

RESOLUTION NO. 2025-R-61

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A SITE PLAN, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF A FOUR (4) STORY BUILDING WITH FORTY-EIGHT (48) UNITS AND SIXTY-FOUR (64) SURFACE PARKING SPACES ON THREE (3) PARCELS OF REAL PROPERTY TOTALING 0.63 ACRES (29,722 S.F.) LOCATED AT 12290 NE 6TH AVE, 540 NE 123 STREET, AND 12280 NE 6TH AVE, AND IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2230-031-0020, 06-2230-031-0010, AND 06-2230-031-0030, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTIONS 3-204 THROUGH 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, Sections 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 provides that the Mayor and Council review and approve of Site Plan application for developments over twenty thousand (20,000) square feet; and

WHEREAS, the Subject Property consists of three (3) parcels of land located at 12290 NE 6th Avenue, 540 NE 123rd Street, and 12280 NE 6th Avenue totaling approximately 29,722 sq ft (0.682 acres) in size and further identified by Miami-Dade County folio numbers 06-2230-031-0020, 06-2230-031-0010, and 06-2230-031-0030; and

WHEREAS, the Subject Property is designated Medium Density Residential on the City's 2045 Future Land Use Map ("FLUM"), is zoned R-5, Residential on the Official Zoning Map which permits maximum density of 16.3 dwelling units per acre ("du/ac"), and is also located in the 6th Avenue Planned Corridor Development District ("PCD"); and

WHEREAS, a Conditional Use Permit (“CUP”) is on the same agenda as this site plan request, which shall be contingent upon approval of the CUP; and

WHEREAS, the Applicant submitted a DRC Site Plan application to the Development Services Department, requesting site plan approval for a 4-story, 48-unit residential building, with sixty-four (64) surface parking spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on January 27, 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

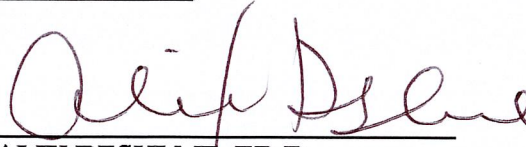
WHEREAS, the Mayor and City Council have determined that the proposed site plan furthers the best interests of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.

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 the Applicant to develop a 4-story, 48-unit residential building, with sixty-four (64) surface parking spaces on the Subject Property located at 12290 NE 6th Avenue, 540 NE 123rd Street, and 12280 NE 6th Avenue and further identified with Miami-Dade County folio numbers 06-2230-031-0020, 06-2230-031-0010, and 06-2230-031-0030, 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 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of February, 2025.

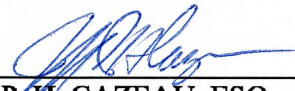

ALIX DESULME, ED.D.
MAYOR

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: Burns

Seconded by: Charles

Vote:

Mayor Alix Desulme, Ed.D.	<u> </u> (Yes)	<u> </u> (No)	Absent
Vice-Mayor Kassandra Timothe, MPA	<u> X </u> (Yes)	<u> </u> (No)	
Councilman Kevin A. Burns	<u> X </u> (Yes)	<u> </u> (No)	
Councilwoman Mary Estimé-Irvin	<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 MARCH, 2025.