

**RESOLUTION NO. 2023-R-30**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY PROPCO JW, LLC., ENTITLED “TENTATIVE PLAT BISCAYNE BAY NORTH MIAMI,” FOR THREE (3) PARCELS OF REAL PROPERTY LOCATED AT 1660 NE 127<sup>TH</sup> STREET - MIAMI-DADE FOLIO NO. 06-2229-007-0170, 12600 NE 17<sup>TH</sup> AVENUE - MIAMI DADE FOLIO NO. 06-2229-007-0320, AND AT THE SOUTHEAST QUADRANT OF NE 17<sup>TH</sup> AVENUE AND NE 127<sup>TH</sup> STREET – MIAMI DADE FOLIO NO. 06-2229-007-0010, AND TOTALING APPROXIMATELY 3.3 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, Propco JW, LLC (“Applicant”) is the owner of three (3) parcels of land totaling approximately 144,903 s.f. (3.3 acres), located at 1660 NE 127th Street (Miami-Dade Folio No. 06-2229-007-0170), 12600 NE 17th Avenue (Miami-Dade Folio No. 06-2229-007-0320), and at the southeast quadrant of NE 17th Avenue and NE 127th Street (Miami-Dade Folio No. 06-2229-007-0010) (referred to herein as “Subject Property”); and

**WHEREAS**, the Applicant has proposed to improve the Subject Property with a 450-unit, 19-story mixed-use development including an integrated 5-level parking garage with six hundred eighty-five (685) parking spaces, an amenity deck, and a two-hundred thirty (230) foot long raised outdoor landscaped public plaza, fronting eleven thousand six hundred twenty (11,620) square feet of retail space; and

**WHEREAS**, with the approval of the Application, the Subject Property will be platted in accordance with Chapter 28 of the Miami-Dade County Code of Ordinances, Article 3, Division 8, Section 3-802 of the City of North Miami Land Development Regulations (LDRs), and Chapter 177, Florida Statutes (2021), for the re-subdivision of the Subject Property; and

**WHEREAS**, on December 6, 2022, the City Planning Commission reviewed the Application, and found that it conforms to the requirements of LDRs and the City’s Comprehensive Plan, and recommended approval of the Application to the Mayor and City Council; and

**WHEREAS**, the Mayor and City Council have determined that the proposed tentative plat furthers the best interest of the City, 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 Tentative Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a tentative plat (as further described in the attached “Exhibit 1”) for the property generally located at 1660 NE 127th Street (Miami-Dade Folio No. 06-2229-007-0170), 12600 NE 17th Avenue (Miami-Dade Folio No. 06-2229-007-0320), and at the southeast quadrant of NE 17th Avenue and NE 127th Street (Miami-Dade Folio No. 06-2229-007-0010), in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-7 (B) of the Miami-Dade County Code of Ordinances.

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


**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 14th day of February, 2023.

  
ALIX DESULME, Ed.D.  
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: Galvin

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	<u></u>	(No)
Vice-Mayor Mary Estimé-Irvin	<u>X</u>	(Yes)	<u></u>	(No)
Councilman Scott Galvin	<u>X</u>	(Yes)	<u></u>	(No)
Councilwoman Kassandra Timothe, MPA	<u>X</u>	(Yes)	<u></u>	(No)
Councilman Pierre Frantz Charles	<u>X</u>	(Yes)	<u></u>	(No)

THIS ORDINANCE WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS 9th DAY OF MARCH, 2023.