

RESOLUTION NO. 2025-R-226

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 9-STORY (100'), 35-UNIT RESIDENTIAL BUILDING AND A 2-STORY INTEGRATED PARKING GARAGE WITH FIFTY-SIX (56) PARKING SPACES ON TWO (2) PARCELS OF REAL PROPERTY LOCATED AT 13132 NE 9TH AVENUE AND 895 NE 131ST STREET, IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2229-049-0400 AND 06-2229-049-0390, AND TOTALING APPROXIMATELY 0.38 ACRES (16,723 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, 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 two (2) parcels totaling approximately 16,723 sq. ft. (0.38 acres) located at 13132 NE 9th Avenue, and 895 NE 131st Street; and

WHEREAS, the parcels are identified by Miami-Dade County folio numbers 06-2229-049-0400 and 06-2229-049-0390; and

WHEREAS, the Subject Property is designated High Density Residential on the City's 2045 Future Land Use Map ("FLUM"), is zoned R-6, Residential on the Official Zoning Map

which permits multifamily dwelling units at twenty-five (25) dwelling units per acre (“du/ac”); and buildings up to one hundred ten (110) feet in height; and

WHEREAS, the R-6 district allows up to twenty-five (25) dwelling units per acre (“du/ac”) in density, and a maximum building height of one hundred, ten (110) feet; therefore, based upon the size of the Subject Property, the Applicant may develop up to ten (10) units as of right; and

WHEREAS, the Subject Property exists in the Neighborhood Redevelopment Overlay District (“NRO”) that was abolished with the approved Comprehensive Plan update in August 2024, which allows up to ninety (90) dwelling units per acre, through a Conditional Use Permit (“CUP”); and

WHEREAS, on April 22, 2025, via Resolution No. 2025-R-103, Mayor and City Council granted Ziette, LLC and SGV, LLC (collectively, the “Applicant”) a CUP and allocated twenty-five (25) floating bonus units to develop a 9-story (100’), thirty-five (35) unit residential building with an integrated parking garage providing fifty-six (56) spaces on the Subject Property; and

WHEREAS, the Applicant submitted a DRC Site Plan application to the Community Planning and Development Department, requesting site plan approval of a 9-story (100’), thirty-five (35) unit residential building with an integrated parking garage providing fifty-six (56) spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on October 24, 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

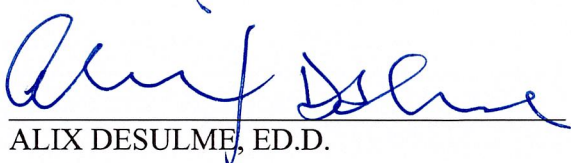
WHEREAS, the Mayor and City Council have determined that the proposed site plan furthers the best interests of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Site Plan application as recommended by the DRC.

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 9-story (100'), thirty-five (35) unit residential building with an integrated parking garage providing fifty-six (56) spaces on the Subject Property located at 13132 NE 9th Avenue, and 895 NE 131st Street and further identified by Miami-Dade County folio numbers 06-2229-049-0400 and 06-2229-049-0390, 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 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of November, 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: Desulme

Seconded by: Timothe

Vote:

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	<u></u>	(No)
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 25th DAY OF November, 2025.