

## Sanchez, Rodzandra (COE)

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**From:** Diaz-Greco, Gilma M. (COE)  
**Sent:** Monday, July 17, 2017 10:49 AM  
**To:** Sanchez, Rodzandra (COE)  
**Subject:** Carol Keys, Councilwoman, City of North Miami (Voting Conflict) INQ 17-176

INQ 17-176 Frances

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**From:** Carol Keys [mailto:Keyslaw@keystitle.com]  
**Sent:** Friday, July 14, 2017 4:03 PM  
**To:** Centorino, Joseph (COE) <Joseph.Centorino@miamidade.gov>  
**Cc:** Turay, Radia (COE) <Radia.Turay@miamidade.gov>; Perez, Martha D. (COE) <perezmd@miamidade.gov>; Diaz-Greco, Gilma M. (COE) <Gilma.Diaz-Greco@miamidade.gov>  
**Subject:** RE: INQ 17-176 Carol Keys, Councilwoman, City of North Miami (Voting Conflict)

Mr. Centorino

Thank you for your prompt reply.

In the future, I will definitely seek an opinion from your office in addition to my city attorney.

Your ethics seminars really are necessary and important. It was your seminar that caused me to reach out to you, even though I had the City Attorney opinion.

Thank you for that, also.

Carol Frances Keys, Esq.  
Councilwoman, North Miami Council, District 2  
12700 Biscayne Boulevard, Suite 401  
North Miami, Florida 33181  
305-891-1600

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**From:** Centorino, Joseph (COE) [mailto:Joseph.Centorino@miamidade.gov]  
**Sent:** Friday, July 14, 2017 3:54 PM  
**To:** Carol Keys  
**Cc:** Turay, Radia (COE); Perez, Martha D. (COE); Diaz-Greco, Gilma M. (COE)  
**Subject:** INQ 17-176 Carol Keys, Councilwoman, City of North Miami (Voting Conflict)

Councilwoman Keys,

This will confirm our recent conversation concerning whether a voting conflict would occur in connection with your voting on updating the City of North Miami Zoning Map so that it would be in accordance with the previously adopted Zoning Ordinance in the City of North Miami. You explained that you are in the process of purchasing a piece of property that includes a structure formerly used as a residence. The land on which the structure is situated has been zoned for industrial uses for several years. However, the Zoning Map for the City was not previously updated to reflect the existing zoning in the City, which is the reason for this coming before the City Council. It would, in your view, be beneficial for this property to remain zoned industrial. The Zoning Map to be voted on included all of the property in the City. I spoke with the Deputy City Attorney for the City who explained to me that the Zoning Map could not be changed in the vote in question except to conform to the existing zoning ordinance in the City. She described the vote as a "pro forma" action. For this reason, I did not believe that you would be personally profit or be enhanced by this

particular vote since it has a citywide effect and only confirms the existing zoning for the City, and does not effect any real change that would be of personal benefit to you.

You provided me with an opinion prepared by an Assistant City Attorney in the City of North Miami, which analyzes the issue under the State of Florida voting conflict provision in Section 112, Florida Statutes, and conclude that there is no voting conflict under State law. I did discuss this with her and informed her that, while the analysis may have been correct under the State of Florida Code, it is important that such questions concerning voting conflicts be further analyzed under the County Ethics Code, Section 2-11.1(d), because of the stricter standards in the County Code. I do suggest that, in the future, you or your City Attorneys should seek an opinion from this agency in connection with any possible voting conflicts.

Sincerely,  
Joe Centorino

### *Joseph M. Centorino*

Executive Director and General Counsel  
Miami-Dade Commission on Ethics and Public Trust  
19 W. Flagler Street, Suite 820  
Miami, FL 33130  
Tel: (305) 579-2594  
Fax: (305) 579-0273  
[ethics.miamidade.gov](http://ethics.miamidade.gov)



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**From:** Carol Keys [<mailto:Keyslaw@keystitle.com>]  
**Sent:** Thursday, July 06, 2017 1:18 PM  
**To:** Centorino, Joseph (COE) <[Joseph.Centorino@miamidade.gov](mailto:Joseph.Centorino@miamidade.gov)>; Ethics (COE) <[ethics@miamidade.gov](mailto:ethics@miamidade.gov)>  
**Cc:** [jcazeau@northmiamifl.gov](mailto:jcazeau@northmiamifl.gov); Spring, Larry <[lspring@northmiamifl.gov](mailto:lspring@northmiamifl.gov)>; Keys, Carol (<[ckeyes@northmiamifl.gov](mailto:ckeyes@northmiamifl.gov)>  
<[ckeyes@northmiamifl.gov](mailto:ckeyes@northmiamifl.gov)>  
**Subject:** FW: Conflict of Interest?? LDR's

Mr. Centorino

In furtherance of a discussion we had last week at the Ethics seminar, I am forwarding the self explanatory letter I sent to my city attorney and his response regarding any conflict of interest in voting on the updated city zoning map. The present Future Land Use map, which has been adopted in 2008 and updated in 2015, makes the zoning on many properties non conforming, including the property in question. The City was required to update, conform and file the current map by June 30, 2017 and this coming council meeting is the last meeting before August 22. The vote requires four affirmative votes to affirm the map and there will only be four in attendance this Tuesday at the Council meeting.

I will disclose my interest at the council meeting, but also feel it is imperative and critical that I cast my vote. There are many projects that have been on hold waiting for the finalization of the land use regulations and map.

Please feel free to contact our City Jeff Cazeau 305-895-9812 for any further explanation.

If you opine there is a voting conflict, please advise before the council meeting, Tuesday night, July 11, 2017 at 7:00 PM.

Carol Frances Keys, Esq.  
Councilwoman, North Miami Council, District 2  
12700 Biscayne Boulevard, Suite 401  
North Miami, Florida 33181  
305-891-1600

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**From:** Cazeau, Jeff P.H. [<mailto:jcazeau@northmiamifl.gov>]  
**Sent:** Tuesday, June 27, 2017 5:12 PM  
**To:** Carol Keys; Spring, Larry  
**Cc:** Wilson-Sejour, Tanya  
**Subject:** RE: Conflict of Interest?? LDR's

Councilwoman, No need to disclose and you can vote. Please see the attached memo from Assistant City Attorney Carolyn Martin who did the research. I'll bring you a signed hard copy tonight. Thank you.

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**From:** Carol Keys [<mailto:Keyslaw@keystitle.com>]  
**Sent:** Tuesday, June 27, 2017 4:45 PM  
**To:** Cazeau, Jeff P.H.; Spring, Larry  
**Cc:** Wilson-Sejour, Tanya  
**Subject:** Conflict of Interest?? LDR's

Mr. Cazeau

As previously discussed, I have advised you that I am under contract to purchase a property on NE 13<sup>th</sup> Avenue. Said property has been shown as industrial M-1 zoning on both the 2010 FLUM and the newer 2036 FLUM. The property is currently zoned in the city as residential, but the new Map we are voting on this evening is showing industrial.

Please advise if there is any conflict, what should I disclose and whether I should excuse myself in voting on any of all of the zoning map.

Since the Council all owns property in the city, any changes in the LDR's as a whole affect all of us, in general.

Carol Frances Keys, Esq.  
Councilwoman, North Miami Council, District 2  
12700 Biscayne Boulevard, Suite 401  
North Miami, Florida 33181  
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