



City of North Miami Beach, Florida

Planning and Zoning Department

Planning and Zoning Board Staff Report

TO: Planning and Zoning Board

FROM: Carlos Rivero, City Planner

DATE: June 8, 2015

ITEM: 15-007A - Maule Lake Comprehensive Plan Amendment

RE: AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ADOPTING AMENDMENTS TO ITS COMPREHENSIVE PLAN, THE FUTURE LAND USE MAP AND TEXT CHANGES TO THE FUTURE LAND USE ELEMENT; AMENDING POLICY 1.8.2 OPEN WATER AND TRANSPORTATION CORRIDORS; AMENDING THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY AND APPLY THE AMENDED OPEN WATER AND TRANSPORTATION CORRIDORS DESIGNATION TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); PROVIDING FOR CERTIFIED COPIES OF THIS ORDINANCE AND COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ALL OTHER UNITS OF LOCAL GOVERNMENT OR GOVERNMENTAL AGENCIES AS REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; SEVERABILITY; AND FOR AN EFFECTIVE DATE.

Request:

The applicant, City of North Miami Beach, requests amendments to the Comprehensive Plan, the Future Land Use Map and text changes to the Future Land Use Element in order to amend Policy 1.8.2, Open Water and Transportation Corridors; amend the Future Land Use Map to change the future land use designation of certain property and apply the amended Open Water and Transportation Corridors Designation to those properties shown in EXHIBIT "A". This action is at the direction of the Mayor and Council, who discussed the matter at their April 21, 2015 Council Meeting, and directed staff to prepare amendments to rezone/redesignate Maule Lake as Conservation/Water.

Background:

Maule Lake, although privately-owned submerged land, sits adjacent to the Biscayne Bay Aquatic Preserve, and in a direct line between the Oleta River and its outflow into Biscayne Bay. In close proximity is the County-owned Greynolds Park, and the State-owned Oleta River State Park. The vast majority of the Biscayne Bay basin is government-owned and protected for conservation; Maule Lake, however, is one of the few remaining privately-owned tracts of submerged land located in the Biscayne Bay basin. Most local residents are unaware that this water body is privately-owned and not under the same regulatory and environmental protections as the open waters of Biscayne Bay and the Biscayne Bay Aquatic Preserve. Except that it was formerly a rock quarry and not an original part of Biscayne Bay, its character, especially visually and aesthetically, is very similar to the open waters of the Bay. Nearby residents are under the impression that the open waters of the lake would always remain open and preserved like other areas throughout the basin.

The sole goal of the City of North Miami Beach Comprehensive Plan Conservation Element is “To preserve and enhance the significant natural features in North Miami Beach.” Additionally, Objective 1.4 of the City of North Miami Beach Comprehensive Plan Future Land Use Element calls for the City to “Ensure reasonable protection of natural resources and environmentally sensitive land as new development occurs.” Upon learning of development intentions within the body of water known as Maule Lake, the City, with overwhelming support from concerned residents seeks to designate and zone this property in a way that clarifies its status as conservation land and leaves no ambiguity about the potential for any development of the property based on these goals and objectives of the Comprehensive Plan listed above.

Planning and Zoning Department Analysis:

Maule Lake lies adjacent to the Biscayne Bay Aquatic Preserve; it is closely linked to the conservation lands in North Biscayne Bay (EXHIBIT “B”) and the focal natural communities adjacent to North Biscayne Bay (EXHIBIT “C”). Additionally, Maule Lake is listed as a Critical Habitat for the endangered Florida Manatee (*Trichechus manatus*) as per CFR 17.95(a). Manatees dwell in shallow bay waters and feed on a variety of vegetation. Although privately-owned, the Lake is very similar in character to the adjacent conservation lands with respect to marine life and the environment. It is difficult to foresee how a large-scale full-service residential development within the lake would be compatible with the surrounding conservation lands and or with adjacent residential uses.

From an economic standpoint, the entire subject parcel of Maule Lake is valued by the Miami-Dade Property Appraiser at \$52,847, or \$449 per acre. This nominal valuation placed on the property is in stark contrast to the existing valuations of vacant developable land in the Northeast Miami-Dade County area, which range from several hundred thousand dollars to over one million dollars an acre. The extremely low nominal valuation of the property indicates that the property is considered by the Property Appraiser’s office as undevelopable and that it contains little economic value given the existence of local, state and federal laws and policies regarding planning and development, environment considerations, and practical realities of

construction on submerged lands. The existing property owner has been paying yearly property taxes based on these nominal valuations, which demonstrates that there is no “investment-backed expectations” for this property. It is unreasonable for any property owner (or prospective buyer of such property) to reasonably expect that this property would be the basis for a significant investment of capital seeking a return on investment of a nature similar to other property development projects on dry land.

Other municipalities have similarly situated lands which are designated within their Comprehensive Plans with an appropriate designation. The portion of Maule Lake that is located within the City of Aventura was designated as Water and zoned Conservation District sixteen years ago, in 1999.

The proposed land use designation does not eliminate all economic uses of the subject property; it permits this private open water areas to be used for recreational and commercial boating facilities, passive outdoor recreational uses, fishing, boating and camping facilities, and other water-oriented uses not in conflict with water management and wildlife protection.

Planning and Zoning Department Recommendation:

Based on the Comprehensive Plan goals and objectives, the location of the site in relation to the Greater Biscayne Bay Aquatic Preserve and concerns expressed by surrounding residents, which include whether development of Maule Lake will adversely affect the public health, safety, welfare or the property of others, including adjacent property owners; whether development will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats; whether it will adversely affect navigation or the flow of water or cause harmful erosion or shoaling, or adversely affect the fishing or recreational values or marine productivity in the vicinity of the development; and the temporary lowering of water quality during construction activities; the Planning and Zoning Department recommends the implementation of this amendment as proposed.

OFFICIAL FUTURE LAND USE MAP

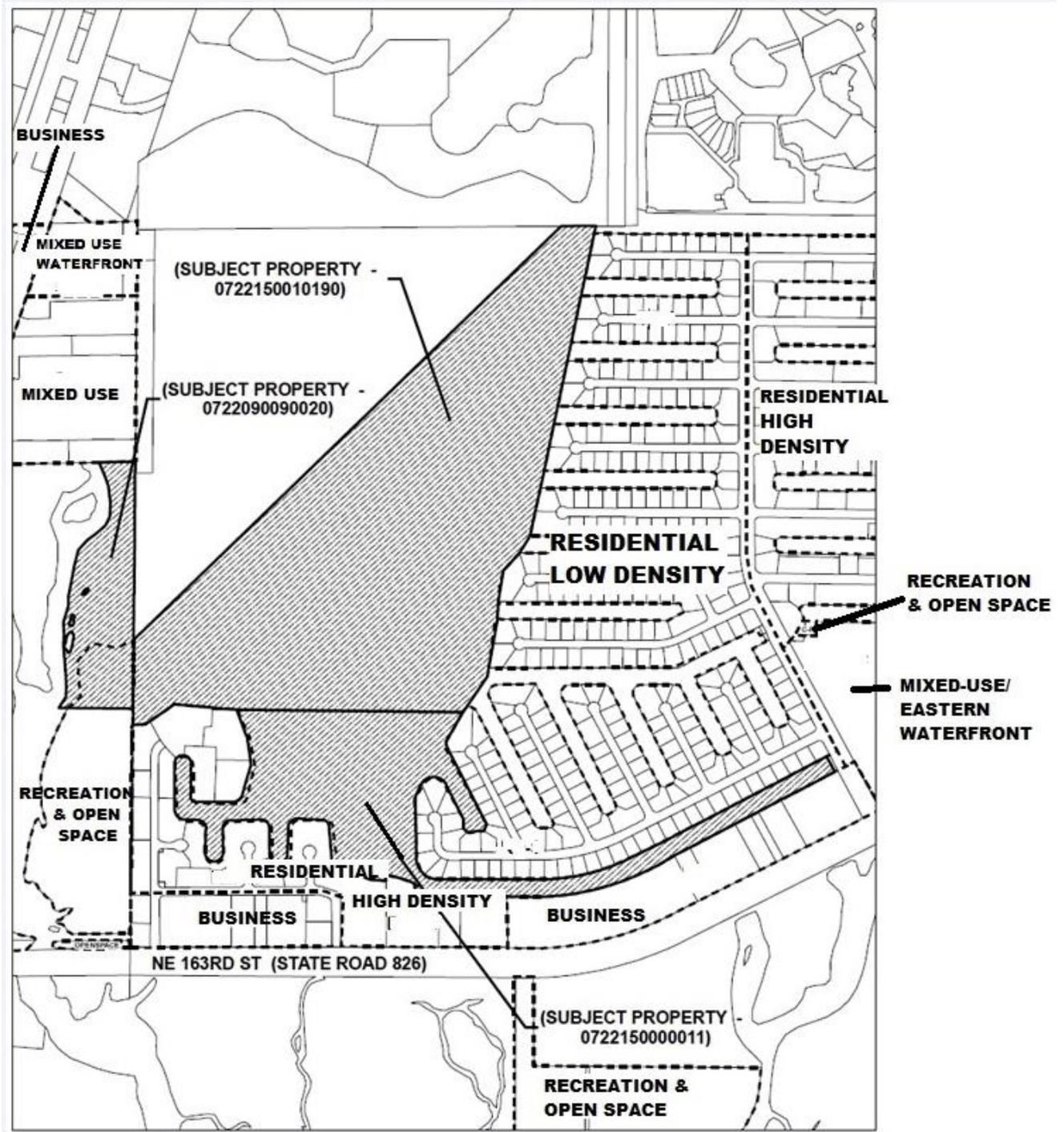


EXHIBIT "A" – SUBJECT PROPERTIES LOCATION

LEGAL DESCRIPTION OF SUBJECT PARCELS

ALL OF THE SW1/4 OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA, LYING SOUTH & EAST OF A DIAGONAL LINE BEGINNING 200 FEET WEST OF THE NE CORNER OF THE SW QUARTER TO A POINT ON THE WEST LINE, 400 FEET NORTH OF THE SW CORNER OF THE SW1/4, LESS ANY PORT THEREOF PLATTED AS PER PLAT BOOK 65, PAGE 28 AND PLAT BOOK 65, PAGE 39;

ALL THAT PORTION OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA, LYING NORTH OF SUNNY ISLES BOULEVARD, LESS ANY PORTION THEREOF PLATTED AS PER PLAT BOOK 65, PAGE 28 AND PLAT BOOK 65, PAGE 43;

TRACT B OF MAULE FEDERAL HIGHWAY INDUSTRIAL SITES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURROUNDING LAND USES:

Location	Zoning Designations	Existing Land Uses	Future Land Use Designations
North	Conservation (City of Aventura)	Open water (NE half of Lake Maule)	Recreation and Open Space
East	RS-1 (Single Family Res.)	Single Family Residential	Residential Low Density
South	RM-19, RM-23 and B-2	Residential and Commercial	Residential High Density and Business
West	Conservation (Miami-Dade County and State of Florida)	Greynolds Park East and Oleta River	Recreation and Open Space

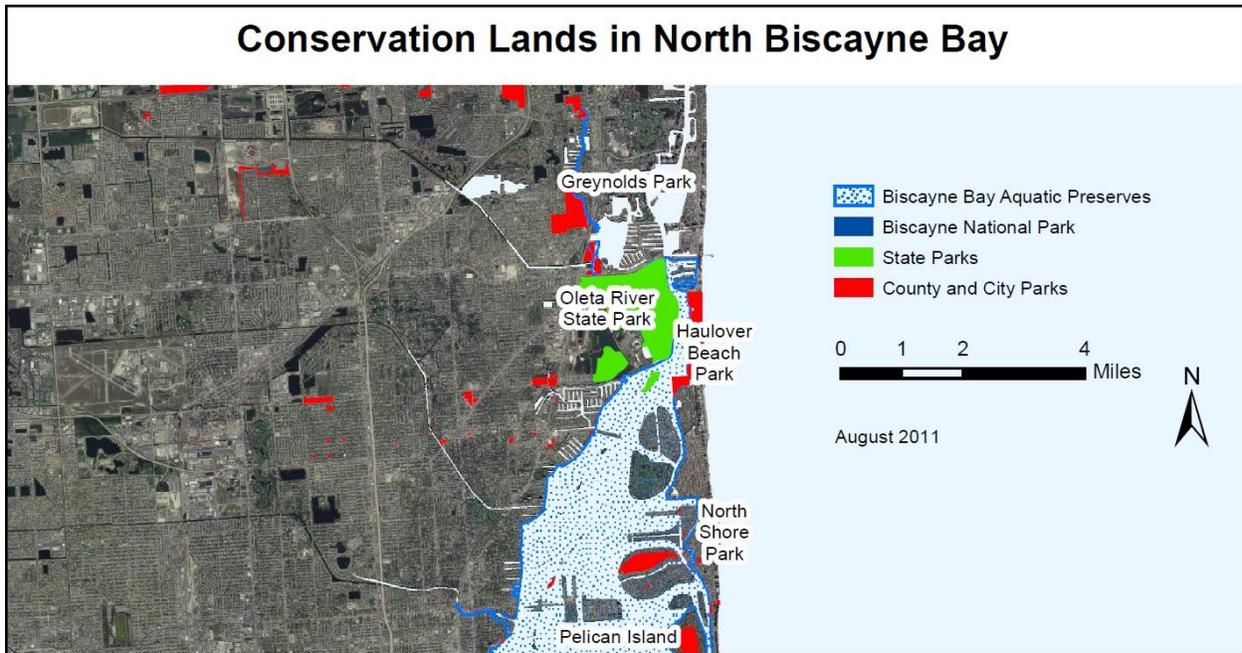


EXHIBIT “B”

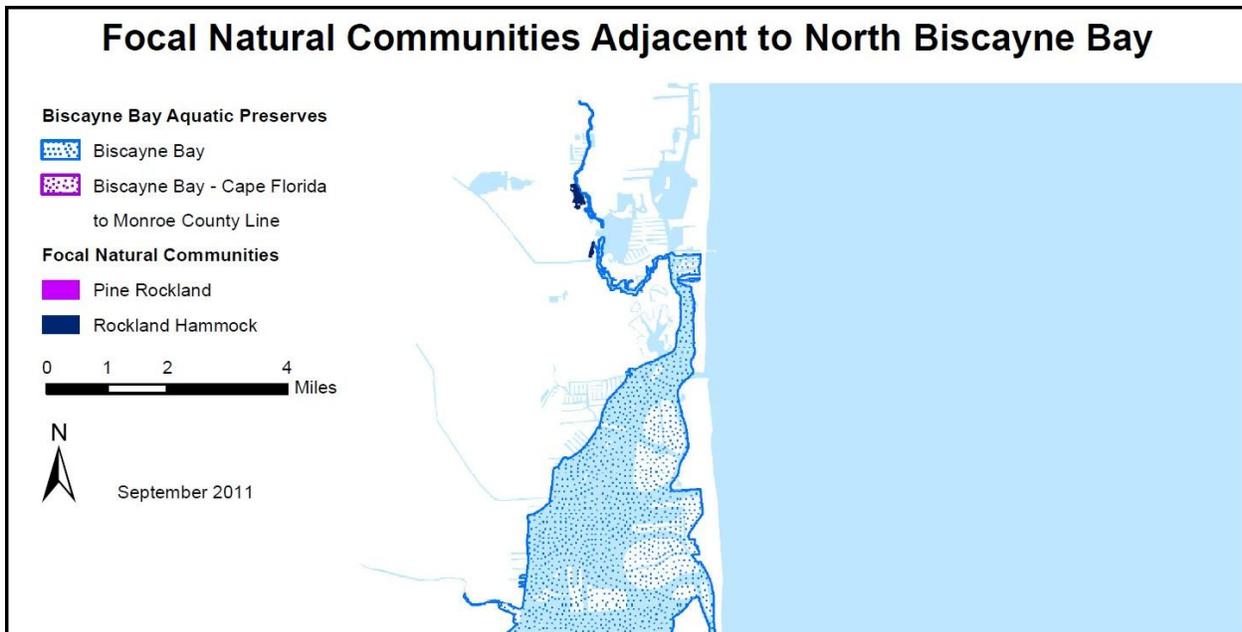


EXHIBIT “C”

Submittal History:

Planning and Zoning Board (June 8, 2015)

Advertisement History:

18NE | THURSDAY, MAY 28, 2015 NE MiamiHerald.com | MIAMI HERALD

 **CITY OF NORTH MIAMI BEACH
NOTICE OF PUBLIC HEARING**

DATE/TIME: Monday, June 8, 2015, 6:00 PM.
LOCATION: North Miami Beach City Hall, 2nd Floor, City Council Chambers
17011 NE 19th Avenue, North Miami Beach, FL 33162

PUBLIC NOTICE is hereby given that the City of North Miami Beach Planning and Zoning Board shall consider the following public hearing item:
Comprehensive Plan Amendment – North Miami Beach, FL:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ADOPTING AMENDMENTS TO ITS COMPREHENSIVE PLAN, THE FUTURE LAND USE MAP AND TEXT CHANGES TO THE FUTURE LAND USE ELEMENT; AMENDING POLICY 1.8.2 OPEN WATER AND TRANSPORTATION CORRIDORS; AMENDING THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY AND APPLY THE AMENDED OPEN WATER AND TRANSPORTATION CORRIDORS DESIGNATION TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); PROVIDING FOR CERTIFIED COPIES OF THIS ORDINANCE AND COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ALL OTHER UNITS OF LOCAL GOVERNMENT OR GOVERNMENTAL AGENCIES AS REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; SEVERABILITY; AND FOR AN EFFECTIVE DATE.

All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to nmbcomdev@citynmb.com, FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items will be scheduled for City Council consideration. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance.

OFFICIAL FUTURE LAND USE MAP

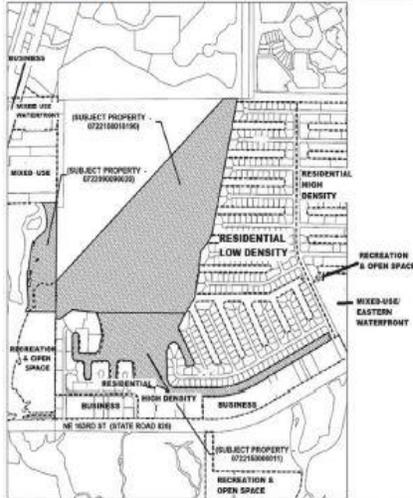


EXHIBIT "A" - SUBJECT PROPERTIES LOCATION

