RESOLUTION NO. 2020-R-61

A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING
A TENTATIVE PLAT APPLICATION SUBMITTED BY
CITADEL PLAZA, LLC. AND ENTITLED “TENTATIVE
PLAT CITADEL PLAZA,” TO CONSOLIDATE THE
FOLLOWING ADJACENT PARCELS (AS SPECIFICALLY
IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS: 06-
2230-000-0020 & 06-2230-000-0230) LOCATED AT 280 NE
135TH STREET INTO ONE SINGLE PARCEL WITH ONE
SINGLE FOLIO NUMBER, IN ACCORDANCE WITH
ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF
NORTH MIAMI CODE OF ORDINANCES AND CHAPTER
28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY
CODE OF ORDINANCES; PROVIDING FOR AN
EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, Citadel Plaza, LLC (“Applicant”) is the owner of contiguous parcels of
vacant land with an approximate aggregate size of 2.06 acres, generally located at 280 NE 135th
Street, as specifically identified by the following Miami-Dade County property folio numbers: 06-
2230-000-0020 and 06-2230-000-0230 (collectively referred to herein as “Subject Property”); and

WHEREAS, the Applicant has improved the Subject Property with a shopping center and
proposes to develop a fast food restaurant; and

WHEREAS, with the approval of the Application, the Subject Property will be platted in
accordance with Chapter 28 of the Miami-Dade County Code of Ordinances, Article 3, Division
8, Section 3-802 of the City of North Miami Land Development Regulations (LDRs), and Chapter
177, Florida Statutes (2019), for the re-subdivision of the Subject Property; and

WHEREAS, on May 5, 2020, the City Planning Commission reviewed the Application
and found that it conforms to the requirements of LDRs and the City’s Comprehensive Plan, and
thereby recommended approval of the Application to the Mayor and City Council, subject to the
conditions indicated in staff’s report; and

WHEREAS, the Mayor and City Council have determined that the proposed tentative plat
furthers the best interest of the City, will not adversely affect the public health, safety, and welfare,
and thereby approve the Application as recommended by the City Planning Commission.
NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Approval of Tentative Plat. The Mayor and City Council of the City of North Miami, Florida, hereby approve a tentative plat (as further described in the attached “Exhibit 1”) for the property generally located at 280 NE 135th Street, with Miami-Dade County folio numbers: 06-2223-000-0020, and 06-2223-000-0230, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-7 (B) of the Miami-Dade County Code of Ordinances.

Section 2. Effective Date. This Resolution shall be 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 26th day of May, 2020.

PHILIPPE BIEN-AIME
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:  Estimé-Irvin
Seconded by: Keys

Vote:
Mayor Philippe Bien-Aime
Vice Mayor Alix Desulme, Ed.D.
Councilman Scott Galvin
Councilwoman Carol Keys, Esq.
Councilwoman Mary Estimé-Irvin

X (Yes) (No)
X (Yes) (No)
X (Yes) (No)
X (Yes) (No)
X (Yes) (No)