



NOTICE OF SPECIAL CALL PUBLIC HEARING

CITY OF NORTH MIAMI, FLORIDA

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED MIXED USE PROJECT CONSISTING OF A 14-STORY, 269-UNIT APARTMENT BUILDING WITH 4,526 SQUARE FEET OF GROUND FLOOR RETAIL SPACE, AN 8-STORY, 317-UNIT APARTMENT BUILDING, A 2-STORY, 14-UNIT TOWNHOME DEVELOPMENT WITH ASSOCIATED PARKING, AND AN INTEGRATED 8-STORY PARKING GARAGE WITH 940 PARKING SPACES ON TWO (2) PARCELS OF REAL PROPERTY CONSISTING OF (1) PARCEL LOCATED 1890 NE 146TH STREET AND A VACANT PARCEL LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF NE 20TH LANE AND NE 144TH STREET, IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2221-006-0100 AND 06-2221-006-0130, AND TOTALING APPROXIMATELY 4.44 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTION 4-202, SECTION 4-203(A), SECTION 4-205, AND SECTION 4-310 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.



The Planning Commission will hold a special call Public Hearing for this item on **Thursday, June 25, 2026 at 7:00 p.m.** in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearing and provide oral or written comments on the matter. Copies of the reports containing the Community Planning and Development Department's recommendation will be available for public review from Monday to Friday between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall, or online at: **<https://www.northmiamifl.gov/AgendaCenter/Planning-Commission-4>**. For questions, please call (305) 893-6511, Ext. 19005.

Pursuant to Florida Statute section 286.0105, persons appealing any decision made by the Planning Commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 19005, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE 711 OR YOU MAY CONTACT 1-800-955-8771 FOR THE FLORIDA RELAY SERVICE FOR ASSISTANCE.