

RESOLUTION NO. 2025-R-14

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A SITE PLAN FOR A COMMERCIAL PROJECT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED 6-STORY SELF-STORAGE FACILITY OF APPROXIMATELY 243,000 OF FLOOR AREA, 900 S.F. OF OFFICE SPACE AND THIRTY-EIGHT (38) PARKING SPACES TO REPLACE AN EXISTING 1-STORY SELF-STORAGE FACILITY OF APPROXIMATELY 46,400 S.F. 2.61 ACRE (113,982 S.F.) ON ONE PARCEL OF REAL PROPERTY LOCATED AT 1905 NE 146TH STREET, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2221-022-0010, 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. Taylor Parker (the "Applicant") is the Duly Appointed Agent of the Subject Property which consists of one (1) parcel of real property at 1905 NE 146th Street; totaling approximately 113,982 square feet (2.61 acres) in size; identified with Miami Dade County Folio Number 06-2221-022-0010; and designated Industrial with an overlay of Special Development and Transit Overlay District ("SDTOD"), and in the Regional Activity Center ("RAC") on the City's 2045 Future Land Use Map ("FLUM"), and M-1, Industrial, with an overlay of Special Development and Transit Overlay District ("SDTOD"), and in the RAC on the Official Zoning Map; and

WHEREAS, the Applicant submitted a DRC Site Plan application to the Development Services Department, requesting site plan approval for a 5-story public self-storage facility of approximately 243,000 square feet of floor area, 900 square feet of office space with thirty-four (34) surface 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.

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 "North Miami Self-Storage Facility" for Mr. Taylor Parker, to develop a 5-story public self-storage facility of approximately 243,000 square feet, 900 square feet of office space with thirty-four (34) surface parking spaces on a 2.61-acre parcel, on the Subject Property located at 1905 NE 146th Street - Miami-Dade County folio number 06-2221-022-0010, 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 4 - 1 vote of the Mayor and City Council of the City of North Miami, Florida, this 14th day of January, 2025.

Alix Desulme
ALIX DESULME, ED.D.
MAYOR

ATTEST:

VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Jennifer Dawn
For JEFF B. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Seconded by: Charles

Vote:

Mayor Alix Desulme, Ed.D.
Vice Mayor Mary Estimé-Irvin
Councilman Kevin A. Burns
Councilwoman Kassandra Timothe, MPA
Councilman Pierre Frantz Charles, M.Ed.

_____ (Yes) X (No)
X (Yes) (No)
X (Yes) (No)
X (Yes) (No)
X (Yes) (No)

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