

**RESOLUTION NO. 2024-R-109**

**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 A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF AN 11-STORY, 240-UNIT RESIDENTIAL BUILDING WITH TWENTY-TWO THOUSAND ONE HUNDRED TWENTY-SEVEN (22,127) SQUARE FEET OF GROUND-LEVEL COMMERCIAL SPACE AND THREE HUNDRED THIRTY-NINE (339) PARKING SPACES ON A 2.74 ACRE PARCEL OF REAL PROPERTIES LOCATED AT 12830 NE 6<sup>TH</sup> AVENUE, 12840 NE 6<sup>TH</sup> AVENUE, AND 575 NE 127<sup>TH</sup> STREET, AND IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2230-024-0330, 06-2230-024-0340, AND 06-2230-024-0310, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, SECTION 4-203(A), SECTION 4-203(B) AND SECTION 4-205, AND ARTICLE 4, DIVISION 3, SECTION 4-303, SECTION 4-305, AND SECTION 4-306 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 three (3) parcels of land that is located at 12830 NE 6<sup>th</sup> Ave, 12840 NE 6<sup>th</sup> Ave, and 575 NE 127<sup>th</sup> Street; 107,821 square feet (2.47 acres) in size; and designated as Low-Density Residential, Central Business Commercial, Planned Corridor Development Overlay (PCD), and Neighborhood Redevelopment Boundary Overlay (NRO) on the City’s 2036 Future Land Use Map (“FLUM”) and zoned R-2, C-3, PCD, and NRO on the Official Zoning Map, which allows mixed-use, multifamily development up to 100 dwelling units per acre (“du/ac) and a permitted height of one hundred ten (110) feet inclusive of parking; and

**WHEREAS**, Section 4-305 of the City of North Miami’s Land Development Regulations (“LDRs”) allows up to ninety (90) du/ac from the floating bonus unit pool and Section 4-306 of the LDRs allows up to one hundred (100) du/ac from the floating bonus unit pool, through a Conditional Use Permit (“CUP”); Article 3, Division 4, section 3-405 of the LDRs establishes criteria for the approval of a CUP; and

**WHEREAS**, NOMI Holding Group 2 LLC (“Applicant”) is the owner of the Subject Property, and has filed a CUP application with the Community Planning and Development Department requesting two hundred thirty nine (239) floating bonus units to construct an 11-story,

240-unit apartment with 22,127 sq. ft. of retail space on the first floor, and an integrated parking garage with three hundred thirty nine (339) parking spaces on the Subject Property; and

**WHEREAS**, the City has reviewed the proposed request and found that it is consistent with Objective 1.22 of the Comprehensive Plan, and satisfies the requirements of Section 3-405 of the LDRs; and

**WHEREAS**, the Planning Commission, after a duly noticed public hearing held on June 4, 2024, 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**, the 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, approve 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 20-story, mixed-use development with 240-unit apartments, 139 hotel rooms, 22,127 square feet first-floor retail space with an integrated parking garage containing three hundred thirty-nine (339) parking spaces located at 12830 NE 6<sup>th</sup> Ave, 12840 NE 6<sup>th</sup> Ave, and 575 NE 127<sup>th</sup> 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 approves this CUP along with the following findings and conditions:


- 1. Density Bonus:** That the City allocates two hundred thirty-nine (239) floating bonus units from the city-wide residential pool of four hundred sixty-two (462) available units at time of application, 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 the 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 ten-foot (10') sidewalk within the NE 6<sup>th</sup> Ave 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 is 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 the 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 rain gardens.


**PASSED AND ADOPTED** by a 4 - 1 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: Estime-Irvin

**Vote:**

Mayor Alix Desulme, Ed.D.

           (Yes) X (No)

Vice-Mayor Mary Estimé-Irvin

X (Yes)            (No)

Councilman Scott Galvin

X (Yes)            (No)

Councilwoman Kassandra Timothe, MPA

X (Yes)            (No)

Councilman Pierre Frantz Charles, M.Ed.

X (Yes)            (No)

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