RESOLUTION NO. 2020-R-141


WHEREAS, Citadel Plaza, LLC, (the “Applicant”) is the owner of a parcel of land approximately 2.06 acres (or 93,356 square feet) in size, as further described in “Exhibit 1,” generally located at 280 NE 135th Street and 13400 NE 3rd Court, specifically identified by Miami-Dade County Folio Number: 06-2230-000-0230 and referred to herein as the “Subject Property”; and

WHEREAS, on May 5, 2020, the City Planning Commission reviewed the tentative plat for the Subject Property, found it to conform to the requirements of the City’s Land Development Regulations (“LDRs”), and unanimously recommended it for approval with conditions to the Mayor and City Council; and

WHEREAS, on May 26, 2020, the Mayor and City Council, pursuant to the provisions of Article 3, Division 8, Section 3-804, reviewed the tentative plat for the Subject Property and, upon
deliberation, passed and adopted Resolution No. 2020-R-61, which approved the tentative plat; and

WHEREAS, on July 17, 2020, the Miami-Dade County Plat Committee, pursuant to Section 28-7 of the Miami-Dade County Code of Ordinances, reviewed the tentative plat for the Subject Property (Plat No. T - 24428 - 2 - CORR), found it to be consistent with the applicable sections of the County Code of Ordinances, and has issued a recommendation for overall approval; and

WHEREAS, in accordance with the previous development approvals, the Applicant has filed this Application for the attached Plat entitled “Citadel Plaza Tract,” the same being a replat of the Subject Property, to develop a fast food restaurant, in addition to the existing shopping center; and

WHEREAS, pursuant to the provisions of Article 3, Section 3-806 of the City of North Miami Land Development Regulations (LDRs), the City Planner has reviewed the Application for compliance with Section 28-8 of the Miami-Dade County Code of Ordinances, Sections 177-071 through 177.091 of the 2019 Florida Statutes and the recommendations of the Planning Commission, the City Council and the Miami-Dade Plat Committee, and has made a recommendation for approval of the Application; and

WHEREAS, the Subject Property shall now be platted in accordance with Article 3, Division 8, Section 3-806, LDRs, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2019); and

WHEREAS, on December 8, 2020, the Mayor and City Council have determined that the proposed Plat meets the requirements of the LDRs, will further the best interests of the City in that it will not adversely affect the public health, safety and welfare, and thereby approve the Application.

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

Section 1. Approval of Final Plat. The Mayor and City Council of the City of North Miami, Florida, hereby approve a final plat for the properties consisting of the South ½ of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 30, Township 52 South, Range 42 East, less the East 25 feet for road right of way, lying and being in the City of North Miami, Miami-Dade County, Florida, together with the North ½ of the Northwest ¼ of the
Northeast ¼ of the Northwest ¼ of the Northwest ¼, less the east 25 feet and the North 35 feet thereof for roads right of way, lying and being in the City of North Miami, Miami-Dade County, in accordance with Article 3, Division 8, Section 3-806 of the City of North Miami Code of Ordinances, Land Development Regulations, Section 28-8 of the Miami-Dade County Code of Ordinances, and Section 177-071 of the Florida Statutes (2020).

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 8th day of December, 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: Keys
Seconded by: Galvin

Vote:
Mayor Philippe Bien-Aime X (Yes) X (No)
Vice Mayor Alix Desulme, Ed.D. X (Yes) X (No)
Councilman Scott Galvin X (Yes) X (No)
Councilwoman Carol Keys, Esq. X (Yes) X (No)
Councilwoman Mary Estimé-Irvin X (Yes) X (No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS _________ DAY OF __________________, 2020.

IWO #20-597 (JLW)