

**RESOLUTION NO. 2025-R-63**

**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, TO PROVIDE FOR A DEVELOPMENT CONSISTING OF A 22-STORY (238'-0) RESIDENTIAL BUILDING WITH 96-UNITS AND ONE HUNDRED SEVENTY-TWO (172) PARKING SPACES ON ONE (1) PARCEL OF REAL PROPERTY LOCATED AT 11950 N. BAYSHORE DRIVE, SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-011-4490, AND TOTALING APPROXIMATELY 0.79 ACRES (34,306 S.F.), 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, 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. Pedro Gassant, Esq. (the "Applicant") is the Duly Appointed Agent of the Subject Property which consists of one (1) parcel of real property located 11950 N. Bayshore Drive; totaling approximately 34,306 square feet (0.79 acres) in size; identified with Miami Dade County Folio Number 06-2228-011-4490; and designated Bayshore Zone on the City's 2045 Future Land Use Map ("FLUM"), and BZ, Residential on the Official Zoning Map; and

**WHEREAS**, on January 28, 2025, a Conditional Use Permit ("CUP") application requesting a bonus height up to two hundred, thirty-eight feet (238'-0") and seventeen (17) bonus floating units was approved by Mayor and City Council via Resolution No. 2025-R-34; and

**WHEREAS**, the Applicant submitted a DRC Site Plan application to the Development Services Department, requesting site plan approval for a 22-story, 96-unit residential building, with an integrated parking garage containing one hundred, seventy-two (172) parking spaces on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan, and on January 22, 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 22-story, 96-unit residential building, and an integrated parking garage with one hundred, seventy-two (172) parking spaces on the Subject Property located at 11950 N. Bayshore Drive and further identified with Miami-Dade County folio number 06-2228-011-4490, 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 3 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of February, 2025.

*Alix Desulme*  
ALIX DESULME, ED.D.  
MAYOR

ATTEST :

*V. Joseph*  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

*J.P. Cazeau*  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Charles

Seconded by: Burns

**Vote:**

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

(Yes)  (No) Absent  
 (Yes)  (No) Recused  
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 16th DAY OF April, 2025.