



# NORTH MIAMI BEACH *Florida*

## **Planning and Zoning Board Meeting Agenda Monday, March 14, 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: 872 5730 6720**

**Password: 152878**

\*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  
The February 28, 2022 meeting was canceled due to a lack of quorum.

Documents:

4. Quasi-Judicial Public Hearing

4.I. Swearing In

- 4.II. Site Plan Approval – “168 Professional Office Building” – 11 NW 168th Street  
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN, FOR A 14,700 SQUARE FOOT, FOUR STORY OFFICE BUILDING ON A 10,125 SQUARE FOOT LOT IN THE MIXED USE INTERNATIONAL BOULEVARD DISTRICT, LOCATED AT 11 NW 168TH STREET, 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:

[DRAFT RESOLUTION R2022-XX \(168 BUILDING\) \(3\).PDF](#)  
[168 PROFESSIONAL OFFICE BUILDING STAFF REPORT 2 \(1\).PDF](#)  
[LETTER OF INTENT.PDF](#)  
[APPLICATION.PDF](#)  
[FINAL PLANS CORRECTIONS.PDF](#)  
[TRAFFIC STUDY.PDF](#)  
[MECHANICAL CAR LIFT OPERATION MANUAL 2015.PDF](#)  
[VALET PARKING QUEUING REPORT.PDF](#)  
[RESPONSE LETTER.PDF](#)

- 4.III. Site Plan Approval And Variance Requests - "NMB Venus" - 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. Ordinance 2022 XX PZ Board Meeting Quorum & Meeting Amendment  
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES CHAPTER II "STRUCTURE OF CITY GOVERNEMENT," ARTICLE VII, "BOARDS, COMMITTEES AND COMMISSIONS," SECTION 2-67 "PLANNING & ZONING BOARD," SUBSECTION 2-67.4 "MEETINGS," TO ALLOW BOARD MEETINGS TO BE HELD ON THE SECOND MONDAY OF EACH MONTH, AT CITY HALL UNLESS OTHERWISE RESCHEDULED WITH ADVANCED NOTICE; AMENDING SUBSECTION 2-67.5 "QUORUM; REQUIRED VOTE," TO ALLOW FOUR BOARD MEMBERS TO MAKE QUORUM INSTEAD OF FIVE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[STAFF REPORT - ORDINANCE PZB MEETING QUORUM VOTE.PDF](#)  
[PZB QUORUM AMEND. - DRAFT ORD. 2022-XX QUORUM.PDF](#)  
[PZB QUORUM AMEND. - CURRENT CODE SECTION 2-67 \(REFERENCE ONLY\).PDF](#)

- 5.II. 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 April 11, 2022**