

RESOLUTION NO. 2025-R-62

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, TO ALLOW THE INSTALLATION OF EIGHT (8) FOOT TALL MASONRY WALL ON ONE (1) PARCEL OF LAND LOCATED AT 13300 MEMORIAL HIGHWAY SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2230-000-0331, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, AND ARTICLE 4, DIVISION 3, SECTION 4-304, 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 one (1) parcel of land located at 13300 Memorial Highway, which is approximately 125,017 s.f. (2.87 acres) in size, and further identified by Miami -Dade County folio number 06-2230-000-0331, and designated Community Facility on the City's 2045 Future Land Use Map ("FLUM"), and PU, Public Use on the Official Zoning Map; and

WHEREAS, the current property owner, Yes Properties 13300 Memorial, Inc., represented by Adam Kolodkin, is requesting the issuance of a Conditional Use Permit ("CUP") to install an eight (8) foot tall CBS masonry wall along the perimeter of the Subject Property east frontage and a portion of the north side of the property to protect the safety and well-being of the educational community; and

WHEREAS, Article 3, Division 4, Section 3-405 of the LDRs establishes criteria for the approval of a CUP; and

WHEREAS, the City has reviewed the proposed request and found that while the accessory wall meets the standards established in Section 5-1210(B)(5) of the LDRs, the accessory structure requires the issuance of a CUP because any development in the PU District requires CUP approval; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on January 7, 2025, 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, 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, approves the CUP.

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

Section 1. Approval of the Conditional Use Permit. The Mayor and City Council of the City of North Miami, Florida, hereby approve the CUP, in substantially the attached form, to install approximately 300 +/- linear feet of eight (8) foot high CBS masonry wall along the perimeter of the parcel's Memorial Highway frontage and a portion of the north property line located at 13300 Memorial Highway, identified by Miami-Dade County folio number 06-2230-000-0331, in accordance with Article 3, Division 4, Section 3-409 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. 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; and
- 2. 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.

PASSED AND ADOPTED by a 4 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of February, 2025.



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: _____ Timothe

Vote:

Mayor Alix Desulme, Ed.D.	<input type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)	Absent
Vice-Mayor Kassandra Timothe, MPA	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)	
Councilman Kevin A. Burns	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)	
Councilwoman Mary Estimé-Irvin	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)	
Councilman Pierre Frantz Charles, M.Ed.	<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)	

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI
CITY COUNCIL ON THIS 19th DAY OF MARCH, 2025.