



# NORTH MIAMI BEACH *Florida*

## **Planning and Zoning Board Meeting Agenda Monday, February 28, 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](http://www.zoom.us)

**Meeting ID: 874 3007 0558**

**Password: 343434**

\*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](http://www.citynmb.com)

#### **By Email**

[NMBCOMDEV@CITYNMB.COM](mailto: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)  
**Joseph Litowich – Chair**  
**Marc St. Vil – Vice-Chair**  
**Larry Thompson**  
**Larry Shinbaum**  
**Daniel Heisler**  
**Donard St. Jean**  
**Robert Dempster**
3. Approval Of The January 10, 2022 Meeting Minutes

Documents:

4. Quasi-Judicial Public Hearing

4.I. Swearing In

4.II. Site Plan Approval – “168 Professional Office Building” – 11 NW 168th Street

Documents:

DRAFT RESOLUTION R2022-XX (168 BUILDING).PDF  
168 PROFESSIONAL OFFICE BUILDING STAFF REPORT 1.PDF  
LETTER OF INTENT.PDF  
APPLICATION.PDF  
RENDERINGS 168 OFFICE BUILDING.PDF  
SITE PLAN 168 OFFICE BUILDING.PDF  
PAVING AND DRAINAGE 168 OFFICE BUILDING.PDF  
LANDSCAPE 168 OFFICE BUILDING.PDF  
TRAFFIC STUDY.PDF  
MECHANICAL CAR LIFT OPERATION MANUAL 2015.PDF  
VALET PARKING QUEUING REPORT.PDF  
RESPONSE LETTER.PDF

4.III. Site Plan And Three (3) Variances – “NMB Venus” – Southwest Corner Of NE 164 Street And NE 21 Avenue (FOLIO: 07-2216-007-0070)

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN AND THREE RELATED VARIANCES FROM THE ZONING AND LAND DEVELOPMENT CODE FOR THE CONSTRUCTION OF A 651,620 SQUARE FOOT MIXED-USE DEVELOPMENT, CONSISTING OF ONE, TWENTY-SIX-STORY TOWER WITH 10,760 SQUARE FEET OF RETAIL SPACE, 439 RESIDENTIAL UNITS, AND 497 PARKING SPACES ON A 1.013 ACRE PARCEL LOCATED ON THE SOUTHWEST CORNER OF NE 164 STREET AND NE 21 AVENUE (FOLIO: 07-2216-007-0070); GRANTING A VARIANCE TO PERMIT DECORATIVE SCREENING OF THE PARKING GARAGE FRONTING ALONG NE 164 STREET, WHERE THE CODE REQUIRES A 20-FOOT-DEEP LINER BUILDING; GRANTING A VARIANCE TO PERMIT A 13'-2" TOWER SETBACK FROM THE PODIUM ALONG NE 164 STREET, WHERE THE CODE REQUIRES A MINIMUM SETBACK OF 15 FEET; AND GRANTING A VARIANCE TO PERMIT A 0'-0" TOWER SETBACK FROM THE PODIUM ALONG NE 21 AVENUE, WHERE THE CODE REQUIRES A MINIMUM SETBACK OF 15 FEET; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Documents:

21-21 NMB VENUS\_07-2216-007-0070\_PZB STAFF REPORT.PDF  
21-21 NMB VENUS\_07-2216-007-0070 \_ RESOLUTION CC DRAFT.PDF  
NMB VENUS - APPLICATION.PDF  
NMB VENUS - LETTER OF INTENT.PDF  
NMB VENUS - ARCHITECTURE PLANS - PART 1.PDF  
NMB VENUS - ARCHITECTURE PLANS - PART 2.PDF  
NMB VENUS - ARCHITECTURE PLANS - PART 3.PDF  
NMB VENUS - ARCHITECTURE PLANS - PART 4.PDF  
NMB VENUS - TRAFFIC STUDY.PDF  
NMB VENUS - LANDSCAPE PLANS.PDF  
NMB VENUS - CIVIL PLANS.PDF  
NMB VENUS - PHOTOMETRIC PLANS.PDF

## 5. Legislation

### 5.I. Text Amendment - Appendix "A" Land Development Fee Schedule

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH BY AMENDING CHAPTER XXIV "ZONING AND LAND DEVELOPMENT REGULATIONS," APPENDIX "A", "LAND DEVELOPMENT FEE SCHEDULE," TO REMOVE THE FEES LISTED IN SUBSECTIONS (A) THROUGH (J) FROM THE CODE OF ORDINANCES AND TRANSFER IT TO A RESOLUTION FORMAT WITH UPDATED FEES AND CATEGORIES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ESTABLISHING A LAND DEVELOPMENT FEE SCHEDULE BY RESOLUTION IN ACCORDANCE WITH CHAPTER XXIX "ZONING AND LAND DEVELOPMENT," APPENDIX "A"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

#### Documents:

[FEE SCHEDULE AMENDMENT - STAFF REPORT.PDF](#)  
[FEE SCHEDULE AMENDMENT - DRAFT ORDINANCE.PDF](#)  
[FEE SCHEDULE AMENDMENT - DRAFT RESOLUTION.PDF](#)  
[FEE SCHEDULE AMENDMENT - CURRENT](#)  
[APPENDIX\\_A.\\_\\_\\_LAND\\_DEVELOPMENT\\_FEE\\_SCHEDULE.PDF](#)  
[FEE SCHEDULE AMENDMENT - ORDINANCE 2011-16 REFERENCE ONLY.PDF](#)

## 6. Discussion Items

1. Canal Park West Final Plat and Riverwalk North Site Plan modifications were approved at the February 15 2022 City Commission meeting.

## 7. Public / Citizen Comments

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