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**MIAMI-DADE
COMMISSION ON ETHICS & PUBLIC TRUST**

C 18-42-10

In re:

Carol Keys

on a complaint brought by Ilyana

Albarran

PUBLIC REPORT AND FINAL ORDER

The complainant, Ilyana Albarran (Albarran) is a resident of North Miami. She filed this complaint against City of North Miami Councilwoman Carol Keys (Keys). Upon reviewing the initial complaint, it appeared that Albarran was complaining that the City Council was uninformed and/or misinformed about the intricacies regarding the City's Neighborhood Development Overlay (NRO)¹. Albarran was contacted and asked to clarify exactly what her complaint about Keys was. Subsequently Albarran made some further complaints that neither City staff nor Carol Keys "made a case" that PU (Public Use) uses on the property were no longer needed. Moreover, it appears that complainant has been getting what she perceives as conflicting information from the City Planner as to what is or is not a permitted use in the NRO.

COE staff contacted Tanya Wilson-Sejour, the Planning, Zoning and Development Director for the City. Ms. Wilson-Sejour explained that all the proposed uses contemplated by the developer are permissible because of the overlay within the NRO. Wilson-Sejour confirmed that Keys statements about the NRO were correct because the overlay permits specific uses even though the underlying property may not be zoned for that use.

¹ An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Communities often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts. Overlay zones can also be used to promote specific development projects, such as mixed-used developments, waterfront developments, housing along transit corridors, or affordable housing.

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The Commission determined that the complaint fails to specifically allege specific actions by Keys that would constitute a violation of the Conflict of Interest or Code of Ethics ordinance. The complaint is insufficient to support a violation of the Truth in Government provision of the Citizens' Bill of Rights because complainant is not able to articulate specific instances of Keys knowingly providing false information.

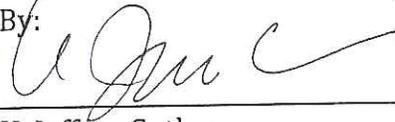
Wherefore it is:

ORDERED AND ADJUDGED that COMPLAINT C18-42-10 against Carol Keys is dismissed.

DONE AND ORDERED by the Miami-Dade County Commission on Ethics & Public Trust in public session on this 14th day of November 2018.

MIAMI-DADE COUNTY COMMISSION ON ETHICS
& PUBLIC TRUST

By:



H. Jeffrey Cutler

Chairman

Signed on : 12/03/2018