

RESOLUTION NO. 2018-R-8

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN REVIEW OF A PROPOSED 4-STORY, 20,454 SQUARE FOOT SELF STORAGE FACILITY ON THE 1-ACRE REAL PROPERTY, GENERALLY LOCATED AT 15025 NE 18 AVENUE AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2221-012-0010, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTION 3-204 THROUGH SECTION 3-206, AND ARTICLE 3, DIVISION 3, SECTION 3-302(A)(6) OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR 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, in order to implement the adopted 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, and Article 3, Division 2, Section 3-204 (O)(1), and Section 3-206 (E) of the LDRs provide that the Mayor and Council review and approve Site Plan applications for developments over 5,000 square feet; and

**WHEREAS**, Essig Properties I, Inc. (“Essig”) is the owner of the Subject Property, which is approximately one (1) acre in size (43,566 square feet), generally located at 15025 NE 18th Avenue and specifically identified with Miami-Dade County folio number: 06-2221-012-0010; and

**WHEREAS**, the Subject Property has a zoning designation of M-1, Industrial, with a maximum permitted height of fifty-five feet (55’), for development on the Subject Property; and

**WHEREAS**, Essig authorized Kenneth R. Carlson Architect – P.A. (“Applicant”) to submit a Site Plan application to the Community Planning and Development Department,

requesting site plan approval for a proposed 4-story, 20,454 square foot self-storage facility on the Subject Property; and

**WHEREAS**, with the approval of the Application, the Subject Property will be developed in accordance with development review standards listed in, Article 3, Division 2, Section 3-204 through 3-206 of the City of North Miami Code of Ordinances, Land Development Regulations (“LDRs”); and

**WHEREAS**, on November 9, 2017, the DRC reviewed the Site Plan and found that it conforms to the requirements of LDRs and the City’s Comprehensive Plan, and thereby recommends the application for approval by 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, Section 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.

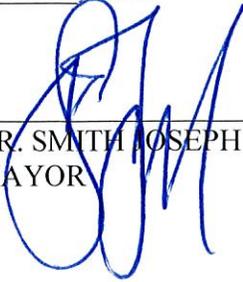
**WHEREAS**, the Mayor and City Council have determined that the proposed site plan furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approves the Site Plan application as recommended by the DRC.

**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 for the Essig Storage facility, titled “Essig Storage” from Kenneth R. Carlson Architect P.A., to develop a proposed 4-story, 20,454-square foot self-storage facility on the Subject Property, specifically identified with Miami-Dade County folio number: 06-2221-012-0010, 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 3-2 vote of the Mayor and City Council of the City of North Miami, Florida, this 9th day of January, 2018.

  
DR. SMITH JOSEPH  
MAYOR

ATTEST:   
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:  
  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin  
Seconded by: Keys

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Carol Keys, Esq.  
Councilman Scott Galvin  
Councilman Philippe Bien-Aime  
Councilman Alix Desulme

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|-----------------|-------|-----------------|------|
| <u>X</u>        | (Yes) | <u>        </u> | (No) |
| <u>X</u>        | (Yes) | <u>        </u> | (No) |
| <u>X</u>        | (Yes) | <u>        </u> | (No) |
| <u>        </u> | (Yes) | <u>X</u>        | (No) |
| <u>        </u> | (Yes) | <u>X</u>        | (No) |