

**RESOLUTION NO. 2025-R-13**

**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 DEVELOPMENT CONSISTING OF A 22-STORY (217'-0) RESIDENTIAL BUILDING WITH TWO HUNDRED, SIXTY-SEVEN (267) UNITS AND FOUR HUNDRED TWENTY-TWO (422) PARKING SPACES ON ONE (1) PARCEL OF REAL PROPERTY LOCATED AT 12000 N. BAYSHORE DRIVE, SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-049-0001, AND TOTALLING APPROXIMATELY 4.23 ACRES (184,358 S.F.) WITH 2.67 ACRES (116,305 S.F.) OF NONSUBMERGED LAND 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**, 12000 Property Owner LLC ("Applicant") represented by Pedro Gassant, Esq. of Holland and Knight, authorized agent, is the owner of the Subject Property, which consists of one (1) parcel of real property located at 12000 N. Bayshore Drive; totaling approximately 4.23 acres or 184,358 s.f., of which 2.67 acres or 116,305 s.f. is unsubmerged; identified with Miami Dade County Folio Number 06-2228-049-0001; and designated BZ, Multifamily on the Official Zoning Map and Bayshore Zone on the City's 2045 Future Land Use Map ("FLUM"); and

**WHEREAS**, the Mayor and City Council approved a conditional use permit (“CUP”) under Resolution No. 2024-R-191 granting bonus height of 112 feet above the BZ District by right maximum height of 115 feet to allow the construction of a 217 feet residential building on the Subject Property; and

**WHEREAS**, the CUP approved under Resolution No. 2024-R-191 has been appealed to the 11<sup>th</sup> Judicial Circuit; and

**WHEREAS**, the Applicant submitted a DRC Site Plan application to the Development Services Department, requesting site plan approval for a 22-story, 267-unit building, with an integrated parking garage containing four hundred, twenty-two (422) 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, Section 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, subject to the 11<sup>th</sup> Judicial Circuit’s review of the issued CUP for the subject property.

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

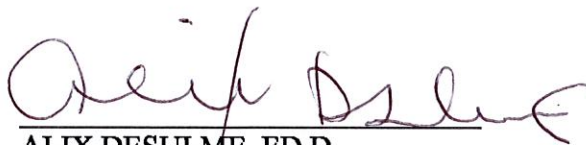
**Section 1. Mayor and City Council Approval.** The Mayor and City Council of the City of North Miami, Florida, hereby approve the site plan application, subject to the conditions indicated in the corresponding Staff Report, for “Continuum” for Mr. Pedro Gassant, Esq., to develop a two hundred, seventeen (217) feet, 22-story, 267-unit building, an integrated parking garage with four hundred, twenty-two (422) parking spaces located at 12000 N. Bayshore Drive, further identified with Miami-Dade County folio numbers 06-2228-049-0001, in accordance with IWO #25-006 (JLW)



Article 3, Division 2, Section 3-204 through 3-206 of the City of North Miami Code of Ordinances, Land Development Regulations. The Mayor and City Council's approval of the Site Plan is contingent on the review and affirmance of the conditional use permit by the 11<sup>th</sup> Judicial Circuit Court appellate panel.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

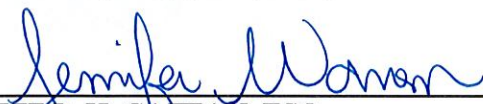
**PASSED AND ADOPTED** by a 4 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 14th day of January, 2025.

  
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: Estime-Irvin

Seconded by: Charles

**Vote:**

Mayor Alix Desulme, Ed.D.

Vice Mayor Mary Estimé-Irvin

Councilman Kevin A. Burns

Councilwoman Cassandra Timothe, MPA

Councilman Pierre Frantz Charles, M.Ed.

<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
_____	(Yes)	_____	(No) Absent
<u>X</u>	(Yes)	_____	(No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH  
MIAMI CITY COUNCIL ON THIS 23rd DAY OF January, 2025.