

**RESOLUTION NO. 2021-R-41**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE PROPOSED FINAL PLAT ENTITLED “OLETA DEVELOPMENT,” THE SAME BEING A REPLAT (AS FURTHER DESCRIBED IN THE ATTACHED “EXHIBIT 1”), SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2221-038-0010, 06-2221-038-0020, 06-2221-038-0030, AND 06-2221-000-0021, AND LOCATED AT 2050 NE 151<sup>ST</sup> STREET AND 14901 NE 20<sup>TH</sup> AVENUE, IN ACCORDANCE WITH CHAPTER 29, ARTICLE 3, DIVISION 8, SECTION 3-806 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-8 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, PART I, SECTIONS 177-071 TROUGH 177-091, FLORIDA STATUTES (2020); PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, RF 151ST Street LLC and 151st Street Warehouse LLC (collectively, the “Owner”), owns four (4) parcels parcel of land totally approximately 5.55 acres (or 241,841 square feet) in size, as further described in “Exhibit 1,” generally located at 2050 NE 151<sup>st</sup> Street and 14901 NE 20<sup>th</sup> Avenue, specifically identified by Miami-Dade County Folio Numbers: 06-2221-038-0010, 06-2221-038-0020, 06-2221-038-0030, and 06-2221-000-0021, collectively referred to herein as the “Subject Property”; and

**WHEREAS**, on May 5, 2020, the City Planning Commission reviewed the tentative plat for the Subject Property, found it to conform to the requirements of the City’s LDRs, and unanimously recommended it for approval with conditions to the Mayor and City Council; and

**WHEREAS**, on May 26, 2020, the Mayor and City Council, pursuant to the provisions of Article 3, Division 8, Section 3-804, reviewed the tentative plat for the Subject Property and, upon deliberation, passed and adopted Resolution No. 2020-R-60, which approved the tentative plat; and

**WHEREAS**, on July 31, 2020, the Miami-Dade County Plat Committee, pursuant to Section 28-7 of the Miami-Dade County Code of Ordinances, reviewed the tentative plat for the Subject Property (Plat No. T - 24429 - 2 - CORR), found it to be consistent with the applicable

sections of the County Code of Ordinances, and has issued a recommendation for overall approval; and

**WHEREAS**, in accordance with the previous development approvals, the Applicant has filed this Application for the attached Plat entitled “Oleta Development,” the same being a replat of the Subject Property, to create one unified master development site to accommodate a mixed-use project with 832 residential units and 19,478 square feet of ground floor commercial and restaurant uses; and

**WHEREAS**, pursuant to the provisions of Article 3, Section 3-806 of the City of North Miami Land Development Regulations (LDRs), the City Planner has reviewed the Application for compliance with Section 28-8 of the Miami-Dade County Code of Ordinances, Sections 177-071 through 177.091 of the 2020 Florida Statutes and the recommendations of the Planning Commission, the City Council and the Miami-Dade Plat Committee, and has made a recommendation for approval of the Application; and

**WHEREAS**, the Subject Property shall now be platted in accordance with Article 3, Division 8, Section 3-806, LDRs, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2020); and

**WHEREAS**, on April 13, 2021, the Mayor and City Council have determined that the proposed Plat meets the requirements of the LDRs, will further the best interests of the City in that it will not adversely affect the public health, safety and welfare, and thereby approve the Application.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.**     **Approval of Final Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a final plat for the Subject Property consisting of Lot 1, in Block 1, CTF SUBDIVISION, according to the plat thereof as recorded in Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida. AND Commencing at the Northwest corner of Section 21, Township 52 South, Range 42 East, then run due East along the North line of said Section 21 for a distance of 1572.22 feet to a point; thence run South 00°37’15” West for a distance of 35 feet to the point of beginning; thence continue South 00°37’15” West for a distance of 200 feet to a

point; thence run due East parallel with the North line of Section 21, for a distance of 196.52 feet to a point on the Easterly right of way line of the Florida East Coast Railway; thence run North Easterly along the Westerly right-of-way line of the Florida East Coast Railway for a distance of 207.5 feet to a point; thence run due West along a line parallel with and 35 feet of the North line of Section 21 for a distance of 249.35 feet to the Point of Beginning. AND Lot 2 and Lot 4, Block 1, CTF SUBDIVISION, Plat Book 170, Page 79 of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida. Lot 3, Block 1, CTF SUBDIVISION, Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida. THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE THE 10 FOOT AND 12 FOOT PUBLIC UTILITY EASEMENTS LESS LYING WITHIN THE LIMITS OF THIS PLAT, in accordance with Article 3, Division 8, Section 3-806 of the City of North Miami Code of Ordinances, Land Development Regulations, Section 28-8 of the Miami-Dade County Code of Ordinances, and Section 177-071 of the Florida Statutes (2020).

**Section 2.**     **Effective Date.** This Resolution shall be effective upon adoption.

**PASSED AND ADOPTED** by a 4-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 13th day of April, 2021.

  
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: Galvin

Seconded by: Estimé-Irvin



**Vote:**

Mayor Philippe Bien-Aime

Vice Mayor Scott Galvin

Councilwoman Carol Keys, Esq.

Councilwoman Mary Estimé-Irvin

Councilman Alix Desulme, Ed.D.

  X   (Yes)        (No)

  X   (Yes)        (No)

  X   (Yes)        (No)

  X   (Yes)        (No)

       (Yes)   X   (No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI  
CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.