



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

**DATE/TIME:** Monday, October 19, 2015, 6:00 P.M.

**LOCATION:** North Miami Beach City Hall, 2<sup>nd</sup> Floor, City Council Chambers  
17011 NE 19<sup>th</sup> 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:

**Site Plan Approval – READ Capital Apartments - 2145 NE 164 Street, North Miami Beach, FL:**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 638,855 SQUARE FOOT, EIGHT-STORY MIXED-USE DEVELOPMENT PROJECT ON A 2.57 ACRE LOT, INCLUDING 349 RESIDENTIAL UNITS AND 10,985 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; AND GRANTING A VARIANCE FROM TABLE MU/TC-4 OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE THE MAXIMUM PERMITTED PRIMARY STREET SETBACK OF 10 FEET ALONG WEST DIXIE HIGHWAY BY 20 FEET AND 4 INCHES, WHERE A GREATER FRONT PRIMARY STREET SETBACK OF 30 FEET AND 4 INCHES IS PROPOSED; IN THE CORE SUB-AREA OF THE FULFORD MIXED-USE TOWN CENTER DISTRICT, WITHIN THE CRA BOUNDARY, LOCATED AT 2145 NE 164 STREET.

*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 [nmbcomdev@citynmb.com](mailto:nmbcomdev@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.*