

RESOLUTION NO. 2025-R-12

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A SITE PLAN FOR A RESIDENTIAL PROJECT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF AN 11-STORY, 240-UNIT RESIDENTIAL BUILDING WITH NINETEEN THOUSAND NINE HUNDRED THIRTY-FIVE (19,935) SQUARE FEET OF GROUND-LEVEL COMMERCIAL SPACE AND THREE HUNDRED SIXTY-FOUR (364) PARKING SPACES ON THREE (3) PARCELS OF REAL PROPERTY LOCATED AT 12830 NE 6TH AVENUE, 12840 NE 6TH AVENUE, AND 575 NE 127TH STREET, SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2230-024-0330, 06-2230-024-0340, AND 06-2230-024-0310, AND TOTALING 2.74 ACRES, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTIONS 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, Mr. Ethan Wasserman, Esq. (the "Applicant") is the Duly Appointed Agent of the Subject Property which consists of three (3) parcels of real property located west of 12830 NE 6th Avenue, 12840 NE 6th Avenue, and 575 NE 127th Street; totaling approximately 119,334.4 square feet (2.74 acres) in size; identified with Miami Dade County Folio Numbers 06-2230-024-0330, 06-2230-024-0340, and 06-2230-024-0310; and designated Low-Density Residential, Central Business Commercial, Planner Corridor Development on the City's 2045 Future Land Use

Map (“FLUM”), and the recently removed Neighborhood Redevelopment Overlay (NRO) from the FLUM, and R-2, Single-family Residential, C-3, Commercial/Office, and overlays Planned Corridor Development (PCD) and the Neighborhood Redevelopment Overlay (NRO) on the Official Zoning Map; and

WHEREAS, the Mayor and City Council approved a CUP via Resolution No. 2024-R-109, allocating two hundred, thirty-nine (239) floating bonus units to develop an eleven (11) story mixed-use project with a height of one hundred two (102) feet with two hundred forty (240) residential units, 19,939 sq. ft. of ground floor retail space, and 364 parking spaces

WHEREAS, the Applicant submitted a DRC Site Plan application to the Development Services Department, requesting site plan approval for a development allocated two hundred thirty-nine (239) bonus floating units to construct an 11-story, 240-unit mixed-use building with 19,935 sq. ft. of retail space, and an integrated parking garage with three hundred sixty-four (364) parking spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on January 2, 2025, 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, Sections 3-204 through 3-206 of the LDRs, the 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; and

WHEREAS, the Mayor and City Council have determined that the proposed site plan furthers the best interests 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.

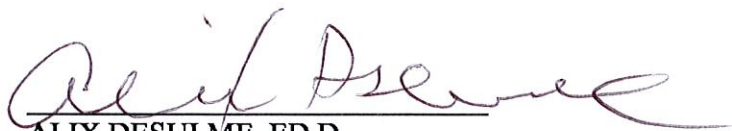
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

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 “NoMi 6” for Mr. Ethan Wasserman, Esq., to develop an 11-story, 240-unit mixed-use building with 19,935 sq. ft. of retail space, and an IWO #25-005 (JLW)

integrated parking garage with three hundred sixty-four (364) parking spaces on 2.74-acre of parcels, on the Subject Property located at 12830 NE 6th Avenue, 12840 NE 6th Avenue, and 575 NE 127th Street - Miami-Dade County folio numbers 06-2230-024-0330, 06-2230-024-0340, and 06-2230-024-0310, 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 14th day of January, 2025.


ALIX DESULME, ED.D.
MAYOR

ATTEST :



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF R. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Desulme

Seconded by: Estime-Irvin

Vote:

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	_____	(No)
Vice Mayor Mary Estimé-Irvin	<u>X</u>	(Yes)	_____	(No)
Councilman Kevin A. Burns	<u>X</u>	(Yes)	_____	(No)
Councilwoman Cassandra 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 _____ DAY OF _____, 2025.