

RESOLUTION NO. R2022-XX

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF NORTH MIAMI BEACH, FLORIDA, APPROVING, THE FINAL PLAT FOR AND ENTITLED “CANAL PARK WEST” LOCATED AT 3227 NE 163 STREET, NORTH MIAMI BEACH, FLORIDA, AND LEGALLY DESCRIBED IN ATTACHMENT “A”; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Pursuant to Section 24-178 of the North Miami Beach Code of Ordinances D.E.T. Strategic Consultants LLC (the “Applicant”) has applied for approval of a final plat for “CANAL PARK WEST,” a copy of the plat is attached as Exhibit “A” (“the Final Plat”) and incorporated into this resolution by reference; and

WHEREAS, Resolution R2021-xx was previously approved by the Mayor and Commission on January 15, 2019, granting site plan approval to construct a 10-story 254,293 square feet office building on a ±2 acre parcel of land located at 3227 NE 163rd Street, North Miami Beach, Florida; and;

WHEREAS, the Planning and Zoning Board on January 10, 2022, by a vote of _____ to _____ recommend approval of the Final Plat, subject the conditions set forth and included herein below; and

WHEREAS, the Community Development Director has determined that the Applicant has met the conditions imposed in Section 24-178 of the North Miami Beach Code of Ordinances; and

WHEREAS, the Mayor and City Commission find the proposed plat application consistent with the North Miami Beach Comprehensive Plan and find approval of the application is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The above recitals are true and correct and are incorporated into this Resolution by this reference

Section 2. The Final Plat for “Canal Park West”, as more particularly described in Attachment “A” is APPROVED subject to the following conditions.

1. The application shall comply with all platting requirements of the City of North Miami Beach Code and Chapter 28 of the Miami-Dade County Code/.
2. Application/supporting documentation shall be in conformance with the following
 - i. Plat, Sheet 1 of 2
 - ii. Plat, Sheet 2 of 2

Section 3. The Mayor and City Commission make the following FINDINGS OF FACT based upon the substantial competent evidence provided:

The requested Final Plat meets the conditions set forth in Section 24-178 of the Code of Ordinances of the City of North Miami Beach and the platting regulations in Chapter 28 of the Miami-Dade County Code

Section 4. The Mayor and City Commission authorize the City Manager or designee, in a form acceptable to the City Attorney, to do all things necessary to grant the final plat approval for “Canal Park West”.,

Section 5. This Resolution shall take effect immediately upon adopted by Mayor and City Commission.

APPROVED AND ADOPTED by the City Commission of North Miami Beach, Florida at regular meeting assembled this ___the day of ____, 2021.

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

ANDRISE BERNARD
CITY CLERK

(CITY SEAL)

ANTHONY F. DEFILLIPO
MAYOR

APPROVED AS TO FORM &
LANGUAGE & FOR EXECUTION

HANS OTTINOT
INTERIM CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

	YES	NO	ABSTAIN	ABSENT
Commissioners				
Mayor Anthony DeFillipo				
Vice-Mayor Daniela Jean				
Commissioner Michael Joseph				
Commissioner Paule Villard				
Commissioner Fortuna Smukler				
Commissioner McKenzie Fleurimond				
Commissioner Barbara Kramer				

ATTACHMENT "A"

FINAL PLAT

LOTS 21, 22 AND 23 AND West OF LOT 25, BLOCK 4, EASTERN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO DELETE THE 25 FEET AND 70 FEET BUILDING SETBACK RESTRICTIONS ON SAID PLAT "EASTER SHORES" FROM BEING APPLICABLE TO THE PROPERTY DESCRIBED ABOVE. ALL LYING WITHIN THE LIMTS OF THIS PLAT.

PREPARED BY
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERING & SURVEYING AND MAPPING
100 N.E. 100th STREET NORTH MIAMI BEACH, FLORIDA
PH: 305-853-4497 / FAX: 305-857-7182
S/N: (201184) AUTOCAD 2011/84-P-2021-1-P-104 (2/20)-100-PLAT
FIELD BOOK (2011/15 10)

CANAL PARK OFFICE

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,
LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
OCTOBER 2021

P.B. _____ PG _____
SHEET 2 OF 2

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEFINITION OF THE SURVEYED LANCES DESCRIBED HEREIN AND WILL
IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER
GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TRUE CORNER
INACCESSIBLE
IN WATER

THE POINT OF BEGINNING
OF THE CANAL CENTER
LINE AT THE CORNER OF BRUNNELL
STREET

WATERWAY
(100' WIDE)
(PLAT BOOK 65, PAGE 28)

MARKERS
STAP
MECHANICAL

TRUE CORNER
INACCESSIBLE
IN WATER

RECORDING STATEMENT:

