

RESOLUTION NO. 2020-R-62

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SITE PLAN FOR A PROPOSED 3-STORY, 30,850 SQ. FT. COMMERCIAL BUILDING WITH OFFICE SPACE AND CAR DISPLAY AREAS, ON THE 0.75 ACRE REAL PROPERTY, GENERALLY LOCATED AT SOUTHWEST CORNER OF N.E. 141<sup>ST</sup> STREET AND WEST DIXIE HIGHWAY AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2219-015-2410, IN ACCORDANCE WITH ARTICLE 2, DIVISION 7, SECTION 2-701 AND ARTICLE 3, DIVISION 2, SECTION 3-204 THROUGH SECTION 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 FOR 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, in order to implement the adopted 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, Section 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, and Article 3, Division 2, Section 3-204 (O)(1), and Section 3-206 (E) of the LDRs provide that the Mayor and Council review and approve of Site Plan applications for developments over five thousand (5,000) square feet; and

**WHEREAS**, Ground Force, LLC is the owner of the Subject Property, which is 32,865 square feet (0.75 acre) in size, generally located at the southwest corner of NE 141<sup>st</sup> Street and West Dixie Highway, and specifically identified with Miami-Dade County folio number: 06-2219-015-2410; and

**WHEREAS**, the Subject Property has a zoning designation of C-1, Commercial District, which allows a wide-variety of commercial uses, including offices, and is also within the Planned Corridor Development District which provides for a maximum permitted height of two hundred (200) feet; and

**WHEREAS**, the property owner, Ground Force, LLC authorized David J. Coviello of Shutts & Bowen, LLC (“Applicant”) to submit a Site Plan application to the Community Planning and Development Department, requesting site plan approval for “LUPO Team Collection Garage”, a proposed 3-story, 30,850 sq. ft. commercial building with office space and car display areas on the Subject Property; and

**WHEREAS**, the DRC reviewed the Site Plan and on March 6, 2020, found 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, Section 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.

**WHEREAS**, the Mayor and City Council have determined that the proposed site plan furthers the best interest 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 “LUPO Team Collectable Garage” from Ground Force, LLC, to develop a proposed 3-story, 30,850 sq. ft. commercial building with office space and car display areas on the Subject Property located at the southwest corner of NE 141<sup>st</sup> Street and West Dixie Highway, specifically identified with Miami-Dade County folio number: 06-2219-015-2410, 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.

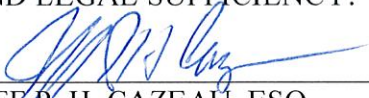
**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 26th day of May, 2020.

  
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)