



# NORTH MIAMI BEACH *Florida*

## Planning and Zoning Board Meeting Agenda

Monday, May 10th, 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](http://www.zoom.us)

Meeting ID: 841 2396 3327

Password: 600488

\*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)  
**Larry Thompson - Chair**  
**Marc St. Vil - Vice-Chair**  
**Larry Shinbaum**  
**Daniel Heisler**  
**Donard St. Jean**  
**Robert Dempster**  
**Joseph Litowich**
3. Approval Of The March 8th, 2021 PZB Meeting Minutes.

Documents:

4. Presentations.
  - a. Affordable Housing Study Update
5. Quasi-Judicial Public Hearing Item.  
Site Plan Modification - "Aura North Miami Beach" – 16955 - 17071 West Dixie Highway, requested by Trinsic Acquisition Company, LLC.:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION, SUBMITTED BY TRINSIC ACQUISITION COMPANY LLC, PURSUANT TO SECTIONS 3.12 AND 13 OF THE DEVELOPMENT AGREEMENT RECORDED IN OR BK 30628, PG, 3272-3353 AND CITY CODE SECTION 24-172 FOR THE DEVELOPMENT OF A 624,636 SQUARE FOOT, EIGHT-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 17,000 SQUARE FEET OF RETAIL SPACE, UP TO 375 RESIDENTIAL DWELLING UNITS, AND 567 PARKING SPACES ON A ±2.90- ACRE PARCEL OF LAND LOCATED AT 16955, 17005, 17017, 17035 AND 17071 WEST DIXIE HIGHWAY, NORTH MIAMI BEACH, FLORIDA; PROVIDING FOR FINDINGS OF FACT; PROVIDING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[21-4 AURA PZB STAFF REPORT-ADA.PDF](#)  
[PZ21-4AURA\\_PZBDRAFT\\_RESO-ADA.PDF](#)  
[TRAD\\_AURA\\_COMMENTS-ADA.PDF](#)  
[01-NMB APPLICATION - EXECUTED-ADA.PDF](#)  
[02 - TRISINC\\_AURA - TRAD RESPONSE RESUBMITTAL MEMORANDUM \(4-1-21\)-ADA.PDF](#)  
[03-AURA - LETTER OF INTENT 3-4-2021-ADA.PDF](#)  
[04.A- ORDINANCE 2017-7 - APPROVING DEVELOPMENT AGREEMENT-ADA.PDF](#)  
[04.B- DEVELOPMENT AGREEMENT \(RECORDED\)-ADA.PDF](#)  
[04.C-RESOLUTION NO 2017-48 - APPROVING SITE PLAN-ADA.PDF](#)  
[04.D LAAAJ LLC - MACKEN - 5 PARK RESOLUTION NO 2017-67\\_ALLEY RESOLUTION-ADA.PDF](#)  
[04.E R2020-106 5 APPROVING 5 PARK MODIFICATION-ADA.PDF](#)  
[04.F NOTICE OF APPROVAL OF 5 PARK SITE PLAN MODIFICATION -RECORDED OR BK 32403 PG 4279-ADA.PDF](#)  
[05.A SURVEY-ADA.PDF](#)  
[05.B PLAT-ADA.PDF](#)  
[06.A PAGES 1-15 AURA NMB SITE PLAN-ADA.PDF](#)  
[06.B PAGES 16-39 AURA NMB SITE PLAN-ADA.PDF](#)  
[07-CONCURRENCY SERVICE DEMAND ANALYSIS FORM-ADA.PDF](#)  
[08-SERVICE DEMAND ANALYSIS-ADA.PDF](#)  
[09-LETTER OF WATER OF AVAILABILITY-ADA.PDF](#)  
[10-MDC FIRE FLOW TEST-ADA.PDF](#)  
[11-SCHOOL CONCURRENCY DETERMINATION AND EXTENSION PAYMENT-ADA.PDF](#)  
[12-WARRANTY DEEDS-ADA.PDF](#)  
[13-CITY OF NORTH MIAMI BEACH ANNUAL LOBBYIST REGISTRATION-ADA.PDF](#)  
[14 PROPERTY OWNERS MAILING LIST DATED 4-13-2021-ADA.PDF](#)  
[15-AURA NMB\\_TRAFFIC IMPACT STUDY 3-2-2021-ADA.PDF](#)  
[16-TRASH CHUTE SPECIFICATIONS-ADA.PDF](#)

6. Public / Citizen Comments
7. City Commission Update.

- Phase II Rezoning - March 16<sup>th</sup>, 2021 City Commission Meeting

- Pool Equipment Setback Variance - March 16<sup>th</sup>, 2021 City Commission Meeting
- Skygarden Site Plan and Variances - April 20th, 2021 City Commission Meeting