

RESOLUTION NO. 2026-R-17

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 DEVELOPMENT CONSISTING OF AN 11-STORY, EIGHTEEN (18) UNIT RESIDENTIAL BUILDING ON TWO (2) PARCELS OF REAL PROPERTY LOCATED AT 1998 NE 135TH STREET, IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2229-008-0060 AND 06-2229-008-0061, AND TOTALING APPROXIMATELY 0.34 ACRES, 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 15,000 sq. ft. (0.34 acres) located at 1998 NE 135TH Street. The parcels are identified by Miami-Dade County folio numbers 06-2229-008-0060 and 06-2229-008-0061; 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 allows residential uses up to twenty-five (25) dwelling units per acre (du/acre) and a maximum building height of one hundred ten (110) feet. Based on its lot size, the existing R-6 zoning allows for the development of nine (9) dwelling units by right; and

WHEREAS, Section 4-205(B) of the City's LDRs provides that parcels located within a multifamily district may qualify, through approval of a Conditional Use Permit (CUP), for an additional twenty-five (25) du/acre; and

WHEREAS, on October 28, 2025, via Resolution No. 2025-R-211, Mayor and City Council granted the Applicant a CUP and allocated nine (9) floating bonus units to develop an 11-story, 18-unit luxury condominium building 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 an 11-story, 18-unit luxury condominium building with thirty-eight (38) parking spaces on the Subject Property; and

WHEREAS, the DRC reviewed the Site Plan, and on January 8, 2026, 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 an 11-story, 18-unit luxury condominium building with thirty-eight (38) parking spaces on the Subject Property 1998 NE 135th Street, and further identified by Miami-Dade County folio numbers 06-2229-008-0060 and 06-2229-008-0061, 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 27th day of January, 2026.



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: Burns

Seconded by: Charles

Vote:

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

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