

**RESOLUTION NO. 2018-R-16**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 5-STORY, 25,558 SQUARE FOOT SELF STORAGE FACILITY ON THE 0.78-ACRE REAL PROPERTY, GENERALLY LOCATED AT 1880 NE 123<sup>RD</sup> STREET AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2228-002-0020, 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 April 26, 2016, the Mayor and City Council of the City of North Miami (“City”), adopted the EAR-based Amendments to the City’s Comprehensive Plan (“Comprehensive Plan”), consistent with the requirements of Chapter 163, Florida Statutes; and

**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, 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, 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 DRC Site Plan applications for developments over five thousand (5,000) square feet; and

**WHEREAS**, 1880 Properties, LLC and Tanglewood Association Group, LLC (the “Property Owners”) are the owners of record of the 0.78 acre real property, generally located at 1880 NE 123<sup>rd</sup> Street and specifically identified with Miami-Dade County folio number: 06-2228-002-0020 (the “Subject Property”); and

**WHEREAS**, the Subject Property has a zoning designation of C-2BE, Commercial/Office, which allows a maximum permitted height of fifty-five feet (55’), and a maximum lot coverage of eighty (80) percent; and

**WHEREAS**, the Property Owners, through their legal counsel, Jerry B. Proctor, P.A., have filed a DRC Site Plan application to Community Planning and Development Department, requesting Site Plan approval for a proposed 5-story, 25,558 square foot self-storage facility (“Got Room North Miami”) on the Subject Property; and

**WHEREAS**, with the approval of the Application, the Subject Property will be developed in accordance with the development review standards listed in Article 3, Division 2, Section 3-204 through 3-206 of the City’s LDRs; and

**WHEREAS**, in accordance with Article 3, Division 2, Section 3-206, the DRC found that the proposed Site Plan conforms to the requirements of the LDRs and thereby recommends approval to the Mayor and City Council, subject to the conditions indicated in the corresponding Staff Report and further listed herein; 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 furthers the goals, policies and objectives of the City’s Comprehensive Plan; and

**WHEREAS**, the Mayor and City Council, having determined that the development proposed through this Site Plan is in the best interest, and is not detrimental to the public, health, safety and welfare of the community; and

**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 proposed Site Plan for the Got Room storage facility, titled “Got Room North Miami” to develop a proposed 5-story, 25,558-square foot self-storage facility on the Subject Property, specifically identified with Miami-Dade County folio number: 06-2228-002-0020, 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. The City hereby grants approval for the Site Plan of the proposed development subject to the following conditions:

1. Plans. That the property be developed substantially in compliance with the precise plans submitted for building permit and consisting of a Cover Sheet/Specifications, Sheet A1.0; Specifications, Sheet A1.1; Proposed Site Plan, Sheet A3.0; Floor Plans, Sheets A4.0-A4.4; Elevations, Sheets A5.0-A5.1; Roof Plan, Sheet A7.0; Low Roof Plan (Partial), Sheet A7.1; Additional Elevations, Sheet A15.0-A15.1; Site Lighting Photometrics Plan, Sheet SL1.0-SL1.1; Layout Plan, Sheet C-1; Stormwater Pollution Prevention Plan, Sheet SWPPP-2; Fire Department Site Plan, Sheet C-1A; Paving, Grading and Drainage Plans, Sheets C-2 - C-5; Water & Sewer Plans, Sheet C-6 – C-7; Demolition Plan, Sheet D-1; Tree Disposition Plan, Sheet L1.0; Landscape Planting Plan, Sheet L2.0; Sections, Sheet L2.1; Property Survey; as prepared by Kenneth R. Carlson – Architect, PA dated 11-29-17, Consulting Engineering & Science, Inc. dated 11-29-17, and Green Earth Landscape Architecture dated 07-10-17;

2. Development Commencement. That the DRC Site Plan approval shall remain in full force and effect subject to commencement of development by July 23, 2019 (18 months), or the approval shall be null and void;

3. Building Permits. That, upon the submittal of an application for building permits the submitted plans be substantially in accordance with the plans approved through this DRC Site Plan approval process; said plans to include among other things, but not limited thereto, location of structures, light standards, landscaping, walls, fences, ingress and egress points, drainage, etc.;

4. Public Works. That the development comply with all the conditions of the Public Works Department and all other City's Departments such as Community Planning & Development;

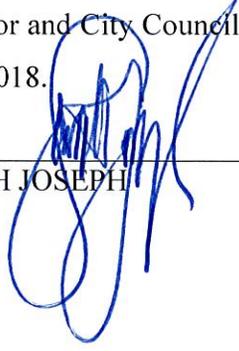
5. Construction fence, removal of construction debris and construction storage. Construction fence(s) shall be provided on the property under construction so as not to create a nuisance to the neighborhood; all construction debris shall be removed from the property; and the storage of construction materials shall meet the approval of the Building Official;

6. Approval by Other Agencies. That the development comply with all applicable conditions and requirements of the Department of Environment Resources management (DERM), and all other County and State agencies; and

7. Certificate of Occupancy. That a Certificate of Occupancy from the Building Department shall only be issued upon compliance with all terms and conditions of approval, the same subject to cancellation upon violation of any of the conditions herein listed.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a 3-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 23rd day of January, 2018.

  
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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

<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>      </u>	(No) Absent