

**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 135<sup>TH</sup> 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 135<sup>th</sup> 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

<u>X</u>	(Yes)	<u>        </u>	(No)
<u>X</u>	(Yes)	<u>        </u>	(No)
<u>X</u>	(Yes)	<u>        </u>	(No)
<u>X</u>	(Yes)	<u>        </u>	(No)
<u>X</u>	(Yes)	<u>        </u>	(No)