



# City of North Miami Beach, Florida

## Community Development Department

### PLANNING & ZONING BOARD

Meeting: 1/10/2022

File No: 21-22

Application Name: Canal Park Final Plat

#### General Data:

**Applicant:** D.E.T Strategic Consultants, LLC

**Architect :**

**Location:** 3227 NE 163<sup>rd</sup> Street

**PCN:** 07-2215-001-0880

**Property Size:** 90,000 Sq. Ft.

**FLUM:** Business

**Zoning:** B-2 General Business District

#### Adjacent Zoning:

- **North:** RS-1 Residential Zoning
- **East:** B-2 General Business District
- **South:** Unincorporated
- **West:** RM-23 Residential Low-Rise Multifamily Medium Density

**Existing Land Use:** Business Office

**Proposed Land Use:** Business Office

**Proposed Gross Floor Area:** 145,846 Sq. Ft.



#### Item before the Board:

The item before the board is a final plat application for a replat of all of lots 21, 22 and 23, block 4, Eastern Shores, Plat book 65, page 28, of the public records of Miami-Dade County, Florida, for the Canal Park West office building located at 3227 NE 163<sup>rd</sup> Street.

#### Optional Board Motions for Action Items:

1. Move to continue with direction.
2. **Move approval** for the final plat request (File#21-22) of Canal Park West by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Zoning and Land Development Regulations.
3. **Move denial** for the final plat request (File#21-22) of Canal Park West, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Zoning and Land Development Regulations.

#### Technical Notes:

1. No Technical Notes. The applicant has resolved all the comments during the TRAD process.

**Summary:** This final plat application is related to the proposed development of Canal Park West to be built at 3227 NE 163<sup>rd</sup> Street (Folio 07-2215-001-0880), in the Eastern Shores division of North Miami Beach. The intent of the Canal Park Office plat is to delete the 25' and 70' building setback restrictions on the Eastern Shores plat recorded in PB 65, Page 28. The legal description for this Final Plat is provided in attachment "A."

#### Project Planner:

Jethro Francois  
Planner I

[Jethro.francois@citynmb.com](mailto:Jethro.francois@citynmb.com)  
305-948-2966

#### Review Dates:

Planning & Zoning Board:  
January 10, 2022  
City Commission (TBD)

#### Attachments:

Final Plat

**Background:**

- On April 22, 2021, the Technical Review of Applications Development (TRAD), reviewed the tentative plat application for the project.
- On June 14, 2021, the item was submitted as an information item to the Planning and Zoning Board. meeting. No action was required
- On August 6, 2021 the Tentative plat was approved by Miami Dade County Plat Committee. This approval was attached to the submitted application.
- On September 21, 2021, the City Commission approved Resolution 2021-93 for granting site plan approval for the development of a Ten-story tower consisting of 237,483 square feet of office space, on property located at 3227 NE 163rd Street, also known as Canal Park West.

**Analysis:**

Pursuant ZLDC Section 24-178 all plats shall be prepared in conformance with Chapter 28 of the Miami-Dade County Code of Ordinances and meet the criteria in North Miami Beach Code of Ordinances Subdivision and Platting.

The Final Plat application for Canal Park office has been tentatively approved by Miami-Dade County on August 6, 2021, in conformance with Chapter 28 of Miami Dade County Ordinances. Included in the application are the required tax receipts of all parcels included in the subdivision, together with a notarized statement that no lien or liens are imposed on such property. This site has a total of 2 acres; therefore, requirement for a dedication of open space areas referenced in Section 24-178(C)(4). All other requirements of Section 24-178 have been reviewed for compliance.

**Public Notices:**

- ✓ Public Notice was posted at the property by **December 30, 2021**, at least 10 days prior to the meeting.
- ✓ Courtesy notices were mailed to property owners within a 500-foot radius by **December 30, 2021**, at least ten days before the meeting date.
- ✓ The agenda was posted to the City’s website by **January 3, 2022**, at least 7 days prior to the meeting date
- ✓ Public Notice was posted in the main lobby at City Hall by **December 30, 2021**, at least 10 days prior to the meeting date.

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| <p><b>Project Planner:</b><br/>         Jethro Francois<br/>         Planner I<br/> <a href="mailto:Jethro.francois@citynmb.com">Jethro.francois@citynmb.com</a><br/>         305-948-2966</p> | <p><b>Review Dates:</b><br/> <u>Planning &amp; Zoning Board:</u><br/>         January 10, 2022<br/> <u>City Commission (TBD)</u></p> | <p><b>Attachments:</b><br/>         Application<br/>         Final Plat<br/>         Tentative Plat<br/>         Letter of Intent</p> |
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