

RESOLUTION NO. 2023-R-196

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A TWO HUNDRED THIRTY-NINE (239) UNIT, 8-STORY APARTMENT BUILDING, WITH AN INTEGRATED PARKING GARAGE CONTAINING THREE HUNDRED NINETY-THREE (393) PARKING SPACES ON TWO (2) PARCELS OF REAL PROPERTY LOCATED 12615 ARCH CREEK ROAD AND 1486 NE 127TH STREET, IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-044-0070 AND 06-2229-044-0060, AND TOTALING APPROXIMATELY 1.59 ACRES, 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, 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, Arch Creek Partners, LLC and Arch Creek Developers, LLC (collectively the “Applicant”) are the owners of the Subject Property, which consists of two (2) parcels of real property located at 12615 Arch Creek Road and 1486 NE 127th Street; totaling approximately 69,432 square feet (1.60 acres) in size; identified with Miami Dade County Folio Numbers 06-2229-044-0060, and 06-2229-044-0070; and designated High Density Residential on the City’s 2036 Future Land Use Map (“FLUM”), and R-6, Residential on the Official Zoning Map; and

WHEREAS, the R-6 district allows up to twenty-five (25) dwelling units per acre (“du/ac”), and a maximum building height of one hundred ten (110) feet; therefore, based upon the size of the Subject Property, the Applicant may develop up to forty (40) units as of right;

WHEREAS, the Subject Property is also located in the North Miami Transit Station Overlay District (“NMTSOD”), which allows a maximum building 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 two hundred thirty-nine (239) unit, 8-story apartment building, with an integrated parking garage containing three hundred ninety-three (393) parking spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on May 23, 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; and

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.

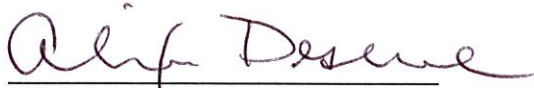
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

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 “Pinnacle @ Arch Creek Station” for Arch Creek Partners, LLC and Arch Creek Developers, LLC, to develop a two hundred thirty-nine (239) unit, 8-story apartment building, with an integrated parking garage containing three hundred ninety-


three (393) parking space, on the Subject Property located at 12615 Arch Creek Road and 1486 NE 127th Street - Miami-Dade County folio numbers 06-2229-044-0060, and 06-2229-044-0070, 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 3 - 2 vote of the Mayor and City Council of the City of North Miami, Florida, this 10th day of October, 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: Estime-Irvin

Seconded by: Charles

Vote:

Mayor Alix Desulme, Ed.D.

_____ (Yes) X (No)

Vice-Mayor Mary Estimé-Irvin

X (Yes) _____ (No)

Councilman Scott Galvin

_____ (Yes) X (No)

Councilwoman Kassandra Timothe, MPA

X (Yes) _____ (No)

Councilman Pierre Frantz Charles, M.Ed.

X (Yes) _____ (No)