

**RESOLUTION NO. 2023-R-102**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A NON-RESIDENTIAL DEVELOPMENT CONSISTING OF TWO (2) ONE-STORY COMMERCIAL BUILDINGS (INTENDED FOR RESTAURANT USES) TOTALING 10,830 SQUARE FEET OF GROSS FLOOR AREA, AN EXISTING 4-STORY 30,903 SQUARE FOOT OFFICE BUILDING, AND ONE HUNDRED FOURTEEN (114) SURFACE PARKING SPACES ON TWO (2) PARCELS OF REAL PROPERTY, APPROXIMATELY 1.75 ACRES IN SIZE, LOCATED AT 1111 AND 1125 NE 125TH STREET, AND IDENTIFIED WITH MIAMI DADE FOLIO NUMBERS 06-2229-034-0095 AND 06-2229-034-0090, 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**, 1125 Real Estate Investments, LLC is the owner of the Subject Property, which consists of two (2) parcels of real property located at 1111 and 1125 NE 125<sup>th</sup> Street; totaling approximately 76,147 square feet (1.75 acres) in size; and identified with Miami Dade County Folio Numbers 06-2229-034-0095 and 06-2229-034-0090; and

**WHEREAS**, the Subject Property has a zoning designation of C3, Commercial on the Official Zoning Map, and Commercial/Office on the City of North Miami 2036 Future Land Use

Map, which allows a height of up to fifty-five (55'), and allows a wide variety of as-of-right uses including office and restaurant; and

**WHEREAS**, the Subject Property is also located within the Neighborhood Redevelopment Overlay (“NRO”) District and the NE 123<sup>rd</sup>/125<sup>th</sup> Street Planned Corridor Development (“PCD”) Overlay District, which allows, through the conditional use permit (“CUP”) process, up to 100 dwelling units per acre (du/acre); a maximum height of 110'; and, allows multi-family residential and a variety of office and commercial uses; and

**WHEREAS**, the Subject Property is also located in the North Miami Transit Station Overlay District (“NMTSOD”), which allows a variety of residential and commercial uses, e.g., multi-family apartments, retail, restaurant, office; a maximum height of two hundred (200) feet; and, up to one hundred fifty (150) dwelling units per acre, through a Conditional Use Permit (“CUP”); and

**WHEREAS**, the Applicant submitted a Site Plan application to the Community Planning and Development Department, requesting site plan approval for a non-residential development consisting of two (2) one-story commercial buildings (intended for restaurant uses) totaling 10,830 square feet of gross floor area, an existing 4-story, 30,903 square foot office building, and one hundred fourteen (114) surface parking spaces on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan, and on May 2, 2023, determined 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, the 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.

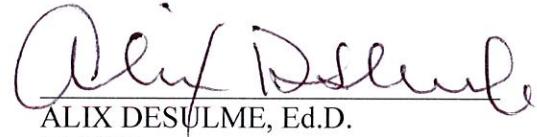
**WHEREAS**, the Mayor and City Council have determined that the proposed site plan furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.

**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 “The Hall @Gardens District” for 1125 Real Estate Investments, LLC., to develop a non-residential development consisting of two (2) one-story commercial buildings (intended for restaurant uses) totaling 10,830 square feet of gross floor area, an existing 4-story, 30,903 square foot office building, and one hundred fourteen (114) surface parking spaces, on the Subject Property, located at 1111 and 1125 NE 125th Street - Miami-Dade County folio numbers 06-2229-034-0095 and 06-2229-034-0090, 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 13th day of June, 2023.



ALIX DESULME, Ed.D.  
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: Charles

**Vote:**

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

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH  
MIAMI CITY COUNCIL ON THIS 27th DAY OF June, 2023.