



City of North Miami Beach, Florida

Community Development Department

PLANNING AND ZONING BOARD STAFF REPORT

TO: Planning and Zoning Board
VIA: Edward Ng, AICP, Planning and Zoning Manager
FROM: Mario Duron, AICP, Associate Planner
DATE: June 14, 2021
RE: Canal Park West Tentative Plat

Request:

The applicant, D.E.T. Strategic Consultants, LLC on behalf of Canal Park Office 2, LLC seeks approval to replat the Canal Park Office Plat as described in Exhibit "A" of the Warranty Deed and delete setback restrictions described in the Eastern Shores plat record in Plat Book 65, Page 28 from being applicable to the proposed Tract "A" of the proposed Canal Park Office Plat.

Background:

The replat of said land is to permit the redevelopment of the property to develop a 10-story office tower. The site plan request for the Canal Park West Tower is being presented under item PZ#21-7.

Community Development Department Recommendation:

According to the City's Zoning and Land Development Code, preliminary plats require submission to the Planning and Zoning Board. However, no action by the Board is required at this time. A final plat will be submitted at a later date.

"Sec. 24-178 Subdivision Plats.

(B) Preliminary Plats.

(2) Preliminary subdivision plats shall be submitted in triplicate to the Planning and Zoning Board at its regular meeting. One (1) copy of same, which shall be labeled "official" by the Director and shall remain at all times with the Director and another copy shall be made available to the Public Works Director."

Attachment(s):

Canal Park Office Tentative Plat
Warranty Deed