

RESOLUTION NO. 2015-R-53

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT (AS FURTHER DESCRIBED IN THE ATTACHED "EXHIBIT 1") FOR THE PROPERTY GENERALLY LOCATED AT 2500 NE 135TH STREET, WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, AND 06-2228-064-0160, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, FFS 135, LLC ("Applicant") is the owner of contiguous parcels of vacant land with an approximate aggregate size of 1.27 acres, generally located at 2500 N.E. 135th Street, as specifically identified by the following Miami-Dade County property folio numbers: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, and 06-2228-064-0160 (collectively referred to herein as "Subject Property"); and

WHEREAS, the Applicant has proposed to improve the Subject Property with a residential development consisting of eighteen (18) townhouses, revealing modern-styled architecture ("Residential Development"), to be developed well within the parameters prescribed by applicable City of North Miami ("City") Codes of Ordinances, Land Development Regulations ("LDRs"); and

WHEREAS, on January 8, 2015, the Applicant was granted a Variance by the North Miami Board of Adjustment ("Board of Adjustment") to allow a side setback of twelve (12) feet instead of the minimum thirty (30) feet side setback required for townhouse developments, pursuant to Article 3, Section 3-606, LDRS; and

WHEREAS, as a condition of granting the Variance, the Board of Adjustment required, among other things, an application for tentative plat and a subsequent application for final plat to be submitted by the Applicant to obtain the approval of the City, prior to seeking review and approval from the Miami-Dade County Land Development Division; and

WHEREAS, in accordance with the Board of Adjustment, the Applicant filed an application for tentative plat approval with the Community Planning and Development Department (“Application”) in order to revise the existing recorded plat and to clearly delineate the Subject Property for the Residential Development; and

WHEREAS, with the approval of the Application, the Subject Property will be platted in accordance with Chapter 28 of the Miami-Dade County Code of Ordinances, Article 3, Division 8, Section 3-802, LDRs, and Chapter 177, Florida Statutes (2014), for the re-subdivision of the Subject Property; and

WHEREAS, on May 5, 2015, the City Planning Commission reviewed the Application and unanimously found that it conforms to the requirements of LDR’s and the City’s Comprehensive Plan, and thereby recommended approval of the Application to the Mayor and City Council, subject to the conditions indicated in staff’s report; and

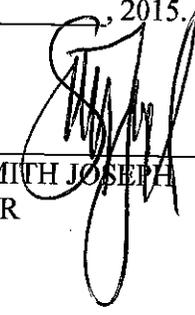
WHEREAS, the Mayor and City Council have determined that the proposed tentative plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Application as recommended by the City Planning Commission.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Approval of Tentative Plat. The Mayor and City Council of the City of North Miami, Florida, hereby approve a tentative plat (as further described in the attached “Exhibit 1”) for the property generally located at 2500 NE 135th Street, with Miami-Dade County folio numbers: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, and 06-2228-064-0160, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-7 (B) of the Miami-Dade County Code of Ordinances.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 9th day of June, 2015.



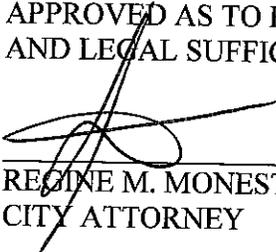
DR. SMITH JOSEPH
MAYOR

ATTEST:



MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



REGINE M. MONESTIME, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Joseph

Vote:

Mayor Smith Joseph, D.O., Pharm. D.
Vice Mayor Carol Keys, Esq.
Councilman Scott Galvin
Councilman Philippe Bien-Aime
Councilman Alix Desulme

<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)