

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY WATERSTONE CAPITAL HOLDING, LLC., ENTITLED “TENTATIVE PLAT 12599 NE 2<sup>ND</sup> AVENUE,” TO SUBDIVIDE ONE (1) REAL PARCEL OF LAND INTO TWO (2) LOTS FOR THE PARCEL LOCATED AT 12599 NE 2<sup>ND</sup> AVENUE, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBER 06-2230-029-0020, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTIONS 3-802 AND 3-804 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**, Waterstone Capital Holding, LLC (“Applicant”) is the owner of one (1) parcel of land totaling approximately 29,850 s.f. (0.685 acres), located at 12599 NE 2<sup>nd</sup> Avenue (Miami-Dade Folio No. 06-2230-029-0020), (referred to herein as “Subject Property”); and

**WHEREAS**, the Applicant has proposed to subdivide the Subject Property with an existing single-family structure on the parcel to create two (2) single-family lots; 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 (2024), for the re-subdivision of the Subject Property; and

**WHEREAS**, on December 12, 2024, 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

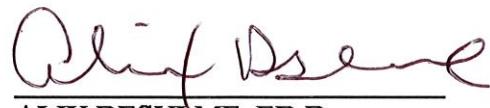
**WHEREAS**, the Mayor and City Council have determined that the proposed tentative plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Application.

**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 12599 NE 2<sup>nd</sup> Avenue (Miami-Dade Folio No. 06-2230-029-0020), 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 4 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 7th day of April, 2025.

  
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: Desulme

Seconded by: Burns

**Vote:**

Mayor Alix Desulme, Ed.D.	<input checked="" type="checkbox"/> (Yes) _____ (No)
Vice-Mayor Kassandra Timothe, MPA	<input checked="" type="checkbox"/> (Yes) _____ (No)
Councilman Kevin A. Burns	<input checked="" type="checkbox"/> (Yes) _____ (No)
Councilwoman Mary Estimé-Irvin	<input type="checkbox"/> (Yes) _____ (No) Absent
Councilman Pierre Frantz Charles, M.Ed.	<input checked="" type="checkbox"/> (Yes) _____ (No)

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH  
MIAMI CITY COUNCIL ON THIS 16th DAY OF April, 2025.