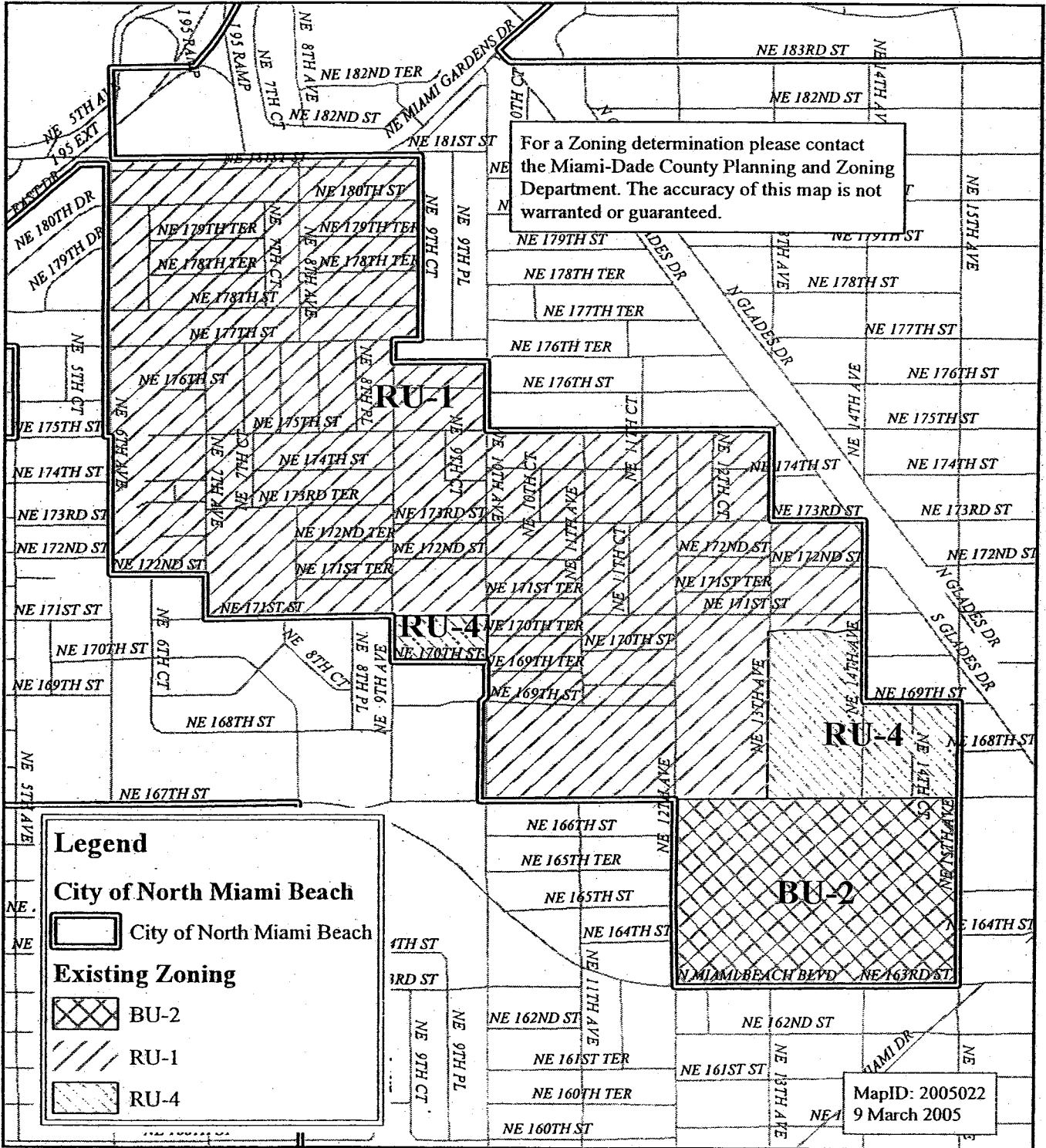
### Analysis

After a review of the County Zoning regulations, and a comparison to the NMB Zoning regulations codified within the City of North Miami Beach Zoning and Land Development Code ("NMB LDR"), it appears that there is an existing code in the NMB LDR to replace 1 of the existing County Zoning codes without changing the NMB LDR. Another of the existing County Zoning codes could be replaced with a modified single-family NMB LDR code, and one existing County Zoning code is unlike any existing in the NMB LDR Code and would require the creation of a new NMB LDR code to replace it.

# Map #1 - Windward Annexation Area Existing County Zoning



1:12,000

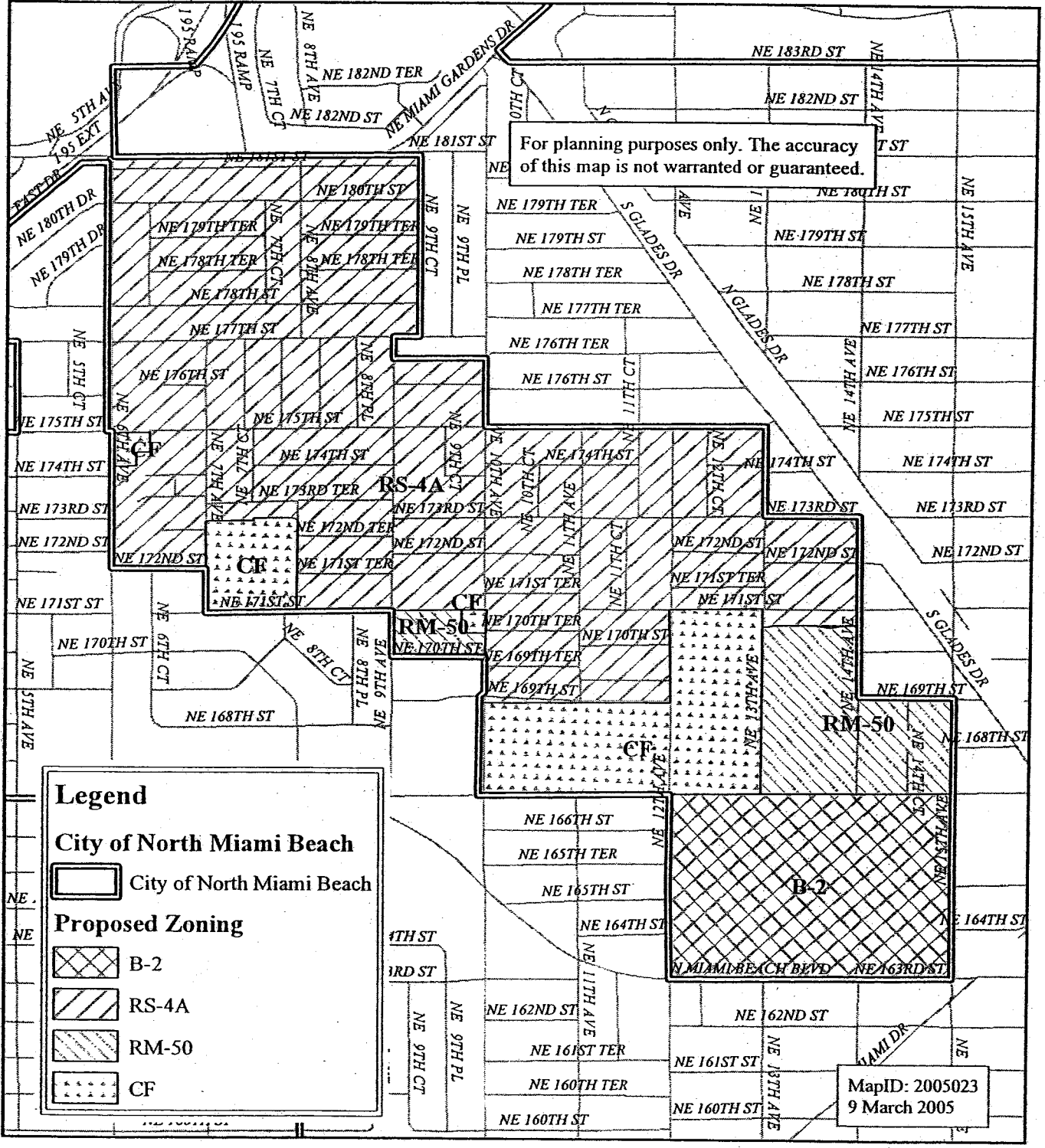


DRAFT

# Map #2 - Windward Annexation Area Proposed City Zoning



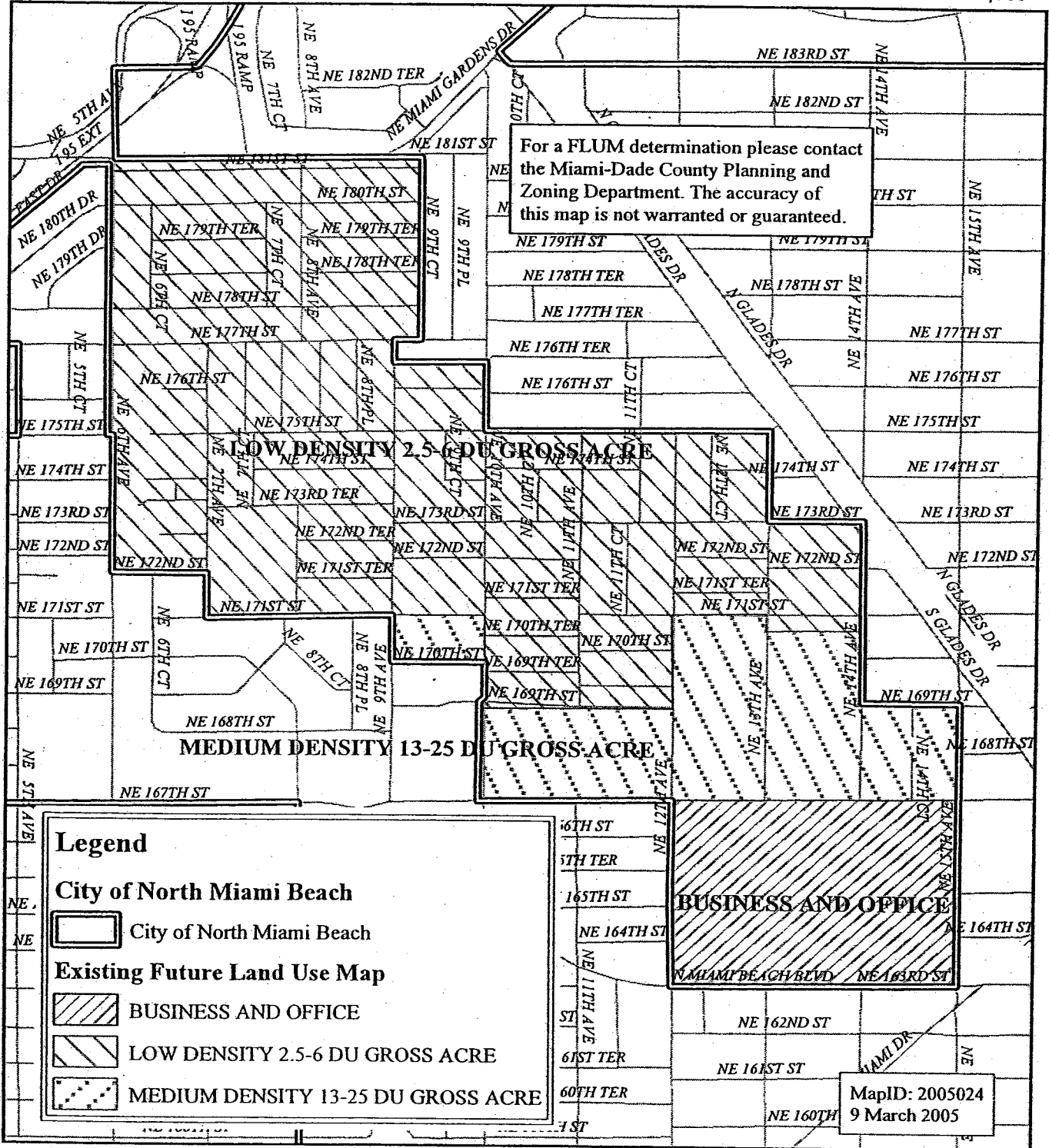
1:12,000



# Map #3 - Windward Annexation Area Existing County Future Land Use Map



1:12,000



**Legend**

**City of North Miami Beach**

City of North Miami Beach

**Existing Future Land Use Map**

BUSINESS AND OFFICE

LOW DENSITY 2.5-6 DU GROSS ACRE

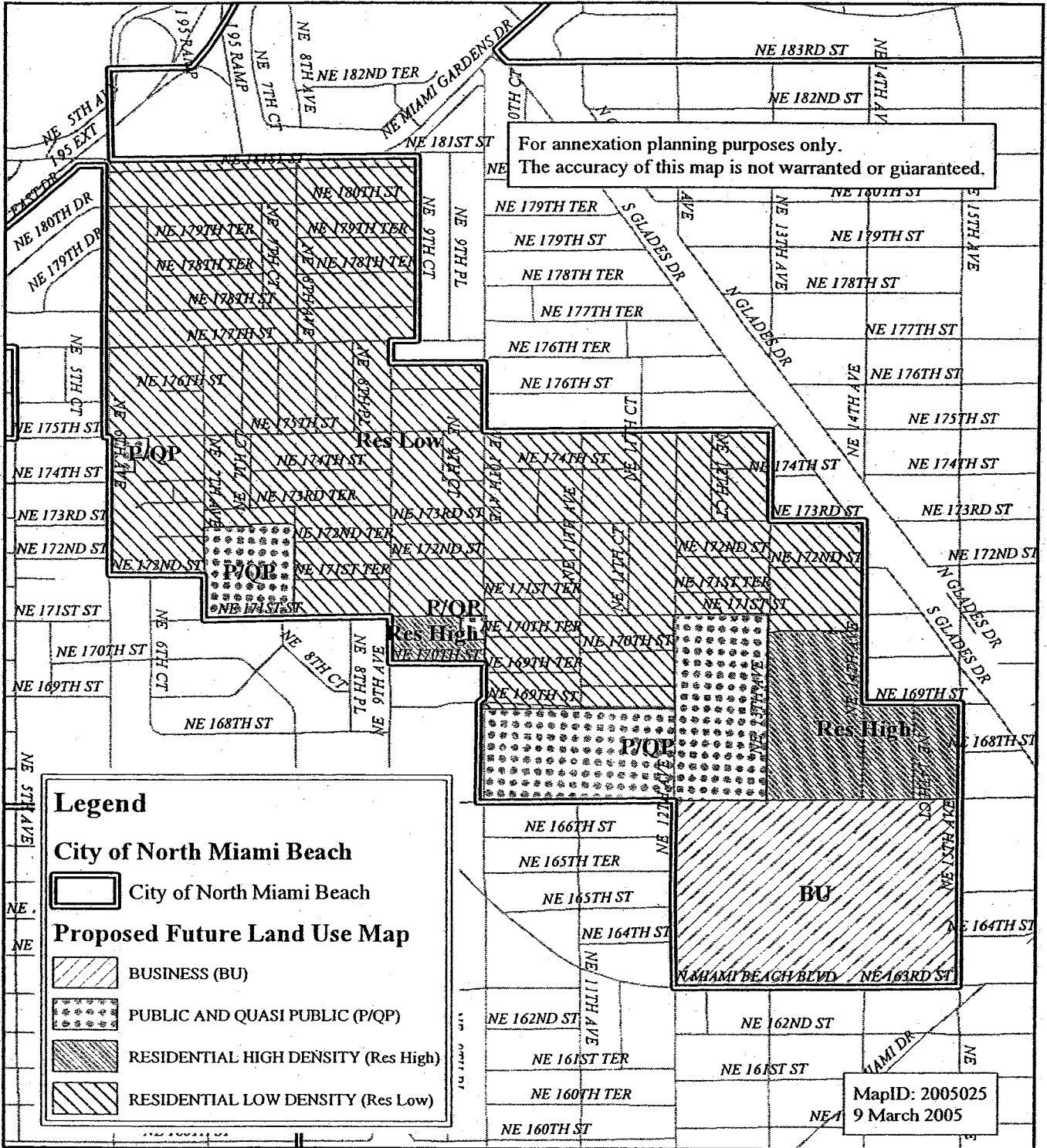
MEDIUM DENSITY 13-25 DU GROSS ACRE

MapID: 2005024  
9 March 2005

# Map #4 - Windward Annexation Area Proposed City Future Land Use Map



1:12,000



## PROPOSED

1. Replacement of the existing County BU-2 Special Business District with NMB LDR code Section 24-52: B-2 General Business District without changes.
2. The single family County Zoning of RU-1 is nearly the same as NMB LDR code Section 24-44: RS-4 Residential Single-Family Zoning District. Thus, a proposed RS-4A would be the replacement for this existing zoning district.
3. The multifamily existing County Zoning code of RU-4 exceeds any NMB LDR code as to density, with 50 dwelling units per acre permitted, as well as other aspects. There is a need therefore, to create a new zoning district in the NMB LDR code to allow 50 dwelling units per acre. Therefore, it is proposed to create RM-50 in the NMB LDR to replace the existing County RU-4.
4. In addition, the schools located in the proposed Windward Annexation Area are located within the existing County Zoning of RU-1 Single Family Residential District and RU-4 High Density Apartment House District. Schools are not a permitted use in the NMB LDR Codes for single-family zones. Thus, these would be replaced with NMB LDR Code Section 24-55: CF Community Facility District.

These proposed zones are shown in map no. 2.

## FUTURE LAND USE ELEMENT CATEGORIES

### EXISTING

The proposed Windward Annexation Area is further comprised of 3 different County Future Land Use Map designations ("County FLUM"). These are:

Low Density 2.5 – 6 dwelling units per gross acre  
Medium Density 13 – 25 dwelling units per gross acre  
Business and Office

The existing County FLUM designations are shown on map no. 3.

### PROPOSED

The County FLUM designations that exist are proposed to be replaced with NMB FLUM designations as follows:

Residential Low Density  
Residential High Density  
Business  
Public/Quasi Public

These NMB FLUM designations are shown on map no. 4.

**NORTH MIAMI BEACH ZONING CATEGORIES**

The recommended language of the zoning categories and the Future Land Use Element are as follows.

**SEC. 24-44.05 RS-4(A) RESIDENTIAL SINGLE-FAMILY DISTRICT  
(PROPOSED NEW DISTRICT)**

(A) *Purpose and Intent*

The purpose and intent of this district is to provide suitable sites for the development of detached single-family residential dwellings on small lots in areas consistent with the city's Comprehensive Plan land use element. The density shall not exceed six (6) units per net acre.

(B) *Uses Permitted*

- (1) Single-family residential dwellings;
- (2) Family day care home;
- (3) Residential accessory uses;
- (4) Public parks and playgrounds.

(C) *Uses Permitted Conditionally*

- (1) Churches, synagogues and other similar houses of worship, provided that:
  - (a) The minimum site area shall be one (1) acre;
  - (b) No structure shall be located less than fifty (50) feet from any adjacent residential property; and
  - (c) All such uses shall be located on and oriented toward an arterial roadway.
- (2) Utility transformer or transmission facilities, provided that all such uses shall be directly related to and supportive of the immediate residential neighborhood.

(D) *Site Development Standards*

- (1) *Minimum lot area:* Five thousand (5,000) square feet.
- (2) *Minimum lot width:* seventy-five (75) feet.
- (3) *Minimum yard setbacks:*

| <i>Setback Yard</i>  | <i>(feet)</i> |
|----------------------|---------------|
| Front.....           | 25            |
| Rear.....            | 15            |
| Side (interior)..... | 5             |
| Side (corner).....   | 15            |
- (4) *Maximum building height:* Two (2) stories or thirty-five (35) feet.
- (5) *Minimum floor area:* One thousand one hundred (1,100) square feet per unit.
- (6) *Maximum lot coverage:* Thirty-five (35) percent.
- (7) *Minimum pervious lot area:* Thirty (35) percent; at least sixty (60) percent of the required front yard shall be pervious.

(E) *Other Regulations*

See also supplemental and special regulations in Articles VIII-XIII.

**SEC. 24-49.1      RM-50 RESIDENTIAL HIGH-RISE MULTIFAMILY**  
**(HIGH DENSITY) DISTRICT**  
**(PROPOSED NEW DISTRICT)**

(A) *Purpose and Intent*

The purpose and intent of this district is to provide suitable sites for the development of well planned, environmentally compatible high density, multifamily residential use in areas consistent with the city's Comprehensive Plan land use element. The density shall not exceed fifty (50) units per net acre.

(B) *Uses Permitted*

- (1) Multifamily residential dwellings;
- (2) Residential accessory uses;
- (3) Community residential home as defined in Article II and with a review process in conformance with Chapter 89-372 FAS;

(C) *Site Development Standards*

- (1) *Maximum density* Fifty (50) dwelling units per net acre.
- (2) *Minimum lot area:* Fifteen thousand (15,000) square feet.
- (3) *Minimum lot width:* One hundred (100) feet.
- (4) *Minimum yard setbacks:* The following setbacks shall apply to all structures of three (3) stories or less in height and shall be increased by five (5) feet each for every story thereafter.

| <i>Yard Setback</i>      | <i>Feet</i> |
|--------------------------|-------------|
| Front.....               | 25          |
| Rear .....               | 25          |
| Side:                    |             |
| Interior: 1 story.....   | 15          |
| 2 or 3 stories.....      | 20          |
| Corner .....             | 25          |
| Between structures ..... | 30          |

- (5) *Maximum building height:* Fifteen (15) stories.
- (6) *Maximum lot coverage:* Forty (40) percent.
- (7) *Minimum pervious lot area:* Thirty (30) percent.
- (8) *Minimum floor area:*

| <i>Unit Type</i>     | <i>Square Feet</i> |
|----------------------|--------------------|
| One bedroom.....     | 800                |
| Two bedrooms .....   | 1,000              |
| Three bedrooms ..... | 1,200              |

(E) *Other Regulations*

See also Supplemental and Special Regulations in Article VIII-XIII.



**SEC. 24-52 B-2 GENERAL BUSINESS DISTRICT (EXISTING DISTRICT)**

**(A) Purpose and Intent**

The purpose and intent of this district is to provide suitable sites for development of retail and service commercial uses of a general nature which serve the diverse consumer needs of the entire community.

**(B) Uses Permitted**

- (1) All office, retail and service uses permitted in the B-1 district.
- (2) Additional retail and service establishments, limited to:
  - (a) Antique shops;
  - (b) Apparel shops: Men's, women's and children's;
  - (c) Automobile tag agencies;
  - (d) Bicycle sales, rental, service and repair;
  - (e) Blueprinting service;
  - (f) Business machine sales and service;
  - (g) Camera and photographic supply stores;
  - (h) Catalog services;
  - (i) Check Cashing/Cash Advance/Money Wire; providing such use shall not be located on Biscayne Boulevard, State Road 826 or Northeast 164 Street or within 200 feet of any residential use or zone;
  - (j) Convenience Stores;
  - (k) Copying services;
  - (l) Delicatessens;
  - (m) Department stores;
  - (n) Drapery stores;
  - (o) Driver's License (no road test);
  - (p) Driving School (Classroom Only);
  - (q) Dry goods stores;
  - (r) Fabric stores;
  - (s) Flooring and carpeting stores;
  - (t) Food stores: Supermarkets and specialty markets;
  - (u) Furniture and home furnishing stores;
  - (v) Garden supply stores;
  - (w) Gift, novelty and souvenir shops;
  - (x) Health and exercise studios, martial arts studios;
  - (y) Home improvement centers;
  - (z) Interior decorators;
  - (aa) Jewelry stores;
  - (bb) Laundries/Self-Serve Coin Operated, provided that no such use be located on Biscayne Boulevard, State Road 826 or N.E. 164 Street or within 200 feet of residential use or zone;
  - (cc) Leather goods and luggage stores;
  - (dd) Lighting fixture stores;
  - (ee) Locksmiths;
  - (ff) Messenger and delivery services;
  - (gg) Moped sales;

- (hh) Motion picture theaters;
  - (ii) Music and record, video stores;
  - (jj) Office supply stores;
  - (kk) Optical stores;
  - (ll) Paint and wallpaper stores;
  - (mm) Photography studios;
  - (nn) Restaurants, (other than fast food), including outdoor dining, provided such use is not located within five hundred (500) feet of a residential use;
  - (oo) Sporting goods stores;
  - (pp) Television, radio and stereo sales and service;
  - (qq) Telegram Office;
  - (rr) Toy stores;
  - (ss) Trade schools for real estate, tax preparation and similar vocations;
  - (tt) Trading stamp redemption centers;
  - (uu) Watch and clock repair shops;
  - (vv) Variety stores.
- (3) Public parks and playgrounds.
  - (4) Public buildings.
  - (5) Public utilities.
  - (6) Other uses which are similar in nature to the uses permitted above but which are not specifically permitted in the B-3, B-4, or B-5 districts.  
(Ord. No. 99-1 § 2, 06/01/99)

(C) *Uses Permitted Conditionally*

- (1) Animal hospitals, veterinarians, kennels, pet shops and dog groomers; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than three hundred (300) feet from any residential district.
- (2) Automobile parts and accessories stores; provided that any such use shall sell new merchandise only and that it shall not provide any on-premise installation services.
- (3) Bakeries; provided that any such use shall have a gross floor area of not more than three thousand (3,000) square feet.
- (4) BBQ Restaurant (Open Air).
- (5) Bars, lounges and package liquor stores; provided that any such use shall not be located within one thousand five hundred (1,500) feet of any church or school or other bar, lounge or package liquor store.
- (6) Bonding Company (Bail).
- (7) Drug/Alcohol Rehabilitation Service.
- (8) Funeral homes; provided that any such use shall have a site area of not less than fifteen thousand (15,000) square feet, that it shall be located not less than three hundred (300) feet from any residential district, and that the front yard setback area shall be entirely landscaped.
- (9) Hotels and motels; provided that any such use shall have a site area of not less than two (2) acres.

- (10) Modeling Agency.
- (11) Parking garages; provided that parked vehicles shall not be visible from surrounding properties or public street rights-of-way and that any such structure shall be well landscaped.
- (12) Psychiatric & Psychological services (Drug/Alcohol and Violent Dangerous Behavior, Counseling or Treatment).
- (13) Recording studios; provided that any such use shall be located entirely within an air conditioned, sound-proofed building.
- (14) Residential, multifamily or mixed use: In conformance with the RM-23 provisions of Section 24-48 and conditioned upon compatible adjacent uses that will not adversely impact residential units.
- (15) Restaurants, fast food.
- (16) Restaurants, including outdoor dining where such use is proposed within five hundred (500) feet of a residential use.
- (17) Service stations as defined in Article II; provided that any such use shall not have any outside display of merchandise, that there shall not be any rental, sale or storage of trucks, trailers, motorcycles or automobiles, that there shall be no major mechanical repairs or body work conducted on-premises, and that automobile washing be limited to washing by hand in one (1) bay only as an accessory use to gasoline sales.
- (18) Social Service Agencies.
- (19) Tanning Salons.  
(Ord. No. 99-1 § 2, 06/01/99)

(D) *Site Development Standards*

- (1) *Minimum lot area:* Five thousand (5,000) square feet except one (1) acre for lots with frontage on SR 826 and three (3) acres for a lot with frontage on Biscayne Boulevard. See Sec. 24-89.
- (2) *Minimum lot width:* One hundred (100) feet.
- (3) *Minimum yard setbacks:* The following setbacks shall apply to all structures of three (3) stories or less in height and shall be increased by five (5) feet each for every story thereafter.

| <i>Setback Yard</i>                     | <i>(feet)</i> |
|-----------------------------------------|---------------|
| Front.....                              | 25            |
| Rear.....                               | 20            |
| Side (interior).....                    | 0             |
| Side (corner).....                      | 20            |
| Adjacent more restrictive district..... | 25            |

- (4) *Maximum building height:* Fifteen (15) stories or one hundred fifty (150) feet, whichever is less.
- (5) *Minimum pervious area:* Twenty (20) percent of total lot area.
- (6) *Minimum floor area:* One thousand (1,000) square feet per structure.
- (7) *Special regulations:*
  - (a) *Enclosed activities:* All activities relating to the uses permitted herein shall be conducted entirely within an enclosed and roofed structure except for outdoor dining areas.

- (b) Fencing: A solid masonry wall of not less than six (6) feet in height shall be located along all lot lines which abut properties of a more restrictive zoning classification.
- (c) Lighting: All necessary lighting shall be so oriented as to prevent any direct glare or nuisance of any kind on or to adjacent properties or public right-of-way.

(E) *Other Regulations*

See also Supplemental and Special Regulations in Articles VIII-XIII.

(F) *Special Limited Conditional Uses*

See Sec. 24-177.

**SEC. 24-55 CF COMMUNITY FACILITY DISTRICT (EXISTING DISTRICT)**

(A) *Purpose*

The purpose and intent of this district is to provide suitable sites for the development of community facilities of both a public and quasi-public nature to serve surrounding residential neighborhoods in areas consistent with the city's comprehensive plan.

(B) *Uses Permitted*

- (1) Cemeteries;
- (2) Churches, synagogues and other houses of worship;
- (3) Community care facility as defined in Article II;
- (4) Day care centers and nurseries;
- (5) Educational institutions;
- (6) Governmental administration buildings;
- (7) Hospitals and clinics; hospitals are prohibited in the coastal zone (the area east of Biscayne Boulevard);
- (8) Libraries;
- (9) Museums and art galleries;
- (10) Parks and playgrounds;
- (11) Police and fire stations;
- (12) Public buildings;
- (13) Public works facilities;
- (14) Public utilities;
- (15) Other uses which are similar in nature to the above permitted uses.

(C) *Uses Permitted Conditionally*

None.

(D) *Site Development Standards*

- (1) *Minimum lot area:* Seven thousand five hundred (7,500) square feet.
- (2) *Minimum lot width:* Seventy-five (75) feet.
- (3) *Minimum yard setbacks:* The following setbacks shall apply to all one-story structures and shall be increased by five (5) feet for every story thereafter:

| <i>Setback Yard</i> | <i>(feet)</i> |
|---------------------|---------------|
| Front.....          | 30            |

Rear .....20  
 Side (interior) .....15  
 Side (corner).....25  
 Adjacent residential district .....25

- (4) *Maximum building height:* Three (3) stories or thirty-five (35) feet, whichever is less. A height in excess of three (3) stories may be approved by City Council as a conditional use. See Sec. 24-83 for height exceptions.
- (5) *Minimum pervious area:* Twenty-five (25) percent of total lot area.

(E) *Other Regulations*

See also Supplemental and Special Regulations in Articles VIII-XIII.

**NORTH MIAMI BEACH FUTURE LAND USE ELEMENT CATEGORIES**

***Objective 1.8***

Use the Land Development Code to implement land use policies that correspond to the categories on the Future Land Use Plan Map.

*Policy 1.8.1*

The following land use densities, intensities and approaches shall be incorporated in the Land Development Code. Home occupation uses are conditionally allowed in all residential categories.

- A. *Residential Low Density:* Single-family detached units at a density up to 8.0 units per acre.
- B. *Residential Low to Medium Density:* Single-family units up to 8.0 units per acre and duplex units up to 17.0 units per acre.
- C. *Residential Medium to High Density:* In addition to the above housing types and densities, multifamily units up to 32 units per acre.
- D. *Residential High Density:* In addition to the above housing types and densities, multifamily units up to 50 units per acre with a maximum Building Height of fifteen (15) stories.
- E. *Business:* A range of zoning districts from a) the residential-office district with nonresidential uses limited to offices, institutions and community facilities to b) arterial highway districts with automotive and entertainment uses at an intensity whereby the maximum Impervious Surface Area is eighty percent (80%) and the maximum Building Height is fifteen (15) stories or one hundred fifty (150) feet.
- F. *Industrial:* Intensive business uses such as construction companies and wholesale/warehouse uses plus selected light industrial uses as well as retail and office at an intensity whereby the maximum Impervious Surface Area is eighty five percent (85%) and the maximum Building Height is four (4) stories or forty five (45) feet.

- G. *Public and Quasi Public*: This is a full range of public schools, private schools, churches, public utility installations, hospitals, etc., at an intensity whereby the maximum Impervious Surface Area is seventy five percent (75%) and the maximum Building Height is three (3) stories or thirty five (35) feet.
- H. *Recreation and Open Space*: This category includes primarily City and County parks plus large cemeteries.
- I. *Mixed Use*: Business and/or Residential use in conformance with the City's Zoning and Land Development Code. The purpose of this land use designation is to promote the development of sustainable projects by providing maximum opportunity for innovative site planning for living, shopping, and working environments while insuring that development will occur according to appropriate population density, building coverage, improvement standards, and construction phasing. Approval of a comprehensive site development plan is required. The types of land uses allowed include: residential uses, business and office uses, public buildings, and recreation/open space uses. Zoning categories applicable under the Mixed Use Category are limited to RM-23, RM-32, B-1, B-2, B-3, FCC Fulford City Center (Mixed Use) Zoning District and Planned Unit Development (P.U.D.).

The following requirements shall apply to developments with a future land use designation of Mixed Use and a zoning of P.U.D.: shall be limited to no more than 90% business use; shall be limited to no more than 90 % residential use, shall include at least 5% commercial use; shall include at least 5% recreation/open space use.

In the FCC Fulford City Center (Mixed Use) Zoning District the mixed use pattern shall be determined on a parcel-by-parcel basis. The proportion of the mixed-uses for each individual parcel shall be determined as follows:

1. All buildings within the District shall be a minimum of two (2) stories and shall not exceed fifteen (15) stories.
2. On primary streets, the ground floor of all buildings shall be limited to retail uses or uses that have a principal retail component.
3. Commercial uses may be allowed on second floors. Office uses are prohibited from the ground floor, but permitted on the second floor, unless there is a principal retail component of the office business.
4. Residential use on all floors above the second level is strongly encouraged.
5. Residential uses may be permitted on the ground floor of buildings facing secondary streets.

6. Residential density no greater than 32 units per acre and no less than 10 units per acre.

In the FCC Fulford City Center (Mixed Use) Zoning District the intensity of the development shall be determined by the maximum impervious surface area of ninety percent (90%), the maximum building height of fifteen (15) stories or one-hundred and fifty (150) feet and the maximum density of 32 dwelling units per acre. Land within the Hurricane Vulnerability Zone is not eligible for FCC Zoning.

In the B-1 Zoning District, the intensity of the development shall be determined by the maximum impervious surface area of eighty percent (80%), the maximum building height of two (2) stories or thirty (30) feet and the maximum density of 32 dwelling units per acre, except in Hurricane Vulnerability Zones, where the allowed density shall not increase over the currently allowed density.

In the B-2 and B-3 Zoning Districts, the intensity of the development shall be determined by the maximum impervious surface area of eighty percent (80%), the maximum building height of fifteen (15) stories or one-hundred and fifty (150) feet and the maximum density of 32 dwelling units per acre, except in Hurricane Vulnerability Zones, where the allowed density shall not increase over the currently allowed density.

(Amended by Ordinance NO. 2003-3, 04/15/03)

- J. *Open water and transportation corridors*: This category includes those areas consisting of open water lakes and canals as well as transportation corridors which are otherwise undesignated on the future land use map.

## PROPOSED SERVICES

### Existing Development and New Development in the Annexation Area

Unincorporated Windward is comprised of 414 acres of land fully developed with residential uses, commercial uses, and three Miami-Dade County Public Schools. The area is bounded by the City of North Miami Beach on all sides. There are 922 single family homes, 6 multi-family rental residential buildings containing 148 total households, and 18 condominiums/co-ops containing 791 total households. The only anticipated change in the development pattern is redevelopment in the area of the Mall at 163<sup>rd</sup> Street where renovations to the Mall are currently underway, a super Wal-Mart is currently under construction on an adjacent property and several related out-parcel developments are proposed. All analyses, wherever applicable, take into account the potential impact of development on proposed services and vice versa. No other substantial development or redevelopment is anticipated in the area.

#### A) POLICE PROTECTION

The City of North Miami Beach Police Department, established since 1926, is a full-service law enforcement agency located at 16901 NE 19 Avenue. NMBPD operates continuously and serves the community through comprehensive community-oriented services. The services provided include Uniform Patrol, Road Patrol, Community Policing Unit, Crime Prevention Unit, K-9 Units, Gang Officers, Criminal Investigations Unit, Motorcycle Unit, Dive Team, Bike Patrol, SWAT, Hostage Negotiation Unit, Detective Bureau, Volunteer Services Section, Community Service Officers, Explorer Post, Athletic League and a complete 24-hour emergency dispatch (CAD) operation. Community service officers (CSOs) are an effective way to reduce costs while providing an excellent level of service to the community for non-emergency calls. In addition, NMBPD frequently cooperates with neighboring jurisdictions, including the Miami-Dade County Police Department, in major crime incidents.

#### Analysis

Providing the City's comprehensive police protection services to the Annexation Area including the Mall at 163<sup>rd</sup> Street, Home Depot, Wal-Mart, and the out parcel developments proposed surrounding the Mall would require an increase in personnel and equipment..



**B) FIRE PROTECTION**

|                         | <b>EXISTING SERVICE</b>                  | <b>PROPOSED SERVICE</b>                  |
|-------------------------|------------------------------------------|------------------------------------------|
| <b>Provider</b>         | Miami-Dade County Fire Rescue Department | Miami-Dade County Fire Rescue Department |
| <b>Level of Service</b> |                                          | No change                                |

**Proposed Services**

Miami-Dade County Fire Rescue Department provides fire and rescue services to the Annexation Area and the City. The Annexation Area will continue to receive the same level of service provided by Miami-Dade County Fire Rescue Department.

**C) WATER SUPPLY AND DISTRIBUTION**

|                         | <b>EXISTING SERVICE</b>               | <b>PROPOSED SERVICE</b>               |
|-------------------------|---------------------------------------|---------------------------------------|
| <b>Provider</b>         | North Miami Beach<br>Public Utilities | North Miami Beach<br>Public Utilities |
| <b>Level of Service</b> |                                       | No change                             |

**Proposed Services**

The North Miami Beach Water Department is the second largest supplier of potable water in the County; the largest provider is the Miami-Dade County Water and Sewer Department. The provision of the existing level of service will be unaffected by the annexation.

**D) FACILITIES FOR THE COLLECTION AND TREATMENT OF SEWAGE**

|                         | <b>EXISTING SERVICE</b>                            | <b>PROPOSED SERVICE</b>                            |
|-------------------------|----------------------------------------------------|----------------------------------------------------|
| <b>Provider</b>         | Miami-Dade County<br>Water and Sewer<br>Department | Miami-Dade County<br>Water and Sewer<br>Department |
| <b>Level of Service</b> |                                                    | No change                                          |

**Proposed Services**

The Miami-Dade County Water and Sewer Department will continue to provide this service to the Annexation Area. The proposed service will be unchanged from the existing level of service.

**E) GARBAGE AND REFUSE COLLECTION AND DISPOSAL**

|                         | <b>EXISTING SERVICE</b> | <b>PROPOSED SERVICE</b>                                      |
|-------------------------|-------------------------|--------------------------------------------------------------|
| <b>Provider</b>         | Analysis in progress    | North Miami Beach<br>Solid Waste<br>Management<br>Department |
| <b>Level of Service</b> | Analysis in progress    | Full service after<br>transition period of 5<br>years        |

**Services Currently Provided by the City**

North Miami Beach Solid Waste Management Department is capable of providing garbage and refuse and disposal services to the Annexation Area with the addition of equipment and personnel. The City of North Miami Beach operates a full service solid waste program, providing a wide array of services. Garbage containers on wheels are provided and picked up twice a week. For residents with disabilities, a special pullout service is available. Bulk trash, including furniture, boxes, general household debris, yard clippings, leaves, trees and shrubs is picked-up twice a month. White goods are picked up upon request. Recycling drop-off locations are provided at convenient locations throughout the City. The City responds immediately to illegal dumping with a designated Trash Response Team.

**Analysis**

Existing commercial and multifamily sites may be allowed to maintain their services from a private company for a period of time.

Servicing the single family residential areas would require an increase in personnel and equipment, as would servicing the commercial and multi-family areas.

**F) STREET LIGHTING**

|                         | <b>EXISTING SERVICE</b> | <b>PROPOSED SERVICE</b>                                                                     |
|-------------------------|-------------------------|---------------------------------------------------------------------------------------------|
| <b>Provider</b>         | Florida Power and Light | Florida Power and Light                                                                     |
| <b>Level of Service</b> | NA                      | 1.0 Foot-candle<br><br>Uniform ratio:<br>4:1 (average/minimum)<br>10:1<br>(maximum/Minimum) |

**Proposed Services**

Florida Power and Light (“FP&L”) will continue to provide electricity and lighting to the Annexation Area and the City. The City of North Miami Beach Public Services Department coordinates all the lighting activity with FP&L and oversees general street improvements.

The City will do an analysis of the street lighting level of service, determine where increased levels of light are necessary, and request FPL to make the improvements. Based upon the City’s experience over the past 5 years bringing each neighborhood up to standards, and review of the neighborhood, there is no doubt that lighting improvements within the Annexation Area would be necessary.

**G) STREET CONSTRUCTION AND MAINTENANCE**

|                         | <b>EXISTING SERVICE</b>                         | <b>PROPOSED SERVICE</b>                            |
|-------------------------|-------------------------------------------------|----------------------------------------------------|
| <b>Provider</b>         | Miami-Dade County<br>Public Works<br>Department | North Miami Beach<br>Public Services<br>Department |
| <b>Level of Service</b> | NA                                              | City Standards                                     |

**Services Currently Provided by the City**

The City's Public Services Department will provide street construction and maintenance services to the Annexation Area. The Public Services Department staff or hired third party engineering contractors perform all work on the City's streets. Certain streets are designated County, State or Federal roadways. These roadways are maintained by the appropriate agency.

**Analysis**

The City has conducted an analysis of the area, and determined that improvements are necessary to bring the Annexation Area in line with the physical conditions of the surrounding neighborhoods.

The Annexation Area will be subject to the City's traffic, stormwater, street cleaning, beautification and roadway standards. Doing so would require sidewalk repair, repair of swales and installation of trees, additional personnel and additional equipment for maintenance.

**H) PARK AND RECREATION FACILITIES AND SERVICES**

|                         | <b>EXISTING SERVICE</b>                                | <b>PROPOSED SERVICE</b>                                 |
|-------------------------|--------------------------------------------------------|---------------------------------------------------------|
| <b>Provider</b>         | Miami-Dade County<br>Park and Recreation<br>Department | North Miami Beach<br>Parks and Recreation<br>Department |
| <b>Level of Service</b> | NA                                                     | 2 acres/1000                                            |

**Services Currently Provided by the City**

The North Miami Beach Parks and Recreation Department provides full service park and recreational facilities and services. The City has an abundance of recreational facilities throughout the community that provide many opportunities to enjoy the great outdoors. There are facilities to serve a variety of needs from tot lots to senior centers to ball fields and tennis courts that offer an array of programs and services for all ages. These range from cultural, environmental, educational and aquatic activities, day care, organized sports, after-school care, teen and at-risk youth programs, and events for adult and senior citizens. Facilities include the Allen Park/De Leonardis Youth Center, Highland Village Community Recreation Center, Judge Arthur I. Snyder Tennis Center, Marjorie & William McDonald Conference and Activity Center, Jules Littman Performing Arts Theater, Ronald A. Silver Youth Enrichment Services, Senator Gwen Margolis Amphitheater, Uleta Park Community Recreation Center, Washington Park Community Recreation Center, Uleta Pool (heated), Victory Pool, Washington Park Pool and several large and small neighborhood parks.

The City's policy is to provide 2 acres of neighborhood parks per 1000 residents.

**Analysis**

The Miami-Dade County Parks and Recreation Department maintains no public parks, tennis courts, basketball courts, tot lots, auditoriums or swimming pools in the Annexation Area. The City will seek to establish parks, recreation facilities and services to the highest extent possible, in an attempt to increase its available park and recreation services. Because the County has no such facilities within the enclave, the addition of the Annexation Area would cause the City to seek 10.60 acres of neighborhood parks, additional tennis courts, basketball courts, and tot lots.

**1) BUILDING INSPECTION**

|                         | <b>EXISTING SERVICE</b>        | <b>PROPOSED SERVICE</b>             |
|-------------------------|--------------------------------|-------------------------------------|
| <b>Provider</b>         | Miami-Dade Building Department | North Miami Beach Building Division |
| <b>Level of Service</b> | NA                             | City Standards                      |

**Services Currently Provided by the City**

The North Miami Beach Building Division will provide building inspection services to the Annexation Area. The City currently employs several inspectors/plan reviewers. These include building, electrical, plumbing, mechanical and structural. These position are hired contractually and provide as needed services.

**Analysis**

The City presently has within the current corporate limits, approximately 5.8 million square feet of non-vacant retail/commercial/industrial/restaurant/office/supermarket ("commercial") and approximately 6,870 single-family homes, as well as 7,787 multifamily apartments and condominium units. The addition of 1,980 dwelling units, which includes single-family homes, multifamily apartments and condominium units, and 750 thousand square feet of commercial space including the Mall at 163 Street, Wal-Mart and the Home Depot represents, approximately, a 13% increase in the number of dwelling units in the City and an additional 13% increase in commercial space. The increase in workload projected by the proposed Annexation Area would involve the entire Building Division's staffing level. Servicing the Annexation Area will require additional personnel and equipment.

**J) ZONING ADMINISTRATION**

|                         | <b>EXISTING SERVICE</b>                   | <b>PROPOSED SERVICE</b>                        |
|-------------------------|-------------------------------------------|------------------------------------------------|
| <b>Provider</b>         | Miami-Dade Planning and Zoning Department | North Miami Beach Planning and Zoning Division |
| <b>Level of Service</b> | NA                                        | City Standards                                 |

**Services Currently Provided by the City**

The North Miami Beach Planning and Zoning Division will provide zoning administration and local planning services to the Annexation Area. The Planning and Zoning Division is actively involved in the processing of site plans, reviewing building permit applications and handling the zoning portion of occupational license applications. It also maintains and coordinates the City's compliance to the *Comprehensive Plan*, Land Development Regulations and Evaluation Assessment Report. In addition, the day-to-day activity of answering customer questions related to fences, signs, permitted uses and the like; take up a significant portion of the day. Field observation of property situations or conditions and meeting attendance take a portion of the workday. Public meetings are routinely held after normal working hours to permit the public better observation and input opportunities through in-person or via the City's local government access channel, when applicable. This division employs 1 city planner and 1 associate city planner, in addition to clerical staff assistants.

**Analysis**

The Annexation Area would require the division's standard community services, Land Development Codes changes and FLUM amendments; thereby placing a large demand for time on the division's staff. The Annexation Area is nearly 100% built out, thus, no large-scale development is anticipated. However, as with all built urban environments, there exists the opportunity for development in the vertical. In order to accommodate an increase of activity in all these topic areas, as well as coordinate the revisions to the official map, *Comprehensive Plan*, rezoning and LDR changes that would be required, an additional personnel skilled in the planning field and who is knowledgeable with geographic information systems ("GIS") will be required.



**K) LOCAL PLANNING SERVICES**

|                         | <b>EXISTING SERVICE</b>                   | <b>PROPOSED SERVICE</b>                        |
|-------------------------|-------------------------------------------|------------------------------------------------|
| <b>Provider</b>         | Miami-Dade Planning and Zoning Department | North Miami Beach Planning and Zoning Division |
| <b>Level of Service</b> | NA                                        | City Standards                                 |

**Services Currently Provided by the City**

The Annexation Area will receive local planning services from the North Miami Beach Planning and Zoning Division. The City operates a Planning and Zoning Division within the Community Development Department. This joint operation between the City's planning and zoning maximizes operational efficiency. Please see the previous section for an in-depth description.

**Analysis**

See previous section.

**L) SPECIAL SERVICES NOT LISTED ABOVE**

**i) North Miami Beach Public Library**

|                         | <b>EXISTING SERVICE</b>                                        | <b>PROPOSED SERVICE</b>                                        |
|-------------------------|----------------------------------------------------------------|----------------------------------------------------------------|
| <b>Provider</b>         | Miami-Dade Public Library and North Miami Beach Public Library | Miami-Dade Public Library and North Miami Beach Public Library |
| <b>Level of Service</b> | NA                                                             | City Standards                                                 |

**Services Currently Provided by the City**

The North Miami Beach Public Library, established in 1959, is a full service public facility center that provides a host of community services. It will provide library services to the residents within the Annexation Area. It contains a diverse collection of over 60,000 items, which include fiction and non-fiction books, magazines, newspapers, videos, audio books and discs, compact discs and DVD's for adults, teens and children. A bi-lingual and multi-cultural staff provides a variety of services and programs. The services provided are: a book sale room, computers for public use that are connected to the Internet and equipped with word processing, spreadsheet and PowerPoint software, a Spanish language computer, copy machines, dial-in access to library catalog and book reservation, IRS tax forms, inter-library loans, a job center, a jobs available bulletin board, meeting rooms for non-profit and community groups, programs for children, teens and adults, student financial aid forms, study rooms and voter registration forms.

Since August 2003, libraries in Miami-Dade County who qualify for state aid operating grants (including North Miami Beach) have been issuing free library cards to eligible borrowers. The Annexation Area is included in the Miami-Dade Library taxing district.

**Analysis**

Cost per person to provide library services:

At the end of FY03, 13,170 people had City library cards. This number included 12,737 residents (31% of the population) and 433 non-residents of which 355 were reciprocal borrowers. Of the 355 reciprocal cards issued between August and September 2003, 112 or 32% were issued to the residents of the Annexation Area. From August thru December 2003, 215 (24%) of the total 901 reciprocal cards were issued to annexation residents. These figures are consistent with the general population. In FY03, it cost \$3.54 per person (\$967,394 budget divided by 272,931 users) to provide library services citywide. Adding 5,297 new residents would not necessarily result in an increase in unit cost since many residents of this area already use the library.

Any significant increase in revenue from fines and fees at the Library due to the additional population utilizing the Library is unlikely.

Number of additional volumes required/cost to purchase these volumes:

As defined in the library section of the City's *Comprehensive Plan*, 2 volumes per capita are necessary to provide basic service levels to city residents. At the end of FY03 the library's print (book) collection contained 50,724 volumes or 0.8 volumes per capita. This falls short by 1.2 volumes per capita. To provide 2 volumes per capita to the 5,297 residents of the Annexation Area would require an additional 10,594 volumes. Public access to the Internet and personal computer applications is one of six core/basic services. The library currently has 19 public access Internet connected computer workstations or 1 for every 2,147 population.

Additional library building square footage, additional volumes, additional staffing, and additional computer access may be required to service the Annexation Area and maintain our standards.

**ii) Code Compliance Division**

|                  | EXISTING SERVICE                                  | PROPOSED SERVICE                                                         |
|------------------|---------------------------------------------------|--------------------------------------------------------------------------|
| Provider         | Miami-Dade County Building Code Compliance Office | North Miami Beach Code Compliance Division                               |
| Level of Service | NA                                                | <u>Residential Ratio:</u><br><br>1 Officer per 1,500 single family homes |

**Services Currently Provided by the City**

The North Miami Beach Code Compliance Division will provide code enforcement services to the Annexation Area. There are presently 6 Code Compliance Officers handling the work assignments within the corporate limits of the City. One officer is assigned to the commercial areas of the City; the remaining 5 are assigned to the residential neighborhoods of the City.

**Analysis**

The Windward Annexation Area includes some commercial area, some residential area and some Miami-Dade County Public School property. The additional commercial area is comprised of the 163rd Street Mall ("Mall"), Wal-Mart and Home Depot located behind the Mall. The additional residential area consists of 922 single-family homes and 24

multifamily buildings. Thus, the additional dwelling units and multifamily structures would represent approximately 60% of a new zone. The additional commercial area would represent approximately 750 thousand square feet of buildings including the Mall, Wal-Mart and Home Depot Building, compared to the present 5.8 million square feet of commercial buildings within the corporate limits of the City. This represents an additional 13% of a new zone. The residential and the commercial space combined in the proposed Annexation Area equal the need for one additional code compliance officer.

The Code Compliance office is presently working with 3 full time clerical positions and one part-time position at 20 hours/week. The additional workload generated by the addition of a new zone officer would increase the clerical work by approximately 17%. The scheduling of the Code Enforcement Board meetings and coordination of the activities in the division would require an additional 8% clerical commitment (telephone calls, paperwork, assistance in setting up the Code Enforcement Board meetings, preparing the minutes of the meetings, sending out the certified mail, etc.) to keep the operation moving forward with the same level of service presently provided to the community as a whole.

### Proposed Services

The residential and the commercial space combined in the Annexation Area cause Code Compliance a need for additional personnel and equipment.

**iii) Administrative Services**

|                         | <b>EXISTING SERVICE</b>            | <b>PROPOSED SERVICE</b>                   |
|-------------------------|------------------------------------|-------------------------------------------|
| <b>Provider</b>         | Miami-Dade County Manager's Office | North Miami Beach Administrative Services |
| <b>Level of Service</b> | NA                                 | City Standards                            |

**Services Currently Provided by the City**

The North Miami Beach Administrative Services will provide neighborhood services to the Annexation Area. The Administrative Service Department includes the Purchasing Division, the Neighborhood Services Division and administrative functions of the City Manager's Office, as well as specialized functions in Public Information, Citywide geographic information systems (GIS) and Grant Management.

**Analysis**

The level of service for the Neighborhood Services Division is 1 community specialist/part-time per 3,000 households in low to moderate-income areas. GIS analysis indicates 1,980 households in the Annexation Area. The U.S. Census Bureau indicates 3,565 households in tract 2.03 (block groups 1-6). The Annexation Area is wholly contained in track 2.03, but does not cover the entire tract. The number of low to moderate-income households in the area would result in a need for additional personnel.

The level of service for Purchasing Division is 1 purchasing staff assistant per 22,000 residents. City's current projected population by BEBR is 42,359. The City currently employs two purchasing staff assistants. Additional personnel would be required.

The City employs one full time GIS specialist in Administrative Services and two GIS operators in the Community Development Department. Operating Citywide GIS from Administrative Services reduces redundancy, thus augmenting efficiency. The GIS specialists' workload includes projects for all the City Departments, Divisions and Community Redevelopment Agency. A GIS technician is required for the Annexation Area to maintain the City's GIS level of service.

**Proposed Services**

The Annexation Area will require 1 additional community service specialist, 1 purchasing staff assistant and 1 GIS technician.

**iv) Community Development**

|                  | EXISTING SERVICE  | PROPOSED SERVICE                                            |
|------------------|-------------------|-------------------------------------------------------------|
| Provider         | Miami-Dade County | North Miami Beach<br>Community<br>Development<br>Department |
| Level of Service | NA                | City Standards                                              |

**Services Currently Provided by the City**

The North Miami Beach Community Development Department will provide services to the Annexation Area. It's mission is to protect the health, safety and welfare of the public and to enhance the City's aesthetic appearance, maintain and improve the commercial and residential environment and raise the general quality of life in the City. The Community Development Department achieves its mission through overseeing, coordinating and budgeting the operations of the Planning and Zoning Division, Code Compliance Division and Building Division. There are 3 staff members that handle all the work; the Community Development Director, an Assistant to the Director and an Office Administrator.

**Analysis**

The Annexation Area would require all the divisions in the Community Development Department to grow to provide and maintain the City's level of service. These increases would also increase the workload on the department's administration. Through discussions with the Community Development Director, the increase in the department's workload by the annexation will require an additional clerical position.

**Proposed Services**

The Annexation Area will require an additional clerical position for administrative functions of the Community Development Department, as a whole.

**M) GENERAL GOVERNMENT**

The City of North Miami Beach has a Council-Manager form of representative municipal government. In addition to the Mayor, there are 6 Council members. The Mayor and City Council is the legislative and governing body of the City. This includes the authority to make policy, adopt regulations, pass ordinances and resolutions, and perform municipal functions.

Residents, property owners and business operators in the Annexation Area will be a part of this system.

**B. TIMETABLE FOR SUPPLYING SERVICES LISTED IN SECTION A**

The City will provide the services listed above to the Annexation Area as listed:

| <b>Table m(c)-1</b>                                   |                                       |
|-------------------------------------------------------|---------------------------------------|
| <b>Service</b>                                        | <b>Transfer of services occurring</b> |
| Police protection                                     | Immediately                           |
| Fire protection                                       | No change                             |
| Water supply and distribution                         | No change                             |
| Facilities for the collection and treatment of sewage | No change                             |
| Garbage and refuse collection and disposal            | To be determined                      |
| Street lighting                                       | No change of provider                 |
| Street construction and maintenance                   | To be determined                      |
| Park and recreation facilities and services           | Immediately                           |
| Building inspection                                   | Immediately                           |
| Zoning administration                                 | Immediately                           |
| Local planning services                               | Immediately                           |
| North Miami Beach Public Library                      | Immediately                           |
| Code Compliance Division                              | Immediately                           |
| Administrative Services                               | Immediately                           |



## TAX LOAD ON THE AREA REQUESTING ANNEXATION

This section details the various taxes, fees and charges that residents, property owners or businesses would pay to the City or service provider. These estimates are in 2004 dollars and based on expected charges and rates.

|                                                            |               |
|------------------------------------------------------------|---------------|
| Total Assessed Value of All Properties in Annexation Area: | \$206,970,625 |
| Total Taxable Value of All Properties in Annexation Area:  | \$142,165,345 |

### Millage Rate:

The ad valorem millage rate represents the levy imposed on real and personal property by a governmental agency. The rate is expressed in mills, where one mill is equal to one thousandths of a dollar. The millage rate is multiplied by the taxable value of the property to obtain the ad valorem taxes due.

The millage rates for all governmental agencies are set by the elected officials during budget hearings. The millage rate adopted by the City of North Miami Beach for FY 2004/2005 is 7.50 mills.

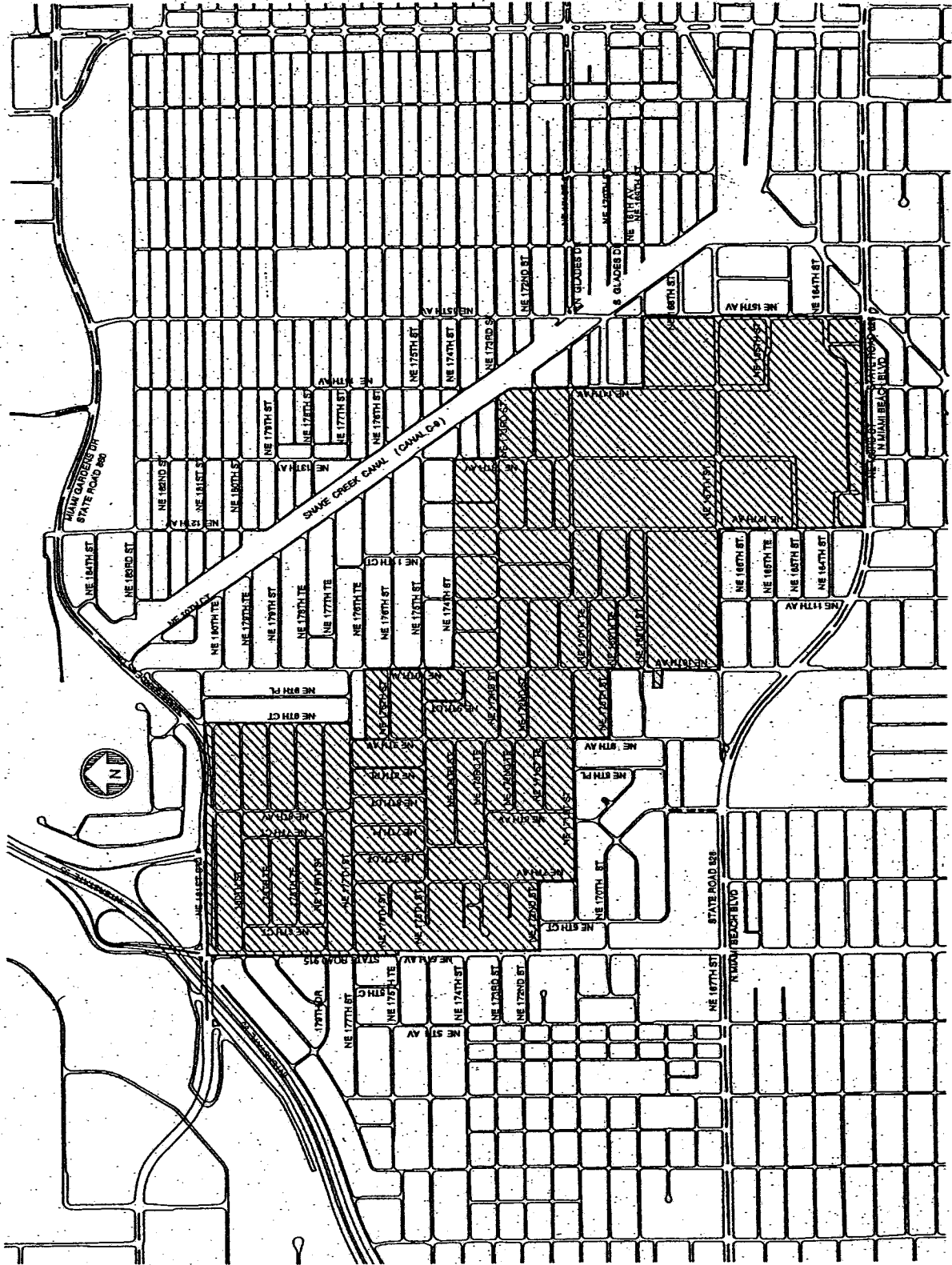
### Utility Taxes

Utility taxes are levied on the various public utility services by municipalities within their boundaries.

### Franchise Fees

Franchise fees are those fees that governmental entities charge public utilities franchise holders to conduct business and utilize public rights-of-way within their boundaries.

# Exhibit "A"



RESOLUTION NO. R2005-21

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING PROPOSED MUNICIPAL BOUNDARY CHANGES BY ANNEXING THE UNINCORPORATED WINDWARD NEIGHBORHOOD; REQUESTING THE BOARD OF COUNTY COMMISSIONERS OF THE MIAMI-DADE COUNTY TO EFFECT BY ORDINANCE, SUBSEQUENT TO APPROVAL BY ELECTION OF THE RESIDENTS WITHIN THE PROPOSED ANNEXATION AREA, THE PROPOSED BOUNDARY CHANGE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-4 of the Code of Miami-Dade County, Florida, any individual or group desiring a proposed boundary change to any municipality may initiate the same together with a duly certified resolution of the governing body of the municipality involved approving such proposed boundary change; and

WHEREAS, Miami-Dade County's Supervisor of Elections has certified that a group of resident voters representing more than the required number of electors necessary to initiate an annexation, as set forth in Section 20-3(H) of the Code of Miami-Dade County, have signed petitions supporting the proposed boundary change; and

WHEREAS, pursuant to policies set forth in the Comprehensive Plan, the City of North Miami Beach has reviewed the appropriateness of the submitted annexation request specifically to determine the levels of service to be provided, the cost of annexation to the taxpayers, revenue estimates, expenditures, consistency and compatibility of development patterns and the contiguity of the proposed boundaries; and

WHEREAS, pursuant to Section 20-4 of the Code of Miami-Dade County, the Mayor and City Council conducted a public hearing regarding the proposed annexation after giving written notice to all owners of property within the annexation area and within 600 feet of the annexation area; and

WHEREAS, the Mayor and City Council of the City of North Miami Beach agree to change the boundaries of the City by annexing the unincorporated area as more particularly described in the legal description included herein and as depicted on the map attached hereto as Exhibit "A", contingent upon an interlocal agreement and approval of the annexation by election of the residents within the proposed area;

NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of North Miami Beach, Florida:

Section 1. The foregoing recitals are true and correct.

Section 2. That the proposed municipal boundary change, as depicted on the map attached hereto as Exhibit "A", and as more particularly set forth in the following legal description, is hereby approved, subject to an interlocal agreement and approval of the annexation by election of the residents within the proposed area;

A portion of Miami-Dade County, Florida, lying in Sections 7, 8 and 17 of Township 52 South, Range 42 East, generally bounded on the North by Miami Gardens Drive (State Road No. 860); bounded on the Northeast by the centerline of Snake Creek Canal (Canal C-9); bounded on the East by N.E. 15th Avenue; bounded on the South by North Miami Beach Boulevard (State Road No. 826); and bounded on the West by N.E. 6th Avenue (State Road No. 915) as said portion is more particularly described as follows:

Begin at the Southeast corner of said Section 7, also being the Southwest corner of said Section 8, run Westerly along the South line of said Section 7, also being the Southerly boundary line of the City of North Miami Beach, Florida for 25 feet; thence Northerly along a line being 25 feet West of and parallel with the East line of the Southeast  $\frac{1}{4}$  of said Section 7, also being the Westerly boundary line of said City on North Miami Beach, Florida for 515.07 feet to a point on the Easterly extension of the Northerly line of Tract "A" of NEWLAN SUBDIVISION according to the plat thereof, as recorded in Plat Book 71 at Page 9 of the Public Records of Miami-Dade County, Florida; thence Westerly along a line 157 feet South of and parallel with the North line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 7 for 150 feet; thence Northerly along a line 175 feet West of and parallel with said East line of the Southeast  $\frac{1}{4}$  of Section 7 for 75 feet; thence Easterly along a line 82 feet more or less South of and parallel with said North line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7 for 150 feet; thence Northerly along a line 25 feet West of and parallel with said East line of the Southeast  $\frac{1}{4}$  of Section 7 for 82 feet more or less; thence Easterly for 25 feet to the Northeast corner of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7; thence Northerly along said East line of the Southeast  $\frac{1}{4}$ , also being the centerline of N.E. 10th Avenue for 318.08 feet more or less to the Northeast corner of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 7, also being the centerline of N.E. 170th Street; thence Westerly along said centerline to the centerline of N.E. 9th Avenue; thence Northerly along said centerline to the centerline of N.E. 171st Street; thence Westerly along said centerline to the centerline of N.E. 7th Avenue; thence Northerly along said centerline to the centerline of N.E. 172nd Street; thence Westerly along said centerline to the centerline of N.E. 6th Avenue (State Road No. 915) also being a point on the West line of said Southeast  $\frac{1}{4}$ ; thence Northerly along said centerline, also being the West line of said Southeast  $\frac{1}{4}$  of Section 7 to the centerline of N.E. 175th Street, also being the center of said Section 7; thence Westerly along said centerline to the Westerly right-of-way line of N.E. 6th Avenue (State Road No. 915) being 35 feet West of the Easterly line of the Northwest  $\frac{1}{4}$  of said Section 7; thence Northerly along said Westerly right-of-way line of N.E. 6th Avenue (State Road No. 915) and the Northerly extension thereof to a point on the North line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 7; thence Easterly along said North line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and Easterly along the North line of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 7 to the Easterly right-of-way line of N.E. 9th Court; thence Southerly along said Easterly right-of-way line to the centerline of N.E. 177th Street; thence Westerly along said centerline to the centerline of N.E. 9th Avenue; thence Southerly along said centerline to a point on the Westerly extension of the South line of a 15 foot wide alley being adjacent to the Southerly line of Block Eleven (11) of WINDWARD HEIGHTS NUMBER FIVE, according to the Plat thereof as recorded in Plat Book 63 at Page 59 of the Public Records of Miami-Dade County, Florida; thence Easterly along said Southerly line of the alley to the centerline of

N.E. 10th Avenue; thence Southerly along said centerline, also being the East line of said Section 7 to the centerline of N.E. 175th Street; thence Easterly along said centerline, also being the North line of the Southwest ¼ of said Section 8 to the centerline of N.E. 13th Avenue; thence Southerly along said centerline to the centerline of N.E. 173rd Street; thence Easterly along said centerline to the Easterly line of the Southwest ¼ of said Section 8; thence Southerly along said Easterly line to the centerline of N.E. 169th Street; thence Easterly along said centerline to the centerline of N.E. 15th Avenue; thence Southerly along said centerline to the centerline of North Miami Beach Boulevard (N.E. 163rd Street) (State Road No. 826); thence Westerly along said centerline to the centerline of N.E. 12th Avenue; thence Northerly along said centerline to the centerline of N.E. 167th Street, (N.E. Charger Boulevard); thence Westerly along said centerline also being the South line of said Section 8 to the Southwest corner of said Section 8, being said Point of Beginning, less those portions of said Sections being previously incorporated within the city limits of North Miami Beach, Florida.

Section 3. That the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Section 5.04 of the Home Rule Charter of Miami-Dade County, is requested to schedule an election regarding annexation of the properties legally described herein and as depicted on the attached map as Exhibit "A", which is made a part thereof.

Section 4. That this Resolution shall become effective upon approval of an interlocal agreement between the City of North Miami Beach and the Board of County Commissioners and the approval of the annexation by election of the residents within the proposed area.

Section 5. The City Clerk is hereby authorized and directed to transmit three certified copies of the resolution, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by attachments as required by Section 20-3 and Section 20-4 of the Code of Miami-Dade County, Florida.

APPROVED AND ADOPTED by the City of North Miami Beach City Council at the regular meeting assembled this 15<sup>th</sup> day of March, 2005.

ATTEST:

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 15<sup>th</sup> day of March, 2005.  
CITY CLERK OF THE CITY OF NORTH MIAMI BEACH, FLORIDA  
BY: *[Signature]*  
CITY CLERK

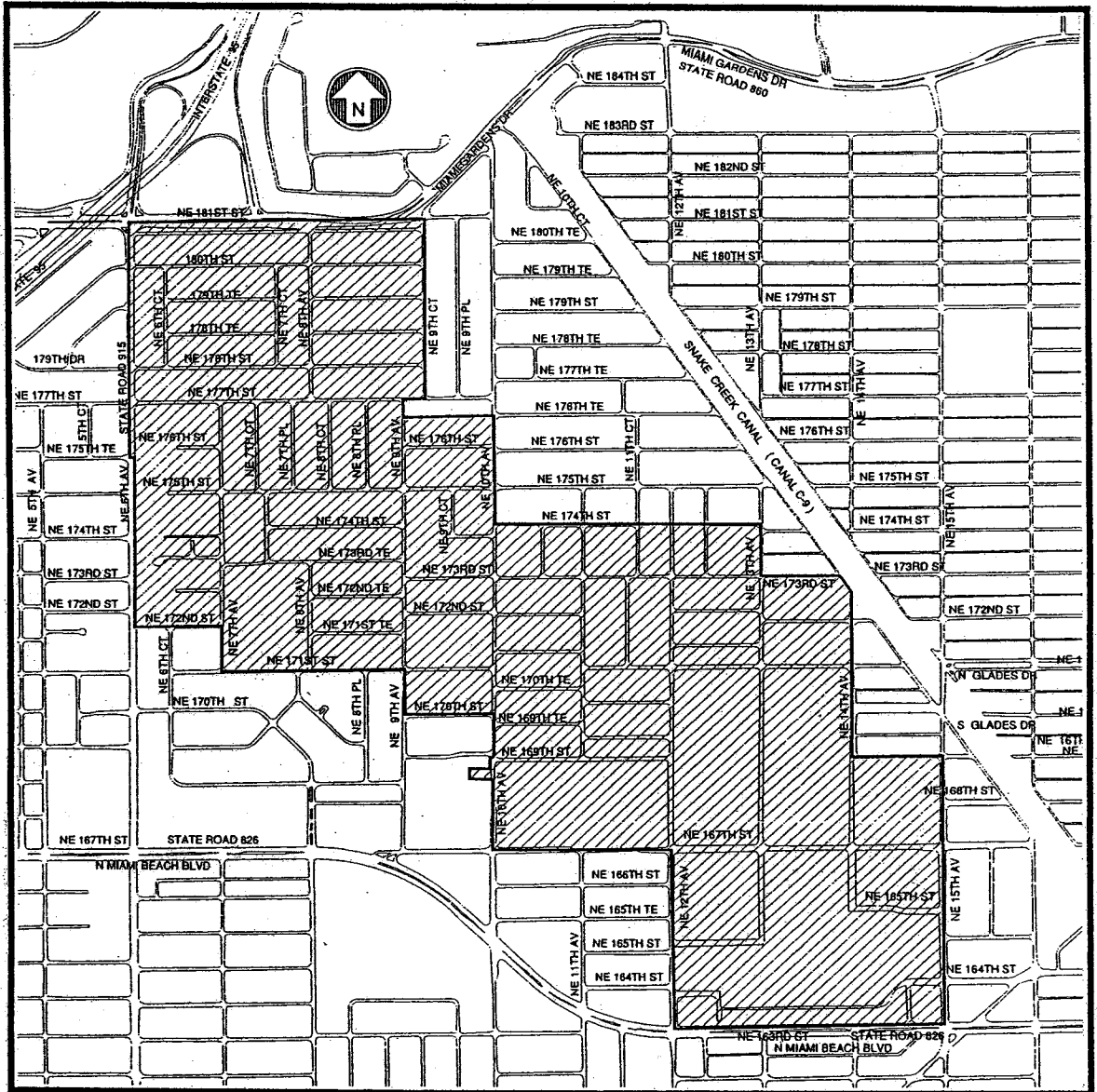
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
CITY OF NORTH MIAMI BEACH:

*[Signature]*  
JEFFREY A. MISHCON  
MAYOR

APPROVED AS TO FORM:  
*[Signature]*  
HOWARD B. LENARD  
CITY ATTORNEY

Sponsored by: Mayor & City Council

RESOLUTION NO. R2005-21



|           |               |
|-----------|---------------|
| Drawn By  | JJB           |
| Cad. No.  | 021485lo      |
| Ref. Dwg. | -             |
| Plotted:  | 3/21/03 2:33p |

**LOCATION SKETCH**

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

|          |          |
|----------|----------|
| Date     | 3/21/03  |
| Scale    | 1"=1000' |
| Job. No. | 021485   |
| Dwg. No. | 1003-025 |
| Sheet    | 3 of 3   |