

**RESOLUTION NO. 2022-R-32**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 20-STORY, 360-UNIT RESIDENTIAL TOWER, AN 8-STORY PARKING GARAGE WITH FIVE-HUNDRED THIRTY-TWO (532) PARKING SPACES AND AN AMENITY DECK, EIGHT THOUSAND FOUR HUNDRED TWENTY-NINE (8,429) SQUARE FEET OF GROUND LEVEL RETAIL SPACE, SEVENTY-ONE (71) GROUND LEVEL PARKING SPACES, AND FOUR (4) ON-STREET PARKING SPACES, ON THE APPROXIMATELY TWO (2) ACRE REAL PROPERTIES LOCATED AT 1810 N.E. 146TH STREET, AND AT THE SOUTHEAST INTERSECTION OF N.E. 144TH STREET AND N.E.18TH AVENUE, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2221-006-0010 AND 06-2221-006-0020, 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 Evaluation and Appraisal Review (“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, TR NM Holdings, LLC is the leaseholder of the Subject Property, which consists of two lots totaling 85,557 square feet (2 acres) in size, located at 1810N.E.146th Street, and at the southeast intersection of N.E.144<sup>th</sup> Street andN.E.18<sup>th</sup> Avenue, and specifically identified with Miami-Dade County folio numbers 06-2221-006-0010 and 06-2221-006-0020; and

**WHEREAS**, the Subject Property has a zoning designation of Industrial on the Official Zoning Map, and is designated Industrial District on the City of North Miami 2036 Future Land Use Map, which allows height of up to fifty-five feet (55'), and industrial and other non-residential uses; and

**WHEREAS**, the Subject Property is also located in the Special Development and Transit Overlay District ("SDTOD") that allows, through the conditional use permit ("CUP") process, up to one hundred fifty (150) dwelling units per acre, a maximum height of Two Hundred Feet ("200"), and a wide variety of uses including retail and residential; and

**WHEREAS**, on December 14, 2021, the Mayor and City Council adopted Resolution No. 2021-R-184 granting the property owner's request for a CUP allocating three hundred sixty (360) floating units, to develop a 20-story, 360-unit residential tower, an 8-story parking garage with five-hundred thirty-two (532) parking spaces and an amenity deck, eight thousand four hundred twenty-nine (8,429) square feet of ground level retail space and seventy-one (71) parking spaces, and four (4) on-street parking spaces; and

**WHEREAS**, the Applicant, TR NM Holdings, LLC submitted a Site Plan application to the Community Planning and Development Department, requesting site plan approval for "Allure North Miami", a proposed 20-story, 360-unit residential tower, an 8-story parking garage with five-hundred thirty-two (532) parking spaces and an amenity deck, eight thousand four hundred twenty-nine (8,429) square feet of ground level retail space and seventy-one (71) parking spaces, and four (4) on-street parking spaces on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan, and on March 14, 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 “Allure North Miami” for TR NM Holdings, LLC, to develop a proposed 20-story, 360-unit residential tower, an 8-story parking garage with five-hundred thirty-two (532) parking spaces and an amenity deck, eight thousand four hundred twenty-nine (8,429) square feet of ground level retail space and seventy-one (71) parking spaces, and four (4) on-street parking spaces on the Subject Property located at 1810 N.E. 146th Street, and at the southeast intersection of N.E. 144<sup>th</sup> Street and N.E.18<sup>th</sup> Avenue and specifically identified with Miami-Dade County folio numbers 06-2221-006-0010 and 06-2221-006-0020 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 4-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 22nd day of March, 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: Desulme

Seconded by: Galvin

**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 Kassandra Timothe, MPA	<u>X</u>	(Yes)	_____	(No)
Councilwoman Mary Estimé-Irvin	_____	(Yes)	_____	(No) Absent

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH  
MIAMI CITY COUNCIL ON THIS 30<sup>th</sup> DAY OF March, 2022.