

**RESOLUTION NO. 2024-R-22**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR THE DEVELOPMENT OF A 3-STORY, 12-UNIT APARTMENT BUILDING, WITH NINETEEN (19) GROUND LEVEL PARKING SPACES ON ONE (1) PARCEL OF REAL PROPERTY, LOCATED AT 555 NE 127TH STREET – FOLIO NO. 06-2230-024-0300; AND TOTALING APPROXIMATELY 0.40 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, SECTION 4-203(A), AND SECTION 4-205, AND ARTICLE 4, DIVISION 3, SECTION 4-305, 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**, the Subject Property consists of one (1) parcel of land located at 555 NE 127 Street, which is approximately 17,175 s.f. (0.40 acres) in size, designated Low-Density Residential on the City’s 2036 Future Land Use Map (“FLUM”), and R-2, Residential on the Official Zoning Map; and

**WHEREAS**, while the R-2, Residential district allows only single-family dwellings at a density of 5.1 dwelling units per acre (“du/ac”) and limited ancillary uses at a maximum height of thirty-five (35) feet, the Subject Property is also located in the Neighborhood Redevelopment Overlay (“NRO”) District, which allows a variety of uses, including multifamily residential development, at a maximum height of ninety (90) feet, and up to ninety (90) du/ac, through a Conditional Use Permit (“CUP”); and

**WHEREAS**, Article 3, Division 4, section 3-405 of the LDRs establishes criteria for the approval of a CUP; and

**WHEREAS**, Edwin I. Alvarez (“Applicant”) is the owner of the Subject Property, and has filed a CUP application with the Community Planning and Development Department requesting eleven (11) bonus units to construct a 3-story, 12-unit apartment building, with nineteen (19) ground level parking spaces on the Subject Property; and

**WHEREAS**, the City has reviewed the proposed request and found that it is consistent with Objective 1.17 of the Comprehensive Plan, and satisfies the requirements of Sections 3-405 and 4-305 of the LDRs; and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on November 7, 2023, reviewed the proposed request, and found it to be consistent with the Comprehensive Plan and in keeping with the intent of the LDRs, and, thereby, recommended approval of the CUP to Mayor and City Council; and

**WHEREAS**, Mayor and City Council have determined that the proposed request is in the best interest of the City, does not adversely affect the health, safety, and welfare of residents, and thereby, approves the CUP.

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

**Section 1.**     **Approval of Conditional Use Permit.** The Mayor and City Council of the City of North Miami, Florida, hereby, approve the CUP, in substantially the attached form, for a 3-story, 12-unit apartment building, with nineteen (19) ground-level parking spaces at 555 NE 127th Street, in accordance with Article 3, Division 4, Section 3-407 of Chapter 29 of the City of North Miami Code of Ordinances, Land Development Regulations.

**Section 2.**     **Effective Date.** This Resolution shall be effective upon adoption.

**NOW, THEREFORE**, Mayor and City Council approve this CUP along with the following findings and conditions:

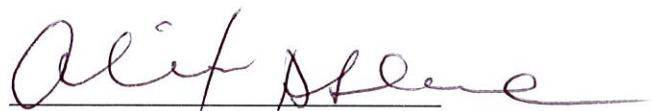
- 1. Density Bonus:** That the City allocates eleven (11) floating bonus units from the city-wide residential pool of five hundred twenty-five (525) available units, subject to the following:
- 2. Development Review Committee Approval:** After approval of the CUP, the Applicant shall submit a site plan application to the Development Review Committee (“DRC”) for City Council. Failure to file said precise plan within one (1) year of the City Council approval shall result in the revocation of the CUP. Site Plan approval must be granted by City Council before Applicant can apply for a building permit;
- 3. Site Plan and Architectural Compliance:** That the Applicant must develop the property in accordance with the architectural design approved by the DRC, and the final site plan approved by the City Council;
- 4. Sidewalk:** That the Applicant shall construct and maintain a six-foot (6’) sidewalk within the NE 127<sup>th</sup> Street frontage of the Subject Property, and shall execute and record an



Installation and Maintenance Agreement approved by the City's Public Works Department prior to the issuance of a certificate of occupancy or its functional equivalent;

5. **Building Permits:** That the Applicant apply for a building permit within eighteen (18) months of approval of the precise site plan by the City Council. Failure to do so will result in the expiration of the precise site plan;
6. **Miscellaneous:** That the CUP comply with all applicable requirements of the City's Public Works Department, Police Department, and all other County and State agencies;
7. **Certificate of Occupancy:** That a Certificate of Occupancy ("CO") from the Building Department be only issued to the applicant upon complying with all the terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed;
8. **Certificate of Use:** That a CU from the Community Planning and Development Department and Business Tax Receipt ("BTR") be only issued to the Applicant upon compliance with all terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed; and
9. **Leadership in Energy and Environmental Design ("LEED") Certification:** Proof of LEED or equivalent National Green Building Certification is required prior to obtaining final Certificate of Occupancy.
10. **Sustainable Building Program:** The Applicant shall integrate and maintain their proposed sustainable building commitments, e.g., ten percent (10%) increased stormwater retention over the minimum required and the bioswales, rainwater collection, and raingardens.

**PASSED AND ADOPTED** by a 3 - 2 vote of the Mayor and City Council of the City of North Miami, Florida, this 23rd day of January, 2024.

  
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: Galvin

Seconded by: Timothe

**Vote:**

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

THIS ORDINANCE WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI  
CITY COUNCIL ON THIS 14<sup>th</sup> DAY OF March, 2024.