

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 29-UNIT, 2-STORY TOWNHOME DEVELOPMENT WITH FIFTY-EIGHT (58) PARKING SPACES ON SIX (6) VACANT PARCELS OF REAL PROPERTY GENERALLY LOCATED SOUTH OF 250 NE 135 ST AND 13290 NE 3RD COURT, WEST OF 13270 NE 3RD COURT, 13250 NE 3RD COURT, AND 13151 NE 3RD AVENUE, NORTH OF 13210 AND 13151 NE 3RD AVENUE, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2230-000-0151, 06-2230-000-0153, 06-2230-000-0295, 06-2230-000-0301, 06-2230-000-0310 AND 06-2230-000-0312 AND TALLING APPROXIMATELY 2.46 ACRES (107,065 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 the Site Plan application for developments over twenty thousand (20,000) square feet; and

WHEREAS, the Subject Property consists of six (6) vacant parcels totaling approximately 107,065 sq. ft. (2.46 acres) and generally located south of 250 NE 135th Street and 13290 NE 3rd Court, west of 13270 NE 3rd Court, 13250 NE 3rd Court, and 13151 NE 3rd Avenue, north of 13210, and 13151 NE 3rd Avenue; and

WHEREAS, the parcels are specifically identified by Miami-Dade County folio numbers 06-2230-000-0151, 06-2230-000-0153, 06-2230-000-0295, 06-2230-000-0301, 06-2230-000-0310, and 06-2230-000-0312; and

WHEREAS, the Subject Property is designated Low Medium Density Residential on the City's 2045 Future Land Use Map ("FLUM"), and is zoned R-4, Residential on the Official Zoning Map, which permits multifamily residential development, including town homes and buildings up to thirty-five (35) feet in height; and

WHEREAS, the Applicant submitted a DRC Site Plan application to the Community Planning and Development Department, requesting site plan approval of a 2-story, 29-unit townhome development providing fifty-eight (58) parking spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on October 10, 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 29-unit, 2-story town home development with fifty-eight (58) parking spaces on the Subject Property generally located south of 250 NE 135th Street and 13290 NE 3rd Court, west of 13270 NE 3rd Court, 13250 NE 3rd Court, and 13151 NE 3rd Avenue, north of 13210, and 13151 NE 3rd Avenue, and further identified by Miami-Dade County folio numbers 06-2230-000-0151, 06-2230-000-0153, 06-2230-000-0295, 06-2230-000-0301, 06-2230-000-0310 and 06-2230-000-0312, 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 - 1 vote of the Mayor and City Council of the City of North Miami, Florida, this 9th day of December, 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: Charles

Vote:

Mayor Alix Desulme, Ed.D.	<u> </u>	(Yes)	<u> X </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 15th DAY OF DECEMBER 2025.