

RESOLUTION NO. 2024-R-110

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE CLAUDE PEPPER PARK CONCEPTUAL MASTER DEVELOPMENT SITE PLAN, IN SUBSTANTIALLY THE ATTACHED FORM, WHICH CONSISTS OF FOUR (4) PHASES, FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF EIGHT (8) 18-STORY MIXED-USE BUILDINGS CONTAINING TWO THOUSAND ONE HUNDRED NINETY-THREE (2,193) UNITS, ONE HUNDRED TWENTY-ONE THOUSAND FIVE HUNDRED (121,500) SQUARE FEET OF COMMERCIAL SPACE AND FOUR THOUSAND ONE HUNDRED FOURTEEN (4,114) PARKING SPACES ON ONE (1) PARCEL OF REAL PROPERTY LOCATED AT 1525 NW 135 STREET IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0050 AND PARK REDVELOPMENT ON ONE (1) PARCEL OF REAL PROPERTY LOCATED AT 1255 NW 135TH STREET WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0180, TOTALING 27.67 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**, Redwood CO Dev, LLC (“Applicant”) and lessee of the Subject Property, which consists of two (2) parcels of real property located at 1255 NW 135<sup>th</sup> Street and 1525 NW 135<sup>th</sup> Street; totaling approximately 1,205,278 square feet (27.67 acres) in size; identified with Miami Dade County Folio Numbers 06-2123-000-0180, and 06-2123-000-0050; and designated Community Facility on the City’s 2036 Future Land Use Map (“FLUM”), and PU, Public Use on the Official Zoning Map; and

**WHEREAS**, the PU district allows a building height of fifty-five (55) feet, and a wide variety of non-residential uses, including public facilities, parks, preservation lands, government, community, and educational facilities, but not commercial uses;

**WHEREAS**, the Subject Property is also located in the Joe Celestin Global Planned Corridor Development Overlay District North Miami Transit Station Overlay District (“GPCD”), which allows mixed-use development along a corridor with 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 the Claude Pepper Park Conceptual Master Development Site Plan (“Conceptual Site Plan”) application to the Development Services Department, requesting site plan approval for a two thousand one hundred ninety-three (2,193) bonus units to construct a mixed-use development consisting of eight (8) 18-story, housing age-restricted independent living units, affordable housing units, and market-rate units with integrated parking garages, one hundred twenty-one thousand five hundred (121,500) square feet of ground-level commercial area encompassing retail, entertainment, restaurant space, and four thousand one hundred fourteen (4,114) parking spaces on the Subject Property; and

**WHEREAS**, the DRC reviewed the Conceptual Site Plan, and on June 26, 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, the Mayor and City Council find that the proposed Conceptual 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 Conceptual Site Plan furthers the best interest of the City and will not adversely affect the public health, safety, and welfare of the residents, 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 Claude Pepper Park Conceptual Mast Development Site Plan application, subject to the conditions indicated in the corresponding Staff Report, for “Claude Pepper Park” for Redwood CO Dev, LLC, to develop two thousand one hundred ninety-three (2,193) bonus units to construct a mixed-use development consisting of eight (8) 18-story, housing age-restricted independent living units, affordable housing units, and market-rate units with integrated parking garages,, one hundred twenty-one thousand five hundred (121,500) square feet of ground-level commercial area encompassing retail, entertainment, restaurant space, and four thousand one hundred fourteen (4,114) parking spaces on one (1) parcel of real property located at 1525 NW 135<sup>th</sup> Street, identified with Miami Dade County Folio Number 06-2123-000-0050 and park redevelopment at one (1) parcel of real property located at 1255 NW 135<sup>th</sup> Street, identified with Miami Dade County Folio Number 06-2123-000-0180; totaling approximately 1,205,278 square feet (27.67 acres) in size;; 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 9th day of July, 2024.

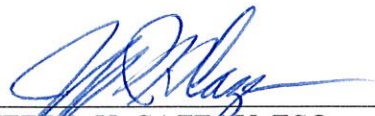


ALIX DESULME, ED.D.  
MAYOR

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: Charles

Seconded by: Desulme

**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, M.Ed.	<u>X</u>	(Yes)	_____	(No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH  
MIAMI CITY COUNCIL ON THIS 9th DAY OF July, 2024.