

RESOLUTION NO. 2021-R-137

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE PROPOSED FINAL PLAT ENTITLED “NORTH MIAMI STORAGE”, THE SAME BEING A REPLAT (AS FURTHER DESCRIBED IN THE ATTACHED “EXHIBIT 1”), SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2230-000-0111, AND GENERALLY LOCATED IN THE SOUTHEAST QUADRANT OF NE 135TH STREET AND MEMORIAL HIGHWAY, IN ACCORDANCE WITH CHAPTER 29, ARTICLE 3, DIVISION 8, SECTION 3-806 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-8 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, PART I, SECTIONS 177-071 THROUGH 177-091, FLORIDA STATUTES (2021); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, 135 Memorial LLC (“Applicant”) is the owner of a 1.45 acre (62,605 square feet) parcel of land, as further described in “Exhibit 1,” generally located in the southeast quadrant of NE 135<sup>th</sup> Street and Memorial Highway, specifically identified by Miami-Dade County Folio Number 06-2230-000-0111, herein described as the “Subject Property”; and

**WHEREAS**, on July 7, 2020, the Planning Commission reviewed the tentative plat for the Subject Property, found it to conform to the requirements of the City’s LDRs, and unanimously recommended it for approval with conditions to the Mayor and City Council; and

**WHEREAS**, on August 25, 2020, the Mayor and City Council, pursuant to the provisions of Article 3, Division 8, Section 3-804, reviewed the tentative plat for the Subject Property and, upon deliberation, passed and adopted Resolution No. 2020-R-93, which approved the tentative plat; and

**WHEREAS**, on February 19, 2021, the Miami-Dade County Plat Committee, pursuant to Section 28-7 of the Miami-Dade County Code of Ordinances, reviewed the tentative plat for the Subject Property (Plat No. T - 24494 - 2 - COR), found it to be consistent with the applicable sections of the County Code of Ordinances, and has issued a recommendation for overall approval; and

**WHEREAS**, in accordance with the previous development approvals, the Applicant has filed this Application for the attached Plat entitled “North Miami Storage” the same being a replat of the Subject Property, to accommodate a 124,368 sq. ft. storage facility; and

**WHEREAS**, pursuant to the provisions of Article 3, Section 3-806 of the City of North Miami Land Development Regulations (LDRs), the City Planner has reviewed the Application for compliance with Section 28-8 of the Miami-Dade County Code of Ordinances, Sections 177-071 through 177.091 of the 2021 Florida Statutes and the recommendations of the Planning Commission, the City Council and the Miami-Dade Plat Committee, and has made a recommendation for approval of the Application; and

**WHEREAS**, the Subject Property shall now be platted in accordance with Article 3, Division 8, Section 3-806, LDRs, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2021); and

**WHEREAS**, on October 12, 2021, the Mayor and City Council conducted a quasi-judicial public hearing and have determined that the proposed Plat meets the requirements of the LDRs, will further the best interests of the City in that it will not adversely affect the public health, safety and welfare, and thereby approve the Application.

**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 Subject Property consisting of: THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LYING EAST OF NORTHEAST 2ND COURT AND EAST OF MEMORIAL HIGHWAY, LESS THE NORTH 30 FEET AND LESS THE BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 135TH STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND COURT, SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND COURT 334.56 FEET, SOUTH 153.41 FEET, EAST 171.59 FEET, NORTH 195.73 FEET, NORTHEASTERLY PARALLEL TO SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND COURT 290.49 FEET, WEST 154.18 FEET TO POINT OF BEGINNING IN SECTION 30, TOWNSHIP 52 S, RANGE 42 E, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**Section 2.**     **Effective Date.** This Resolution shall be effective upon adoption.


**PASSED AND ADOPTED** by a 4-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 12th day of October, 2021.

  
PHILIPPE BIEN-AIME  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Estimé-Irvin

**Vote:**

Mayor Philippe Bien-Aime	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Vice Mayor Scott Galvin	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Councilwoman Kassandra Timothe, MPA	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Councilwoman Mary Estimé-Irvin	<u>  X  </u>	(Yes)	<u>      </u>	(No)
Councilman Alix Desulme, Ed.D.	<u>      </u>	(Yes)	<u>  X  </u>	(No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS 22 DAY OF October, 2021.