

**RESOLUTION NO. 2024-R-170**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A SITE PLAN FOR A MIXED-USE RESIDENTIAL PROJECT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED DEVELOPMENT CONSISTING OF AN 8-STORY, THIRTY-ONE (31) UNIT APARTMENT BUILDING WITH ONE THOUSAND SEVEN HUNDRED TWENTY-THREE (1,723) SQUARE FEET OF GROUND FLOOR RETAIL SPACE, AND FIFTY-FOUR (54) PARKING SPACES, ON ONE (1) PARCEL OF REAL PROPERTY LOCATED AT 14440 NE 6<sup>TH</sup> AVENUE SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBER 06-2219-000-1540 AND TALLING APPROXIMATELY 0.325 ACRES, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 3, SECTION 3-204 THROUGH SECTION 3-206, AND ARTICLE 3, DIVISION. 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**, YVD, LLC (the "Applicant") is the owner of the Subject Property, which consists of one (1) parcel of real property located at 14440 NE 6<sup>th</sup> Avenue; totaling approximately 14,276 square feet (0.325 acres) in size; identified with Miami Dade County Folio Number 06-2219-000-1540; 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 eight (8) units as of right;

**WHEREAS**, the Subject Property is also located within the NE 6<sup>th</sup> Avenue Planned Corridor Development District (“PCD”), which allows, through the Conditional Use Permit (“CUP”) process, up to 100 du/acre, a maximum building height of 110’, and a variety of residential and commercial uses; and

**WHEREAS**, on November 14, 2023, Mayor and City Council approved a CUP via Resolution No. 2023-R-213, allocating twenty-three (23) floating bonus units to develop a mixed-use project consisting of an 8-story, 31-unit apartment building, with an amenity deck, one thousand seven hundred twenty-three (1,723) square feet of ground-level retail space, six (6) ground level parking spaces and an integrated carousel parking system with forty-eight (48) spaces on the Subject Property; and

**WHEREAS**, the Applicant submitted a Site Plan application to the Community Planning and Development Department, requesting site plan approval for an 8-story, 31-unit apartment building, with an amenity deck, one thousand seven hundred twenty-three (1,723) square feet of ground-level retail space, six (6) ground level parking spaces and an integrated carousel parking system with forty-eight (48) spaces on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan, and on October 4, 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.

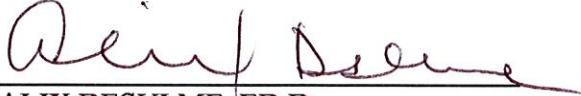


**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**


**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 YVD, LLC, to develop an 8-story, 31-unit apartment building, with an amenity deck, one thousand seven hundred twenty-three (1,723) square feet of ground-level retail space, six (6) ground level parking spaces and an integrated carousel parking system with forty-eight (48) spaces on the Subject Property located at 14440 NE 6<sup>th</sup> Avenue - Miami-Dade County folio number 06-2219-000-1540, 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 12<sup>th</sup> day of November, 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: Estime-Irvin

Seconded by: Charles

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	<u></u>	(No)
Vice Mayor Mary Estimé-Irvin	<u>X</u>	(Yes)	<u></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, M.Ed.	<u>X</u>	(Yes)	<u></u>	(No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH  
MIAMI CITY COUNCIL ON THIS 19th DAY OF November, 2024.