

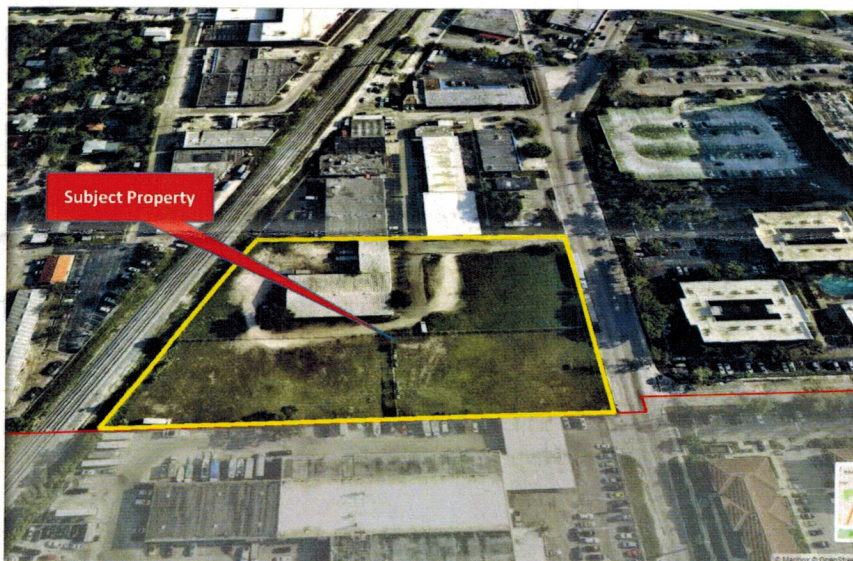


## NOTICE OF PUBLIC HEARING

### CITY OF NORTH MIAMI, FLORIDA

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following:

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED 585-UNIT MIXED-USE DEVELOPMENT CONSISTING OF A 16-STORY, AND AN 18-STORY RESIDENTIAL APARTMENT BUILDINGS WITH ROOFTOP AMENITY DECKS, AND TWENTY-EIGHT THOUSAND FOUR HUNDRED EIGHTY-ONE (28,481) SQUARE FEET OF GROUND LEVEL COMMERCIAL SPACE ON TWO (2) PARCELS OF REAL PROPERTY, LOCATED AT 12200 NE 14<sup>TH</sup> AVENUE AND THE VACANT LOT DIRECTLY SOUTH; SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2229-000-0171, AND 06-2229-000-0175; AND TOTALING APPROXIMATELY 3.9 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, SECTION 4-203(A), AND SECTION 4-205, AND ARTICLE 4, DIVISION 3, SECTION 4-310, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**



The Planning Commission will hold a Public Hearing for this item on **Tuesday, September 6, 2022 at 7:00 p.m., and a Special Call Public Hearing on Thursday, September 8, 2022 at 7:00 p.m.** in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearing and provide oral or written comments on the matter. Copies of the reports containing the Community Planning and

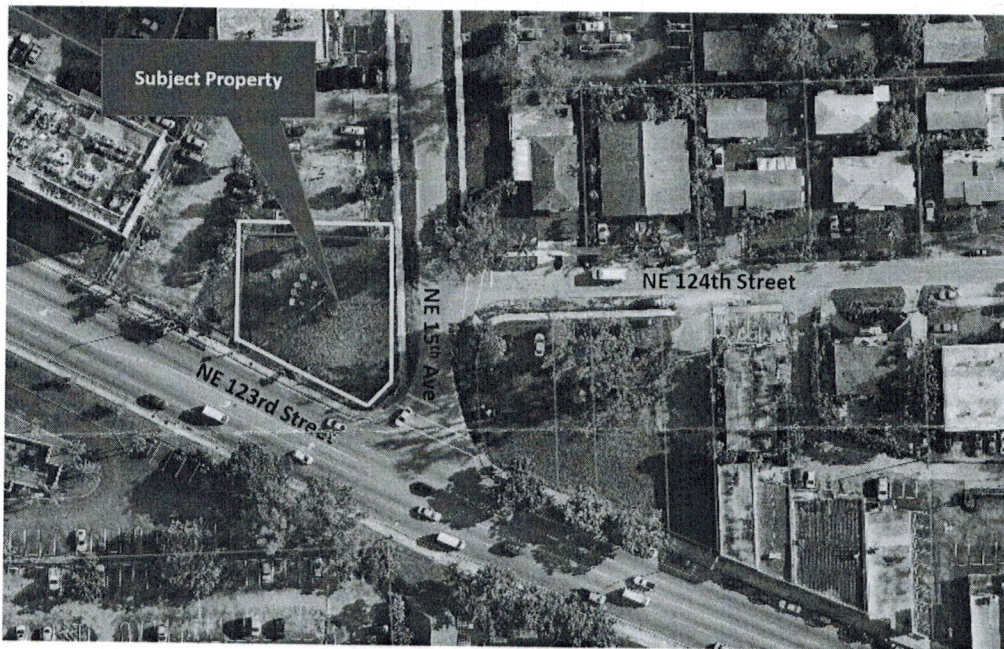


**NOTICE OF PUBLIC HEARING**

**CITY OF NORTH MIAMI, FLORIDA**

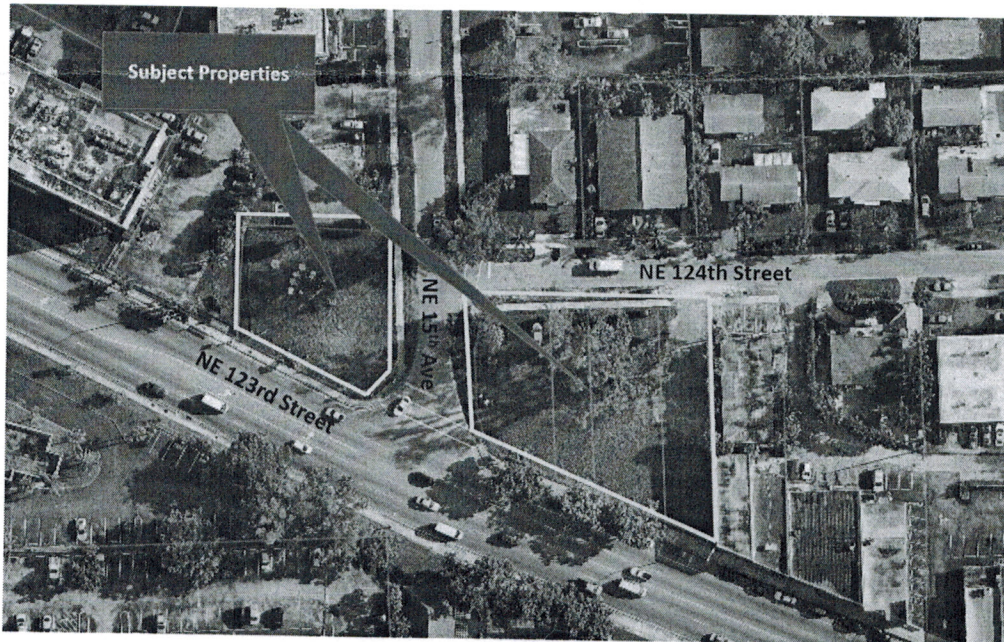
NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following:

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING VOLUME 1: GOALS, OBJECTIVES AND POLICIES OF THE CITY OF NORTH MIAMI 2036 COMPREHENSIVE PLAN, SPECIFICALLY BY CHANGING THE OFFICIAL 2036 FUTURE LAND USE MAP DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO COMMERCIAL/OFFICE FOR THE APPROXIMATELY .25 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF NE 123RD STREET AND NE 15TH AVENUE, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBER 06-2229-047-0011, IN ACCORDANCE WITH SECTION 163.3187, FLORIDA STATUTES (2022); AND ARTICLE 3, ENTITLED "DEVELOPMENT REVIEW", DIVISION 3, SECTION 3-302, SECTIONS 3-1104 THROUGH 3-1107, SECTION 3-1109, AND SECTION 3-1110, OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS".**



**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES ENTITLED "LAND DEVELOPMENT REGULATIONS", AT ARTICLE 1, ENTITLED "GENERAL PROVISIONS", SPECIFICALLY SECTION 1-106 ENTITLED "OFFICIAL ZONING MAP", BY REVISING THE ZONING DESIGNATION FROM R-6, RESIDENTIAL TO C-2BW, COMMERCIAL FOR THE APPROXIMATELY .25 ACRE REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF NE 123RD STREET AND NE 15TH AVENUE, AND SPECIFICALLY IDENTIFIED**

WITH MIAMI-DADE FOLIO NUMBER 06-2229-047-0011, AND REVISING THE ZONING DESIGNATION FROM C-3, COMMERCIAL TO C-2BW, COMMERCIAL FOR THE ADJACENT FOUR (4) REAL PROPERTIES LOCATED AT THE NORTHEAST CORNER OF NE 123<sup>RD</sup> STREET AND NE 15<sup>TH</sup> AVENUE, AND BOUNDED BY NE 124<sup>TH</sup> STREET TO THE NORTH, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS: 06-2229-045-0390, 06-2229-045-0380, 06-2229-045-0360, AND 06-2229-045-0350, IN ACCORDANCE WITH SECTION 166.041(3)(C), FLORIDA STATUTES (2022) AND SECTIONS 3-1002, 3-1003, 3-1005 THROUGH 3-1007 AND SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED "LAND DEVELOPMENT REGULATIONS"; DECLARING THIS ZONING MAP AMENDMENT TO BE CONSISTENT WITH THE CITY COMPREHENSIVE PLAN; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE ZONING MAP AMENDMENT; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.



The Planning Commission will hold a Public Hearing for these items on **Tuesday, September 6, 2022 at 7:00 p.m., and a Special Call Public Hearing on Thursday, September 8, 2022 at 7:00 p.m.** in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearing and provide oral or written comments on the matter. Copies of the reports containing the Community Planning and Development Department's recommendation will be available for public review from Monday to Friday between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall, or online at: <https://www.northmiamifl.gov/AgendaCenter/Planning-Commission-4>. If you have any questions about any of the items on the agenda, you may contact the Community Planning and Development Department at 305-893-6511 Ext. 19005.

Pursuant to Florida Statute section 286.0105, persons appealing any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.**