



City of North Miami Beach, Florida  
Community Development Department  
Courtesy Public Hearing Notice

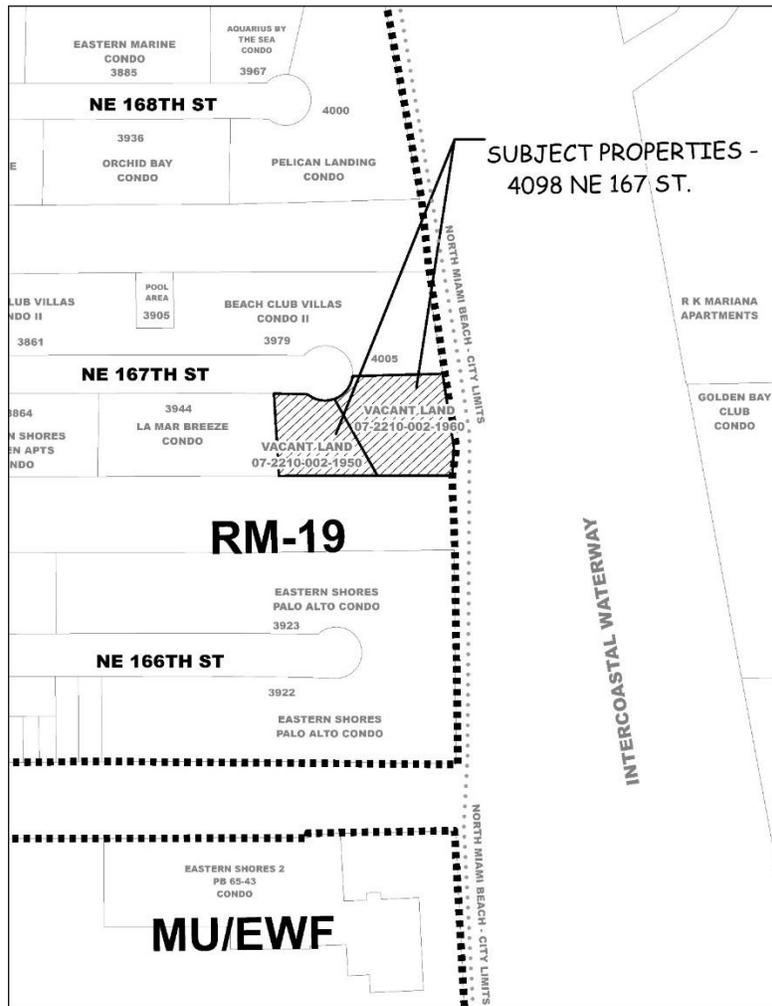
*Date/Time:* Planning and Zoning Board – December 14, 2015, 6:00 P.M.  
(Meeting dates subject to change without further notice)

*Meeting Location:* City Council Chambers, City Hall (2<sup>nd</sup> Floor)  
17011 NE 19<sup>th</sup> Avenue, North Miami Beach, Florida 33162

**PUBLIC NOTICE** is hereby given that the City of North Miami Beach's Local Planning Agency/Planning and Zoning Board shall consider the following public hearing item:

**Site Plan Approval and Variances – 4098 NE 167 Street, North Miami Beach, Florida:**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL, TO CONSTRUCT A TWELVE (12) UNIT, FOUR-STORY, CONDOMINIUM ON TWO VACANT LOTS WITH A COMBINED AREA OF 27,098 SQUARE FEET, AS PROPOSED; AND GRANTING A VARIANCE FROM SECTION 24-47 (D)(4) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE FIFTEEN FEET (15') OF THE MINIMUM REQUIRED REAR YARD SETBACK OF TWENTY-FIVE FEET (25'), WHERE A REAR YARD SETBACK OF TEN FEET (10') IS PROPOSED AT ONE CORNER OF THE BUILDING; AND GRANTING A VARIANCE FROM SECTION 24-47 (D)(5) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO INCREASE THE MAXIMUM BUILDING HEIGHT OF THREE (3) STORIES OR THIRTY-FIVE (35) FEET BY ONE (1) STORY AND FOURTEEN (14) FEET AND NINE (9) INCHES WHERE A BUILDING HEIGHT OF FOUR (4) STORIES AND FORTY-NINE (49) FEET AND NINE (9) INCHES IS PROPOSED; AND GRANTING A VARIANCE FROM SECTION 24-47 (D)(6) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO ADD FIFTEEN PERCENT (15%) TO THE MAXIMUM LOT COVERAGE OF TWENTY-FIVE PERCENT (25%), WHERE LOT COVERAGE OF FORTY PERCENT (40%) IS PROPOSED; IN THE RM-19 DISTRICT, LOCATED AT 4098 NE 167 STREET, NORTH MIAMI BEACH, FLORIDA



All interested parties are invited to attend and participate in the Public Hearings. The complete application is on file and available for examination at the Community Development Department, 17050 N.E. 19th Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed as follows: via email to [nmbcomdev@cityymb.com](mailto:nmbcomdev@cityymb.com); FAX - 305.957.3517; mail to the above address; or by calling 305.948.2966. No further courtesy notice shall be provided. Please forward to other interested parties.

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.

Sincerely,

*City of North Miami Beach, Florida*