



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: June 14, 2022

Item Number:

To: Honorable Mayor Glenn Singer &
Town Council Members

6

From: Alexander Diaz, *Alex B*
Town Manager

Subject: Resolution No. 2824.22 – Approving The Application for a
Waiver of Plat for 393 Center Island Drive.

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2824.22 as presented.

Background:

The requested Waiver of Plat for the property 393 Center Island Drive meets all of the required conditions for approval. This irregular shaped lot has a frontage measured at the center cord of the property at 150 feet, meeting the requirements of 75 feet of frontage and 11,250 square feet of property.

The 25,142 square foot lot will be separated into two separate Parcels.; Parcel A 12,767 and Parcel B 12,375 square feet of property with frontage of 75' as measured from the center cord of the property. The Waiver was reviewed and approved by Administration in April 2022; the applicant submitted the Town's approval letter, to the Miami Dade County Plat Committee and received the Committees approval on May 20, 2022.

Chapter 54 of the Town Code requires confirmation of approval of the Waiver of Plat by Resolution.

Fiscal Impact:

None.

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2824.22

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING AN APPLICATION FOR WAIVER OF PLAT FOR THE PROPERTY LOCATED AT 393 CENTER ISLAND DRIVE; PROVIDING FOR CONDITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property at 393 Center Island Drive (the "Property") has applied for a Waiver of Plat to subdivide the Property into two (2) separate lots/building sites; and

WHEREAS, the Town Council finds that the proposed subdivision complies with the minimum lot size and frontage requirements under the Town's Land Development Regulations (LDRs); and

WHEREAS, the Town Council wishes to approve the Waiver of Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. Approval of Waiver of Plat. The Town Council hereby approves the Waiver of Plat attached hereto as Exhibit "A".

Section 3. Conditions. The approval granted herein is subject to the following conditions:

3.1 The existing structure on the Property shall be demolished within ninety (90) days of the Effective Date of this Resolution.

3.2 and maintained in accordance with the Town's LDRs.

3.3 That the Waiver of Plat request is in accordance with Article III – Level of Service, Town Code Sections 54-58 Potable Water which meets the requirements of North Miami Beach Water, as approved by Karim Rossy, Utility Official and 54-59 Sanitary Sewer that meets the requirements of Miami Dade Water and Sewer, LOA 2022-1122

3.4 a). Construction of a property site wall, 6' in height from grade, commencing at the 20' rear/side section, continuing at the 25' rear lot line section, following the radius line for 25', then easterly along the north side property line for a length of 70'. Constructed after demolition of the primary residence and accessory structures. The wall will require a permit, supported on pile, and installed prior to any design or transfer of Title approval.

b). Compliance for future design criteria must adhere to the dimensions outlined and setbacks, of the originally approved site plan layout as approved by the Town of Golden Beach.

c). The Bahia Sod stipulated in plan page L-1 is not permissible, replace with St. Augustine Sod and install within 60 days of approval, June 4, 2022, of the Waiver of Plat.

3.5 Compliance required with Town Code Section 46-86 –Non Conforming Seawalls .The seawall must be raised/repared to the required height of 4.425' NAVD 88 within 180 days, October 2, 2022, from the date of this approval.

3.6 The Survey provided by Royal Land Surveyors, dated 5/11/2021, depicts a 25,142 square foot lot. Parcel A (north parcel) designated with 12,767 square feet of property, and Parcel B (south) has 12,375 square feet of property, that the requested separation is in accordance with the Town Code Section 66-68 Lot

Size Requirement, paragraph b; a full size lot in Zone 3 shall have 75' of frontage and 11,250 square feet of property.

3.7 Requires that you submit to the Town for filing into the Town's records the approval obtained from the Miami-Dade County Plat division in accordance with the law and that you will record that approval in the records of the office of the Clerk of the Circuit Court and the Miami-Dade County's Property Appraiser division.

3.8 Submit to the Town for approval, a Unity of Title for each of approved parcels to record in the records of the office of the Clerk of the Circuit Court and in the Miami-Dade County's Property Appraiser Division.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by Councilmember Lusskin, seconded by Councilmember Bernstein, and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Jaime Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 14th day of June, 2022.




MAYOR GLENN SINGER

ATTEST:



LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



STEPHEN J. HELFMAN
TOWN ATTORNEY

EXHIBIT "A"

(Attach WAIVER OF PLAT)