

**RESOLUTION NO. 2022-R-03**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 9-STORY, 516-UNIT MULTIFAMILY BUILDING WITH AN ATTACHED 8-STORY PARKING GARAGE, AND A 25,259 SQUARE FOOT AMENITY STRUCTURE WITH AN ATTACHED 3-STORY PARKING GARAGE ON THE 23.12 ACRE REAL PROPERTY LOCATED AT 1820 NE 142<sup>ND</sup> STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2221-023-0010, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTION 3-204 THROUGH SECTION 3-206, AND ARTICLE 3, DIVISION 3, SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, on July 11, 2017, the Mayor and City Council of the City of North Miami adopted the Land Development Regulations (“LDRs”) under Chapter 29 of the City’s Code of Ordinances, in order to implement the adopted EAR-Based Amendments to the Comprehensive Plan, consistent with the requirements of section 163.3184 of the Florida Statutes; and

**WHEREAS**, Article 3, Division 2, Section 3-204 through 3-206 of the LDRs establish criteria for Site Plan review by the Development Review Committee (“DRC”); and

**WHEREAS**, Article 2, Division 7, Section 2-701 of the LDRs provide that the Mayor and Council review and approve of Site Plan application for developments over twenty thousand (20,000) square feet; and

**WHEREAS**, BRE Portofino MF Property Owner, LLC is the owner of the Subject Property, which is 1,007,328 square feet (23.12 acres) in size, located at 1820 NE 142<sup>nd</sup> Street and specifically identified with Miami-Dade County folio number 06-2221-023-0010; and

**WHEREAS**, the Subject Property has a zoning designation of PD-3, Planned Development District on the Official Zoning Map, is designated Mixed Use High on the City of North Miami 2036 Future Land Use Map, which allows forty-five (45) dwelling units per acre (“du/acre”), and up to an additional fifteen (15) dwelling units per acre through the conditional use permit process, and provides for a height of up to one hundred ten feet (110’); and

**WHEREAS**, on August 24, 2021, the Mayor and City Council adopted Resolution No. 2021-R-113 granting the property owner's request for a Conditional Use Permit ("CUP") to allocate five-hundred sixteen (516) floating units to develop a nine (9) story, five-hundred sixteen (516) unit multifamily building with an attached 8-story parking garage, and a 25,259 square foot amenity structure with attached 3-story parking garage; and

**WHEREAS**, the property owner, BRE Portofino MF Property Owner, LLC c/o Blackstone Real Est Advisors LLC submitted a Site Plan application to the Community Planning and Development Department, requesting site plan approval for "Aliro Apartments", a proposed nine (9) story, five-hundred sixteen (516) unit multifamily building with an attached 8-story parking garage, and a 25,259 square foot amenity structure with attached 3-story parking garage on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan, and on December 13, 2021, found that it conforms to the requirements of LDRs and the City's Comprehensive Plan, and thereby recommends the application for approval to the Mayor and City Council, subject to the conditions indicated in the corresponding Staff Report; and

**WHEREAS**, in accordance with Article 2, Division 7, Section 2-701, and Article 3, Division 2, Section 3-204 through 3-206 of the LDRs, Mayor and City Council find that the proposed site plan application is consistent with the City's adopted LDRs and the goals, policies and objectives of the City's Comprehensive Plan.

**WHEREAS**, the Mayor and City Council have determined that the proposed site plan furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.

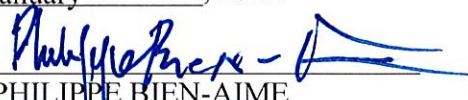
**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Mayor and City Council Approval.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the site plan application, subject to the conditions indicated in the corresponding Staff Report, for "Aliro Apartments" for BRE Portofino MF Property Owner, LLC c/o Blackstone Real Est Advisors LLC', to develop a proposed a proposed nine (9) story, five-hundred sixteen (516) unit multifamily building with an attached 8-story

parking garage, and a 25,259 square foot amenity structure with attached 3-story parking garage on the Subject Property located at 1820 NE 142<sup>nd</sup> Street, and specifically identified with Miami-Dade County folio number 06-2221-023-0010, in accordance with Article 3, Division 2, Section 3-204 through 3-206 of the City of North Miami Code of Ordinances, Land Development Regulations.

**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 11th day of January, 2022.

  
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: Desulme

**Vote:**

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

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.