

RESOLUTION NO. 2023-R-214

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE PROPOSED FINAL PLAT ENTITLED “DELMAS HOMES”, THE SAME BEING A REPLAT (AS FURTHER DESCRIBED IN THE ATTACHED “EXHIBIT 1”), FOR THE PARCELS GENERALLY LOCATED SOUTH OF CITADEL PLAZA, 13400 NE 3<sup>RD</sup> COURT, WEST OF 13330 AND 13350 NE 3<sup>RD</sup> COURT, SOUTH OF 13310 NE 3<sup>RD</sup> COURT, NORTH OF 13270 NE 3<sup>RD</sup> COURT, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS 06-2230-000-0121 AND 06-2230-000-0122, 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 THROUGH 177-091, FLORIDA STATUTES (2023); PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, 135 Memorial, LLC (“Applicant”) is the owner of two parcels of land totaling 68,296 square feet (1.57 acres), with an approximate physical location south of Citadel Plaza, 13400 NE 3<sup>rd</sup> Court, west of 13330 and 13350 NE 3<sup>rd</sup> Court, south of 13310 NE 3<sup>rd</sup> Court, north of 13270 NE 3<sup>rd</sup> Court, and specifically identified with Miami-Dade County (“County”) folio numbers 06-2230-000-0121, and 06-2230-000-0122 (referred to herein as “Subject Property”); and

**WHEREAS**, on June 7, 2022, the Planning Commission reviewed the tentative plat for the Subject Property, found it to conform to the requirements of the City’s LDRs, and recommended it for approval with conditions to the Mayor and City Council; and

**WHEREAS**, on November 18, 2022, 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-93, which approved the tentative plat; and

**WHEREAS**, on March 3, 2023, 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 - 24899 - 2 - COR), 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 “Delmas Homes” the same being a replat of the Subject Property, to accommodate eighteen (18) townhomes; 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 2023 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 (2023); and

**WHEREAS**, on October 24, 2023, the Mayor and City Council conducted a quasi-judicial public hearing and 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: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 25 FEET FOR ROAD IN SECTION 30, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND


THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 30, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**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 14th day of November, 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: Estime-Irvin

Seconded by: Galvin

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>        </u>	(Yes)	<u>  X  </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, M.Ed.	<u>  X  </u>	(Yes)	<u>        </u>	(No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS 28th DAY OF November, 2023.