

RESOLUTION NO. 2024-R-35

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A THREE HUNDRED SEVENTY-NINE (379) UNIT, MIXED-USE 10-STORY APARTMENT BUILDING, WITH 7,356 SQUARE FEET OF RETAIL SPACE, 7,904 SQUARE FEET OF RESTAURANT AREA WITH AN INTEGRATED PARKING GARAGE AND SURFACE PARKING CONTAINING SIX HUNDRED NINETY-SEVEN (697) PARKING SPACES ON ONE (1) PARCEL OF REAL PROPERTY LOCATED AT 1850 NE 123 STREET, IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2228-001-0270 AND TOTALING APPROXIMATELY 4.13 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, Causeway Village, LLC (“Applicant”) is the owner of the Subject Property, which consists of one (1) parcel of real property located at 1850 NE 123 ST; totaling approximately 180,160 square feet (4.13 acres) in size; identified with Miami Dade County Folio Numbers 06-2228-001-0270 and designated Commercial/Office on the City’s 2036 Future Land Use Map (“FLUM”), and C-2BE, Commercial on the Official Zoning Map; and

WHEREAS, the purpose of the C-2BE district is to enhance the high-quality commercial areas along the Biscayne Boulevard and NE 123rd Street corridors;

WHEREAS, the Subject Property is also located in the Planned Corridor Overlay District (“PCD”), which allows a maximum building height of one hundred and ten (110) feet, and up to one hundred twenty-five (125) 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 three hundred seventy-nine (379) unit, 10-story mixed-use building, with both residential and retail space, with six hundred nine-seven (697) parking spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on January 31, 2024, 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, 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.

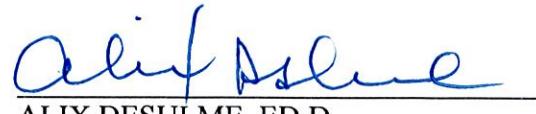
WHEREAS, the Mayor and City Council have determined that the proposed site plan furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.

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 “La Maison” for Causeway Village, LLC to develop a three hundred seventy-nine (379) unit, 10-story mixed-use building, with both residential and retail space, with six hundred nine-seven (697) parking spaces on the Subject Property located at 1850 NE 123 ST - Miami-Dade County folio numbers 06-2228-001-0270 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 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 12th day of March, 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: Desulme

Vote:

| | |
|---|---|
| Mayor Alix Desulme, Ed.D. | <input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No) |
| Vice-Mayor Mary Estimé-Irvin | <input type="checkbox"/> (Yes) <input type="checkbox"/> (No) Absent |
| Councilman Scott Galvin | <input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No) |
| Councilwoman Kassandra Timothe, MPA | <input type="checkbox"/> (Yes) <input type="checkbox"/> (No) Absent |
| Councilman Pierre Frantz Charles, M.Ed. | <input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No) |

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS 26th DAY OF March, 2024.