

**RESOLUTION NO. 2022-R-196**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY 135 MEMORIAL, LLC., ENTITLED “TENTATIVE PLAT OF DELMAS HOMES,” 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 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 FOR 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**, the Applicant has proposed to improve the Subject Property with twenty-four (24), two-story townhouses; 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 June 7, 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 thereby recommended approval of the Application to the Mayor and City Council, subject to the conditions indicated in staff’s report; 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 as recommended by the City Planning Commission.

**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 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 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 18th day of November, 2022.

  
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: Estimé-Irvin

Seconded by: Desulme

**Vote:**

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

THIS ORDINANCE WAS TRANSMITTED TO THE CLERK OF THE CITY OF NORTH MIAMI CITY COUNCIL ON THIS 29th DAY OF November, 2022.