

RESOLUTION NO. 2016-R-92

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE UN-PLATTED PROPERTY OF APPROXIMATELY 7.59 ACRES IN SIZE, GENERALLY LOCATED AT 13855 NW 17TH AVENUE AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0060, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-4.1 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, the property owner, The Lively Stone Church of Miami, Inc., through its agent Stonelake Land Trust, Inc. ("Applicant"), proposes to subdivide a single-lot property of approximately 7.59 acres in size generally located at 13855 NW 17th Avenue, and specifically identified with Miami-Dade County Folio Number: 06-2123-000-0060 ("Subject Property"); and

WHEREAS, the proposed subdivision of the Subject Property into two (2) separate lots, will encompass a northern parcel (Parcel A) comprised of approximately 3.5 acres, and a southern parcel (Parcel B) comprised of approximately 4.1 acres, with the intent of changing the land use designation of both Parcels to Mixed-Use High prior to any development; and

WHEREAS, the development on each of the two (2) subdivided Parcels will independently satisfy the requirements of all development criteria and minimum development standards which are applicable under the proposed Planned Development District, in addition to any other condition that may be imposed by the City Development Review Committee, the Planning Commission and the City Council; and

WHEREAS, the Applicant seeks to obtain a Waiver of Plat for the subdivision of the Subject Property pursuant to Article 3, Division 8, Section 3-802 of the North Miami Code of Ordinances, Land Development Regulations ("LDRs"), Chapter 28, Section 28-4.1 of the Miami-Dade County Code of Ordinances ("County Code") and Chapter 177, Florida Statutes (2015); and

WHEREAS, the County Code requires the City to approve the proposed Waiver of Plat pursuant to the requirements of Section 3-802, LDRs; and

WHEREAS, the North Miami Planning Commission (“Planning Commission”) is required to review the proposed Waiver of Plat at a regularly scheduled public hearing, to ensure that it conforms with the requirements of the LDRs and the North Miami Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, on August 2, 2016, the Planning Commission conducted its review at a duly noticed public hearing and found the Applicant’s proposed Waiver of Plat, conforms with the requirements of the LDRs and Comprehensive Plan, and thereby unanimously recommended approval to the Mayor and City Council, with the condition that the Applicant submit a properly executed power of attorney to the City; and

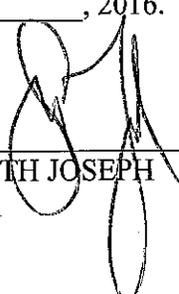
WHEREAS, the Mayor and City Council find that the approval of the Waiver of Plat, as proposed by the Applicant and approved by the Planning Commission, is consistent with the LDRs, the Comprehensive Plan and does not adversely affect the public health, safety, and general welfare.

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

Section 1. Approval of Waiver of Plat. The Mayor and City Council of the City of North Miami, Florida, hereby approve the attached Waiver of Plat for the un-platted property of approximately 7.59 acres in size, generally located at 13855 NW 17th Avenue and specifically identified with Miami-Dade County Folio Number: 06-2123-000-0060, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, Chapter 28, Section 28-4.1 of the Miami-Dade County Code of Ordinances and Chapter 177, Florida Statutes (2015).

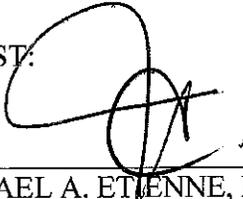
Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 13th day of September, 2016.



DR. SMITH JOSEPH
MAYOR

ATTEST:



MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Desulme

Seconded by: Galvin

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