

RESOLUTION NO. 2022-R-183

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, DIRECTING THE CITY MANAGER TO AMEND THE APPLICABLE SECTIONS OF THE CITY'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, SPECIFICALLY AMENDING THE DENSITY LIMITATION FOR THE PLANNED COMMUNITY URBAN DESIGN (PCUD) OVERLAY DISTRICT FROM 4,390 TO 5,000 RESIDENTIAL UNITS, DURING THE EAR-BASED COMPREHENSIVE PLAN REVIEW AND SUBSEQUENT LAND DEVELOPMENT REGULATIONS AMENDMENTS; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, on September 23, 2003, the Mayor and Council adopted Ordinance 1146, to establish the City of North Miami ("City") Regional Activity Center ("RAC"), as approved by the State of Florida, in an effort to promote infill development and large-scale redevelopment activity ("RAC Approval"); and

WHEREAS, the RAC boundaries were described as generally bound by Biscayne Bay to the east, NE 163rd Street to the north, Biscayne Boulevard to the west, and NE 135th Street to the south, excluding property not located within the city limits of North Miami. The RAC boundaries also included the area west of Biscayne Boulevard generally bound by 151st Street to the north, NE 18th Avenue to the west, FEC rail corridor to the east and NE 137th Street and NE 140th Street to the south (the "RAC Boundaries"); and

WHEREAS, specific properties located within the RAC Boundaries include, a gas station, a multi-tenant shopping center, Miami Dade Fire Station No. 22, Florida International University Biscayne Campus, Oleta River State Recreational Area and the Sole Mia development (formerly Biscayne Landing/Munisport) all located on the east side of Biscayne Boulevard and a Special Development and Transit sub area located on the west side of Biscayne Boulevard; and

WHEREAS, as part of the RAC Approval, the State of Florida Land Planning Agency approved a total of 7,000 residential units, among other uses and capacity regulations, for development within the RAC Boundaries; and

WHEREAS, on February 14, 2012, the Mayor and Council adopted Ordinance 1327, to identify the RAC as a special purpose overlay district, and further clarify the allowable uses and

development limitations, including a maximum of 5,000 residential units, permitted within the RAC; and

WHEREAS, as part of the RAC Approval, 5,000 residential dwelling units (of the 7,000 total residential units) were approved and designated for the use and development of those certain parcels of land, on the east side of Biscayne Boulevard, including the Sole Miami development (formerly Biscayne Landing/Munisport) under Resolution Nos. R-2013-73 and subsequently amended under 2015-R-16; and

WHEREAS, the Planned Community Urban Design (“PCUD”) overlay district was created to implement the development order for the Sole Mia project (formerly Biscayne Landing), approved and amended under Resolution 2015-R-16 (“Sole Mia Project”); and

WHEREAS, the PCUD overlay district, as reflected in the City’s Comprehensive Plan and Land Development Regulations, currently contains a density limit of 4,390 residential units for the Sole Mia Project; and

WHEREAS, also as part of the RAC Approval, the City agreed to create a special development and transit sub area (on the west side of Biscayne Boulevard), with a dedicated pool of 2,000 residential units solely for the use and development of that certain transit sub area located within the RAC Boundaries; and

WHEREAS, on September 10, 2019, the Mayor and Council adopted Ordinance 1442 and approved the creation of the Special Development and Transit Overlay District, with an allocation of 2,000 residential units (of the 7,000 total RAC Approval residential units) solely dedicated to those properties within the RAC Boundaries and further located on the west side of Biscayne Boulevard (“SDTOD”); and

WHEREAS, the City has recognized that the 610 surplus residential units available within the RAC Boundaries were originally a part of the 5,000 units associated with the former Munisport project, and as such was anticipated for development of what is now known as Sole Mia, consistent with the RAC Approval; and

WHEREAS, the City Mayor and Council desires that the City Manager amend the applicable sections of the Comprehensive Plan and Land Development Regulations to reflect a

density limitation of 5,000 residential units for the PCUD overlay district, thereby allocating the 610 surplus units to the Sole Mia Project property consistent with the RAC Approval.

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

Section 1. Authority of City Manager. The Mayor and City Council of the City of North Miami, Florida, hereby direct the City Manager to amend the applicable sections of the Comprehensive Plan and Land Development Regulations, specifically changing the density limitation for the PCUD overlay district from 4,390 to 5,000 residential units, for the Mayor, City Council and all other applicable agencies review and approval.

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 25th day of October, 2022.



PHILIPPE BIEN-AIME
MAYOR

ATTEST:



VANESSA A. JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P.H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Timothé

Seconded by: Desulme

Vote:

Mayor Philippe Bien-Aime

(Yes) (No)

Vice Mayor Alix Desulme, Ed.D.

(Yes) (No)

Councilman Scott Galvin

(Yes) (No)

Councilwoman Kassandra Timothe, MPA

(Yes) (No)

Councilwoman Mary Estimé-Irvin

(Yes) (No)