

RESOLUTION NO. 2022-R-19

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED SEVEN (7) STORY, TWENTY-EIGHT (28) UNIT MULTIFAMILY BUILDING, AND FOUR HUNDRED FORTY-FIVE (445) SQUARE FEET OF RETAIL SPACE ON THE .41 ACRE REAL PROPERTIES LOCATED AT 470 NE 126TH STREET AND 475 NE 125TH STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2230-025-0460 AND 06-2230-025-0230, 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 CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, 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 Site Plan applications for developments over twenty thousand (20,000) square feet; and

WHEREAS, 475 North Miami, LLC is the owner of the Subject Property, which consists of two lots totaling 18,035 square feet (.41 acres) in size, located at 470 NE 126th Street and 475 NE 125th Street, and specifically identified with Miami-Dade County folio numbers 06-2230-025-0460 and 06-2230-025-0230; and

WHEREAS, the Subject Property has a zoning designation of C-3, Commercial District on the Official Zoning Map, and is designated Central Business Commercial District on the City of North Miami 2036 Future Land Use Map, which allows height of up to one hundred ten feet (110’), and a wide variety of non-residential uses; and

WHEREAS, the Subject Property is also located in the Neighborhood Redevelopment Overlay District and the Planned Corridor Development Overlay District that allows, through the conditional use permit (“CUP”) process, up to one hundred (100) dwelling units per acre, and mixed-use with three (3) or more permitted uses, one (1) of which must be residential; and

WHEREAS, on July 13, 2021, the Mayor and City Council adopted Resolution No. 2021-R-89 granting the property owner’s request for a CUP allocating twenty-eight (28) floating units, to develop a seven (7) story, twenty-eight (28) unit mixed use apartment building with a four hundred forty-five (445) square foot retail space; and

WHEREAS, the property owner, 475 North Miami, LLC submitted a Site Plan application to the Community Planning and Development Department, requesting site plan approval for “Residences at Griffin Park”, a proposed seven (7) story, twenty-eight (28) unit mixed use apartment building with a four hundred forty-five (445) square foot retail space on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on January 21, 2022, 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 “Residences at Griffin Park” for 475 North Miami,


LLC, to develop a proposed seven (7) story, twenty-eight (28) unit mixed use apartment building with a four hundred forty-five (445) square foot retail space on the Subject Property located at 470 NE 126th Street and 475 NE 125th Street, and specifically identified with Miami-Dade County folio numbers 06-2230-025-0460 and 06-2230-025-0230 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 22nd day of February, 2022.

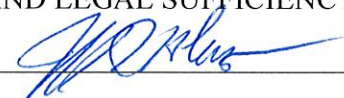

PHILIPPE BIEN-AIME
MAYOR

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: Estimé-Irvin

Seconded by: Bien-Aime

Vote:

Mayor Philippe Bien-Aime

X (Yes) (No)

Vice Mayor Alix Desulme, Ed.D.

X (Yes) (No)

Councilman Scott Galvin

X (Yes) (No)

Councilwoman Kassandra Timothe, MPA

X (Yes) (No)

Councilwoman Mary Estimé-Irvin

X (Yes) (No)

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