

Planning and Zoning Board Meeting Agenda

Monday, March 8, 2021 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: 881 7214 2461

Password: 619013

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
- Larry Shinbaum
- Daniel Heisler
- Donard St. Jean
- Robert Dempster
- Marc St. Vil
- Joseph Litowich

3. Approval Of The January 11, 2021 Meeting Minutes

Documents:

[PZB MEETING MINUTES 01.11.21.PDF](#)

4. Quasi Judicial Public Hearing

4.1 Site Plan Approval and Four (4) Non-Use Variances - "Skygarden" – 16300 NE 19th Avenue requested by Jeffrey Bercow, Esq., on behalf of CEO Contract Inc.:

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 ("CODE") FOR THE CONSTRUCTION OF 448,653 SQUARE FOOT, NINETEEN STORY MIXED-USE DEVELOPMENT, CONSISTING OF 12,635 SQUARE FEET OF COMMERCIAL SPACE, 341 RESIDENTIAL UNITS, AND 405 PARKING SPACES; GRANTING A VARIANCE FROM SECTION 24-58(S)(3)(a) TO PERMIT A ZERO FOOT TOWER SETBACK FROM THE PODIUM, WHERE THE CODE REQUIRES A MINIMUM SETBACK OF FIFTEEN (15) FEET; GRANTING A VARIANCE FROM SECTION 24-58(K)(2)(b) (i) TO PERMIT ALL LEVELS OF THE GARAGE TO BE SCREENED BY A DECORATIVE STRUCTURE, WHERE THE CODE REQUIRES A LINER BUILDING CONTAINING A MINIMUM DEPTH OF TWENTY FEET OF HABITABLE SPACE; GRANTING A VARIANCE FROM SECTION 24-58(S)(1)(n) TO PERMIT 740 SQUARE FEET CUMULATIVE AVERAGE OF ALL DWELLING UNITS WHERE THE CODE REQUIRES A MINIMUM OF 800 SQUARE FEET; GRANTING A VARIANCE FROM SECTION 24-58.1(l)(1)(b) FIGURE MUTC-9 TO PERMIT A THREE FEET TEN INCHES WIDE SIDEWALK IN THE PUBLIC RIGHT OF WAY ALONG NE 19 AVENUE WHERE THE CODE REQUIRES A SIX FEET WIDE CONTINUOUS SIDEWALK AS MEASURED FROM THE PROPERTY LINE ON A 0.856 ACRE PARCEL LOCATED AT 16300 NE 19 AVENUE, 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:

[20-9 SKYGARDEN _ PZB STAFF REPORT.PDF](#)
[DRAFT RESOLUTION.PDF](#)
[20-9 SKYGARDEN _ CONCURRENCY LEVEL OF SERVICE ANALYSIS.PDF](#)
[BA ARCHITETURAL REVIEW ANALYSIS \(1\).PDF](#)
[PLANNING AND ZONING APPLICATION.PDF](#)
[LETTER OF INTENT WITH EXHIBITS.PDF](#)
[EXHIBITS F - MAKET FEASIBILITY STUDY, DATED 01.14.2021.PDF](#)
[SITE PLAN AND SURVEY.PDF](#)
[CORRADINO GROUP _ TRAFFIC REVIEW.PDF](#)
[TRAFFIC IMPACT STUDY _ DAVID PLUMMER AND ASSOC.PDF](#)
[PROPERTY OWNER NOTIFICATION LIST.PDF](#)

5. Presentations.
 - a. None
6. City Commission Update.
 - a. Uleta Park Variance - January 19th, 2021 City Commission Meeting
 - b. 17200 Biscayne Blvd Site Plan Modification - January 19th, 2021 City Commission Meeting
 - c. Trulieve Conditional Use Site Plan - January 19th, 2021 City Commission Meeting
 - d. Phase II Rezoning - February 16th, 2021 City Commission Meeting
 - e. Pool Equipment Setback Variance - February 16th, 2021 City Commission Meeting