



**CITY OF NORTH MIAMI BEACH
NOTICE OF PUBLIC HEARING**

DATE/TIME: Monday, February 9, 2015, 6:00 P.M.

LOCATION: North Miami Beach City Hall, 2nd Floor, City Council Chambers
17011 NE 19th Avenue, North Miami Beach, FL 33162

PUBLIC NOTICE is hereby given that the City of North Miami Beach Planning and Zoning Board shall consider the following public hearing item:

Zoning and Land Development Code Amendment – North Miami Beach, FL:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE ZONING AND LAND DEVELOPMENT CODE OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, BY AMENDING CHAPTER XXIV "NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE" ARTICLE V "ZONING USE DISTRICTS"; SECTION 24-58 FCC FULFORD CITY CENTER (MIXED USE) TO BE DELETED AND REPLACED WITH "MIXED USE (MU) DISTRICT"; SECTION 24-58.1 "PURPOSE AND INTENT" TO BE AMENDED AND RENAMED "FULFORD MIXED USE TOWN CENTER DISTRICT (MU/TC)"; SECTION 24-58.2 "LAND USES" TO BE DELETED AND REPLACED WITH "MIXED USE EMPLOYMENT CENTER DISTRICT (MU/EC)"; SECTION 24-58.3 "SITE DESIGN" TO BE DELETED AND REPLACED WITH "MIXED USE NEIGHBORHOOD CENTER DISTRICT (MU/NC)"; SECTION 24-58.4 "BUILDING DESIGN" TO BE DELETED AND REPLACED WITH "ARCH CREEK MIXED USE CORRIDOR (MU/C)"; SECTION 24-58.5 "SUPPLEMENTAL REGULATIONS" TO BE DELETED AND REPLACED WITH "SOUTHERN MIXED USE WATERFRONT DISTRICT (MU/WF)"; SECTION 24-58.6 "NORTHERN MIXED USE WATERFRONT DISTRICT (MU/EF)" TO BE ADDED, AND; SECTION 24-58.7 "EASTERN MIXED USE WATERFRONT DISTRICT (MU/WF)" TO BE ADDED; CREATING CERTAIN MIXED USE OVERLAY DISTRICTS AND; PROVIDING FOR DISTRICT REGULATIONS AND SUB AREA REGULATING PLANS, STREET NETWORK CONNECTIVITY REGULATING PLANS, DESIGNATED PUBLIC OPEN SPACES AND GREENWAY SYSTEMS REGULATING PLANS, AND BUILDING HEIGHT REGULATING PLANS FOR EACH MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP, REFERENCED IN SECTION 24-31 OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, TO RE-ZONE CERTAIN PROPERTY AND APPLY THE MIXED USE OVERLAY DESIGNATIONS TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to mbcomdev@citynmb.com, FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items will be scheduled for City Council consideration. Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council. Should any person desire to appeal any decision of the Board with respect to any matter considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105). In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the City Clerk no later than two (2) days prior to the proceeding. Telephone 305.787.6001 for assistance, if hearing impaired, telephone our TDD line 305.948.2909 for assistance.