



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Meeting Agenda Monday, January 10, 2022, at 6:00 P.M.

Ways to Participate in this Public Hearing

In-Person

**Julius Littman Auditorium
17011 NE 19th Avenue
North Miami Beach, FL 33162**

By Zoom

www.zoom.us

**Meeting ID: 817 0306 3159
Password: 116906**

Email and Address required to sign-in and register for the meeting

By Phone

Phone: (646) 876-9923, (US Toll)
(301) 715-8592, (US Toll)
Press *9 to Raise Hand to Speak

To Watch, but Not Speak

Comcast Channel 77
Live stream on www.citynmb.com

By Email

NMBCOMDEV@CITYNMB.COM

Public comments will be accepted until 4:00 p.m. on the day of the meeting.

1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)
 - Larry Thompson - Chair**
 - Marc St. Vil - Vice-Chair**
 - Larry Shinbaum**
 - Daniel Heisler**
 - Donard St. Jean**
 - Robert Dempster**
 - Joseph Litowich**
3. Chair And Vice Chairperson Election
 - Per City Code Section 2-67.8: A chairperson of the Board shall be elected annually during the meeting of each December of each year by a majority of the members. He/she shall serve as permanent chairperson for one (1) year. In his/her absence,

a vice-chairperson may be named for the meeting by a majority of the members present.”

Documents:

[PZ CHAPTER 2.67.PDF](#)

4. Approval Of The December 13, 2021 Planning & Zoning Board Meeting Minutes

Documents:

[12-13-2021-PZB MINUTES.PDF](#)

5. Quasi-Judicial Public Hearing

5.I. Tentative Plat - Citadel Care Centers - 1800 NE 168th Street and 1875 NE 167th Street Requested By D.E.T. Strategic Consultants

Documents:

[CITADEL TENTATIVE PLAT.PDF](#)
[RESOLUTION 1980-56.PDF](#)
[T-PLAT APPLICATION - EXECUTED.PDF](#)
[LETTER OF INTENT - CITADEL CARE CENTERS SENIOR HEALTH CAMPUS.PDF](#)
[WARRANTY DEED - ORB 31516, PG 3055.PDF](#)
[WARRANTY DEED 31504, PG 2794.PDF](#)
[2019-198-1-TPLAT.PDF](#)
[2019-198-1-TPLAT-SIGNED.PDF](#)
[R2015-11.PDF](#)

5.II. Final Plat Approval - "Canal Park West Final Plat" - 3227 NE 163rd Street, Requested By D.E.T. Strategic Consultants.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF NORTH MIAMI BEACH, FLORIDA, APPROVING, THE FINAL PLAT FOR AND ENTITLED "CANAL PARK WEST" LOCATED AT 3227 NE 163 STREET, NORTH MIAMI BEACH, FLORIDA, AND LEGALLY DESCRIBED IN ATTACHMENT "A"; AND PROVIDING FOR AN EFFECTIVE DATE

Documents:

[CANAL PARK FINAL PLAT STAFF REPORT.PDF](#)
[CANAL PARK FINAL PLAT RESOLUTION.PDF](#)
[CANAL PARK OFFICE - FINAL PLAT APPLICATION - EXECUTED.PDF](#)
[LETTER OF INTENT - FINAL PLAT - CANAL PARK OFFICE.PDF](#)
[FINAL PLAT.PDF](#)
[2020-150-TPLAT-SIGNED.PDF](#)
[2020-150-TPLAT--FINALPLAT-SIGNED.PDF](#)
[CANAL PARK OFFICE - NOA - 8-6-21.PDF](#)
[DEED - ORB 30327, PG 881.PDF](#)
[OPINION OF TITLE - 6-29-21.PDF](#)

5.III. Site Plan Modification Approval - "Riverwalk North" - 16395 Biscayne Blvd, Requested By NOMI BEACH HOLDINGS, LLC.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING SITE PLAN APPROVAL GRANTED UNDER RESOLUTION NO. 2020-89, TO GRANT SITE PLAN APPROVAL TO REVISE NORTH, SOUTH, EAST AND WEST FAÇADE OVERALL GLAZING AREA

FROM 55,956 SQUARE FEET TO 48,959 SQUARE FEET, A REDUCTION OF 12.5 PERCENT INCLUDING GROUND FLOOR WEST FAÇADE GLAZING MINIMUM REQUIRED 1995 SQUARE FEET (70 PERCENT) TO 1904 SQUARE FEET (66.8 PERCENT) AT 16395 BISCAYNE BOULEVARD, THE RIVERWALK AT NORTH MIAMI BEACH, FLORIDA; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[RIVERWALK -STAFF REPORT.PDF](#)
[THE RIVERWALK NORTH RESOLUTION DRAFT.PDF](#)
[APPLICATION AND LETTER OF INTENT.PDF](#)
[ELEVATION \(FOUR SIDES\).PDF](#)
[ELEVATION COMPARISON.PDF](#)
[WEST ELEVATION.PDF](#)

5.IV. Site Plan Approval And Variances - "NMB Place" - 1959-1999 NE 164th St, Requested By CFS, CORP.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN AND FOUR RELATED VARIANCES FROM THE ZONING AND LAND DEVELOPMENT CODE FOR THE CONSTRUCTION OF A 1,219,643 SQUARE FOOT MIXED-USE DEVELOPMENT, CONSISTING OF TWO , TWENTY-EIGHT -STORY TOWERS WITH 11,540 SQUARE FEET OF RETAIL SPACE, 6,810 SQUARE FEET OF OFFICE, 700 RESIDENTIAL UNITS, AND 957 PARKING SPACES ON A 1.86 ACRE PARCEL LOCATED AT 1959 AND 1999 NE 164 STREET; GRANTING A VARIANCE TO PERMIT DECORATIVE SCREENING OF THE PARKING GARAGE FOR THE EAST AND WEST TOWER FRONTING ALONG NE 164 STREET, WHERE THE CODE REQUIRES A 20-FOOT LINER BUILDING; GRANTING A VARIANCE TO PERMIT A 98.21% IMPERVIOUS AREA AT THE PODIUM LEVEL, WHERE THE CODE PERMITS A MAXIMUM IMPERVIOUS AREA OF 90% AT THE PODIUM LEVEL; GRANTING A VARIANCE TO PERMIT THE EAST SIDE OF THE EAST TOWER AT 7'7" TO 11'4" SETBACK FROM THE PODIUM, WHERE THE CODE REQUIRES A MINIMUM SETBACK OF 15 FEET; AND GRANTING A VARIANCE TO PERMIT A FURNISHINGS/GREEN AREA WITH A WIDTH OF 12'6", WHERE THE CODE REQUIRES AN 18- FOOT WIDTH ALONG THE NE 19 AVENUE GREENWAY; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[21-10 NMB PLACE_1959-1999 NE 164 ST_PZB STAFF REPORT.PDF](#)
[21-10 NMB PLACE_1959-1999 NE 164 ST _ RESOLUTION DRAFT.PDF](#)
[APPLICATION.PDF](#)
[LETTER OF INTENT.PDF](#)
[NMB PLACE - PLANS - PART 1.PDF](#)
[NMB PLACE - PLANS - PART 2.PDF](#)
[NMB PLACE - PLANS - PART 3.PDF](#)
[CLARIFICATION LETTER.PDF](#)
[TRAFFIC STUDY.PDF](#)

5.IV.i. Site Plan Approval And Variance Requests - "Yeshiva Toras Chaim Toras Emes – 16415 NE 11th Avenue"

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION AND SEVEN RELATED VARIANCES FROM THE ZONING AND LAND

DEVELOPMENT CODE FOR THE CONSTRUCTION OF A 74,918 SQUARE FEET, RELIGIOUS-EDUCATIONAL FACILITY DEVELOPMENT, INCLUDING A FOUR-STORY BUILDING WITH 32 CLASSROOMS INCLUDING A ONE-STORY PORTION CONTAINING A CAFERIA AND GYMNASIUM, AND 22 PARKING SPACES ON THE 1.93-ACRE PARCEL LOCATED AT 1099 NE 164 STREET, 16415 NE 11TH AVENUE, 1136 NE 165 STREET, AND 1150 NE 165 STREET; GRANTING A VARIANCE TO ALLOW 22 PARKING SPACES, WHERE THE CODE REQUIRES 144 PARKING SPACES; GRANTING A VARIANCE TO ALLOW A 2'-6" WIDE SIDEWALK ALONG NE 164 STREET, WHERE THE CODE REQUIRES A MINIMUM SIDEWALK WIDTH OF 5'-0"; A VARIANCE TO ALLOW A GROUND FLOOR HEIGHT OF 21'-9" FOR THE PORTION OF THE BUILDING CONTAINING THE CAFETERIA AND A GROUND FLOOR HEIGHT OF 29'-5" FOR THE PORTION OF THE BUILDING CONTAINING THE GYMNASIUM, WHERE THE CODE ALLOWS A MAXIMUM GROUND FLOOR HEIGHT OF 20'-0"; A VARIANCE TO ALLOW FENCING THAT ABUTS PORTIONS OF PERIMETER STREETS, WHERE THE CODE ONLY ALLOWS FENCES IN NON-RESIDENTIAL AND MIXED-USE BUILDINGS WHEN USED IN CONJUNCTION WITH SCREENING OF MECHANICAL EQUIPMENT, OFF-STREET LOADING AND PARKING, TRASH AND SERVICE AREAS, AND FOR A REQUIRED PERIMETER BUFFER; A VARIANCE TO ALLOW A BUILDING LENGTH OF 409'-4", WHERE THE CODE ALLOWS A MAXIMUM BUILDING LENGTH OF 300'-0"; GRANTING A VARIANCE TO ALLOW A 62'-8" SETBACK FROM NE 12 AVENUE (SECONDARY STREET), WHERE THE CODE ALLOWS A MAXIMUM SETBACK OF 20'-0" FROM A SECONDARY STREET; GRANTING A VARIANCE TO ALLOW A 32'-4" FROM NE 11 AVE (SECONDARY STREET) FOR THE EXISTING TWO-STORY BUILDING, WHERE THE CODE ALLOWS A MAXIMUM SETBACK OF 20'-0" FROM A SECONDARY STREET; GRANTING THREE (3) VARIANCES TO ALLOW MODIFICATIONS TO THE REQUIRED STREET DESIGN OF NE 11 AVENUE, NE 12 AVENUE, AND NE 164 STREET; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[STAFF REPORT - TORAS EMES.PDF](#)
[ARCHITECTURE PLANS - PART 2.PDF](#)
[ARCHITECTURE PLANS - PART 1.PDF](#)
[SITE PLAN EXHIBITS.PDF](#)
[LANDSCAPE PLANS.PDF](#)
[CIVIL PLANS.PDF](#)
[SURVEY.PDF](#)
[TRAFFIC STATEMENT - TORAS EMES.PDF](#)
[CONCURRENCY DEMAND.PDF](#)
[LETTER OF INTENT - PART 1.PDF](#)
[LETTER OF INTENT - PART 2.PDF](#)
[APPLICATION.PDF](#)
[R2018-72 - REFERENCE ONLY.PDF](#)
[R2011-19 - REFERENCE ONLY.PDF](#)

6. Discussion Items

1. Blackbird Coffee, 14585 Biscayne Blvd, Bail Apartments, and HR NMB to be heard at the January 18, 2021 City Commission meeting.

7. Public / Citizen Comments

The next Planning & Zoning Board meeting is scheduled for Monday, February 14, 2022

