

RESOLUTION NO. 2026-R-16

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED ALLEYWAY, LOCATED EAST OF 12255 NE 16TH AVENUE AND NORTH OF NE 122ND STREET; FURTHER AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE SALE OF SAID SECTION OF PUBLIC LAND AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE SAME; PROVIDING FOR EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Article 3, Division 9 of the City's Land Development Regulation provides uniform review standards for the abandonment of rights of ways within the City of North Miami as it pertains to streets, alleyways, sidewalks, and easements; and

WHEREAS, pursuant to Section 3-902 to 3-903 of the Land Development Regulations, the City is desirous of supporting vacation or abandonment requests that provide a benefit to the public: safety, welfare, and convenience, while having a positive fiscal impact on the City; and

WHEREAS, the City Administration has reviewed the impact of the proposed vacation /abandonment and found that the alleyway is unmaintained, inaccessible and provides no benefit to the public; and

WHEREAS, as proposed, the overall benefit anticipated to result from the abandonment far outweighs the specific benefit derived from the current use of the right of way; and

WHEREAS, per Article 1, Section 3 of the City Charter and Article 3, Division 9, Section 3-902 of the LDRs, two appraisals are necessary to determine the fair market value of the subject fee-simple alleyway; and

WHEREAS, Article 1, Section 3 of the City Charter, states that no city-owned property shall be sold for less than ninety (90) percent of the appraised value of the property as determined by at least two (2) city secured MAI appraisals; and

WHEREAS, these appraisal reports, which were prepared by Miami Appraisal Solutions, Inc., and Aucamp, Dellenback & Whitney Appraisers and Consultants, value the fee-simple alleyway at \$250,000.00 and \$245,000 respectively; and

WHEREAS, it is requested that the City Manager be given authority to negotiate the sale of the property based upon an analysis of the appraisals, and the requirements of Article 1, Section 3, the City Charter which mandates that the final sales price shall be no less than ninety (90) percent of the highest appraised value; and

WHEREAS, the Planning Commission after a duly noticed public hearing held on January 6, 2026, reviewed the proposed abandonment application, and found that the request is in harmony with the goals, objectives and policies of the Comprehensive Plan and meets the established standards of Article 3, Division 9, Section 903 of the City's Land Development Regulations and recommended approval to the City Council; and

WHEREAS, the City Council, after a duly noticed public hearing held on January 27, 2026, accepted the Planning Commission's recommendation and approved the resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AS FOLLOWS:

Section 1. Negotiate Sale of Land. The City Manager is hereby authorized to negotiate the sale of said public land by taking all necessary steps to finalize the transfer of ownership of said property.

Section 2. Vacation, abandonment, of right-of-way. The right-of-way as described in Exhibit "A" shall be vacated, abandoned, and/or closed and the lands shall revert equally by means of unity of titles to all abutting property owners and shall be recorded with the Miami-Dade County Clerk of Courts by the applicant within forty-five (45) days from adoption.

Section 3 Effective Date. This Resolution will become effective upon adoption.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 27th day of January, 2026.

Alix Desulme
ALIX DESULME, ED.D.
MAYOR

ATTEST:

VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Jeff P. H. Cazeau
JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Desulme

Seconded by: Charles

Vote:

Mayor Alix Desulme, Ed.D.	<input checked="" type="checkbox"/> (Yes) _____ (No) _____
Vice Mayor Kassandra Timothe, MPA	<input checked="" type="checkbox"/> (Yes) _____ (No) _____
Councilman Kevin A. Burns	<input checked="" type="checkbox"/> (Yes) _____ (No) _____
Councilwoman Mary Estimé-Irvin	<input checked="" type="checkbox"/> (Yes) _____ (No) _____
Councilman Pierre Frantz Charles, M.Ed.	<input checked="" type="checkbox"/> (Yes) _____ (No) _____

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI
CITY COUNCIL ON THIS 30th DAY OF JANUARY, 2026.