

RESOLUTION NO. 2025-R-83

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, FOR THE DEVELOPMENT OF A 3-STORY, 16-UNIT APARTMENT BUILDING, WITH TWENTY-SIX (26) GROUND LEVEL PARKING SPACES ON ONE (1) PARCEL OF REAL PROPERTY, LOCATED AT 550 NE 127TH STREET – FOLIO NO. 06-2230-025-0030; AND TOTALING APPROXIMATELY 16,500 S.F. (0.38 ACRES), IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTIONS 4-202, SECTION 4-203(A), AND SECTION 4-205, AND ARTICLE 4, DIVISION 3, SECTION 4-305, 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 550 NE 127 Street, which is approximately 16,500 s.f. (0.38 acres) in size, designated Low-Density Residential on the City’s 2045 Future Land Use Map (“FLUM”), and R-2, Residential on the Official Zoning Map; and

WHEREAS, while the R-2, Residential district allows only single-family dwellings at a density of 5.1 dwelling units per acre (“du/ac”) and limited ancillary uses at a maximum height of thirty-five (35) feet; and

WHEREAS, the Subject Property is also located in the Neighborhood Redevelopment Overlay (“NRO”) District which allows a maximum building height of ninety (90) feet, and up to ninety (90) dwelling units per acre, through a Conditional Use Permit (“CUP”); and

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

WHEREAS, the owners of the Subject Property, Solutions RTS LLC (the “Applicant”) are represented by Ezgi Fitos and filed a CUP application on September 23, 2023, prior to the abolishment of the NRO District which occurred with the approved Comprehensive Plan update in August of 2024, requesting approval to construct a 3-story (35 feet), 16-unit residential building on the Subject Property; and

WHEREAS, the City’s Development Services Department reviewed the proposed request

and found that it is consistent with Objective 1.17 of the Comprehensive Plan, and satisfies the requirements of Sections 3-405 and 4-305 of the LDRs; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on December 12, 2024, 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, the 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 Conditional Use Permit. The Mayor and City Council of the City of North Miami, Florida, hereby, approve the CUP, in substantially the attached form, for a 3-story, 16-unit apartment building, with twenty-six (26) ground-level parking spaces at 550 NE 127th Street, in accordance with Article 3, Division 4, Section 3-407 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, the Mayor and City Council approve this CUP along with the following findings and conditions:

- 1. Density Bonus:** That the City allocates fifteen (15) floating bonus units from the city-wide residential pool of six thousand four hundred thirty (6,430) available units, subject to the following:
- 2. Development Review Committee Approval:** After approval of the CUP, the Applicant shall submit a site plan application to the Development Review Committee ("DRC") for City Council. Failure to file said precise plan within one (1) year of the City Council approval shall result in the revocation of the CUP. Site Plan approval must be granted by City Council before Applicant can apply for a building permit;
- 3. Site Plan and Architectural Compliance:** That the Applicant must develop the property in accordance with the architectural design approved by the DRC, and the final site plan

approved by the City Council;

4. **Operation and Maintenance:** That the CUP binds the owners or successors or assigns in title and shall continue operation and maintenance of all areas, functions, and facilities as depicted on the approved precise site plan, unless otherwise released by the Mayor and City Council.
5. **Sidewalk:** That the Applicant shall construct and maintain a six-foot (6') sidewalk within the NE 127th Street frontage of the Subject Property, and shall execute and record an Installation and Maintenance Agreement approved by the City's Public Works Department prior to the issuance of a certificate of occupancy or its functional equivalent;
6. **Installation of Utilities:** That all utilities within the Subject Property including, but not limited to, telephone, electrical systems, and television cables, shall be installed underground;
7. **Easements:** that the Applicant shall provide suitable areas for easements for dedication and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress and other public purposes;
8. **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;
9. **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;
10. **Certificate of Occupancy:** That a Certificate of Occupancy ("CO") from the Building Department be only issued to the applicant upon complying with all the terms and conditions of this CUP approval; the same is subject to cancellation upon violation of any of the conditions herein listed;
11. **Certificate of Use:** That a CU from the Community Planning and Development Department and Business Tax Receipt ("BTR") be only issued to the Applicant upon compliance with all terms and conditions of this CUP approval; the same subject to cancellation upon violation of any of the conditions herein listed;

12. Leadership in Energy and Environmental Design (“LEED”) Certification: Proof of LEED or equivalent National Green Building Certification is required prior to obtaining the final Certificate of Occupancy; and

13. Sustainable Building Program: The Applicant shall integrate and maintain their proposed sustainable building commitments, e.g., ten percent (10%) increased stormwater retention over the minimum required and the bioswales, rainwater collection, and rain gardens.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of March, 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: Desulme

Vote:

Mayor Alix Desulme, Ed.D.	<input checked="" type="checkbox"/> (Yes) <input type="checkbox"/> (No)
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 16th DAY OF April, 2025.