

RESOLUTION NO. 2016-R-26

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A FINAL PLAT FOR THE PROPERTIES 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 3-803 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, SECTION 28-8 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, FLORIDA STATUTES (2015); 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, 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, on June 9, 2015, the Mayor and City Council passed and adopted Resolution No. 2015-R-53, approving a tentative plat for the Subject Properties, pursuant to Section 3-802, LDR’s, and Planning Commission recommendations; and

WHEREAS, the Subject Property shall now be platted in accordance with Article 3, Division 8, Section 3-803, LDRs, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2015); and

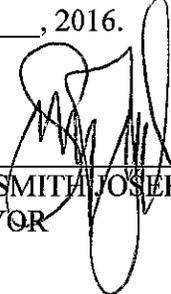
WHEREAS, the Mayor and City Council have determined that the proposed final plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the application for final plat.

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

Section 1. Approval of Final Plat. The Mayor and City Council of the City of North Miami, Florida, hereby approve a final plat for the properties 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 3-803 of the City of North Miami Code of Ordinances, Land Development Regulations, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2015).

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

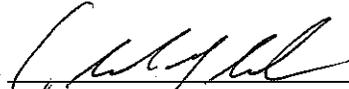
PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 23rd day of February, 2016.



DR. SMITH JOSEPH
MAYOR

ATTEST: 

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


ROLAND C. GALDOS, ESQ.
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Joseph

Vote:

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

<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)