



# NORTH MIAMI BEACH *Florida*

## Planning and Zoning Board Meeting Agenda

Monday, July 10, 2023, at 6:00 P.M.

### Ways to Participate in this Public Hearing In-Person

City Commission Chambers, 2nd Floor City Hall  
17011 N.E. 19th Avenue, North Miami Beach, Florida 33162

### By Zoom

[www.zoom.us](http://www.zoom.us)

Meeting ID: 847 4970 3745

Password: 389576

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

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

### Email

NMBCOMDEV@CITYNMB.COM

1. 1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)  
Gregory Thomas  
Larry Shinbaum  
Larry Thompson  
Daniel Heisler  
Julian Kreisberg  
Vacant  
Vacant
3. Approval Of The February 13, 2023 Planning & Zoning Board Meeting Minutes

Documents:

[2.13.23 PZ BOARD MEETING MINUTES.PDF](#)

4. Quasi-Judicial Public Hearing

4.I. Swearing In

- 4.II. Feder Residence Pool Variance

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A NON-USE VARIANCE FROM SECTION 24-85 (A) OF THE ZONING AND LAND DEVELOPMENT CODE TO PERMIT A SWIMMING POOL IN THE SIDEYARD, WHERE THE CODE REQUIRES THAT A POOL BE LOCATED IN ANY REAR YARD; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR

AN EFFECTIVE DATE.

Documents:

[FEDER RESIDENCE POOL VARIANCE- STAFF REPORT.PDF](#)  
[FEDER RESIDENCE POOL VARIANCE - SITE PLAN.PDF](#)  
[FEDER RESIDENCE POOL VARIANCE - BOUNDARY SURVEY.PDF](#)  
[FEDER RESIDENCE POOL VARIANCE - VARIANCE REQUEST LETTER.PDF](#)

- 4.III. The Helios - Site Plan Application, Five Non-Use Variances And One Waiver  
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION AND FIVE NON-USE VARIANCES FOR THE CONSTRUCTION OF A 634,190 GROSS SQUARE FEET, MIXED-USE DEVELOPMENT WITH 378 RESIDENTIAL UNITS, AND APPROXIMATELY 15,600 SQUARE FEET OF GROUND FLOOR COMMERCIAL AND RETAIL SPACE AND 485 PARKING SPACES ON A 1.16-ACRE PARCEL LOCATED AT 1700 NE 164TH STREET; GRANTING A VARIANCE TO REDUCE THE REQUIRED LOADING SPACES; GRANTING A VARIANCE TO EXTEND THE LENGTH OF THE BUILDING TO 425'6"; GRANTING A VARIANCE TO REDUCE THE REQUIRED LENGTH OF HANDICAPPED PARKING SPACES TO EIGHTEEN FEET; GRANTING A VARIANCE TO PERMIT TWO PARKING GARAGE ACCESSWAYS ON NE 164TH STREET; GRANTING A VARIANCE TO INCREASE THE MAXIMUM PERMITTED LOT WIDTH TO 465 FEET; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[THE HELIOS - STAFF REPORT.PDF](#)  
[3 LETTER OF INTENT.PDF](#)  
[11 ARCHITECTURAL PLANS.PDF](#)  
[12 CIVIL PLANS.PDF](#)  
[12 LANDSCAPE PLANS.PDF](#)  
[7 CALTRAN TRAFFIC STUDY\\_23.05.30 REVISION.PDF](#)  
[10 SURVEY.PDF](#)  
[1 APPLICATION AND ARTICLES OF AMENDMENT.PDF](#)  
[4 ARCHITECT DESIGN NARRATIVE.PDF](#)  
[8 WARRANTY DEED.PDF](#)

- 4.IV. Prestige Boardwalk - Site Plan Approval

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION FOR THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL DEVELOPMENT CONSISTING OF A FIFTEEN (15)-STORY BUILDING (172'-0") WITH 409 LUXURY RENTAL UNITS, INCLUDING A MIX OF STUDIOS, ONE, TWO, AND THREE BEDROOM UNITS, 11,151 SQUARE FEET OF GROUND FLOOR RETAIL, AND A SEVEN (7) LEVEL PARKING GARAGE CONSISTING OF 642 PARKING SPACES ON A 2.28 ACRE PARCEL OF LAND LOCATED AT 16651 NE 18<sup>th</sup> AVENUE; PROVIDING FOR

FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[PRESTIGE BOARDWALK - STAFF REPORT.PDF](#)  
[PRESTIGE BOARDWALK - LETTER OF INTENT.PDF](#)  
[PRESTIGE BOARDWALK - ARCHITECTURAL PLANS.PDF](#)  
[PRESTIGE BOARDWALK - SITE PLAN APPLICATION.PDF](#)  
[PRESTIGE BOARDWALK - LANDSCAPE PLANS.PDF](#)  
[PRESTIGE BOARDWALK - CIVIL PLANS.PDF](#)  
[PRESTIGE BOARDWALK - PHOTOMETRICS.PDF](#)  
[PRESTIGE BOARDWALK - EXISTING PLAT - PLAT BOOK 8 PAGE 64.PDF](#)  
[PRESTIGE BOARDWALK - BOUNDARY SURVEY.PDF](#)  
[PRESTIGE BOARDWALK - TRAFFIC REPORT.PDF](#)  
[PRESTIGE BOARDWALK - CONCURRENCY SERVICE DEMAND ANALYSIS.PDF](#)

- 4.V. Palm Aire- Site Plan Approval And 18 Non-Use Variances And 2 Administrative Waivers  
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION WITH CONDITIONS AND FOURTEEN (18) NON-USE VARIANCES FOR THE CONSTRUCTION OF A MULTI-FAMILY, MIXED-USE DEVELOPMENT WITH SEVEN HUNDRED TWENTY EIGHT (728) RESIDENTIAL UNITS, ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACES, AND SEVEN HUNDRED NINETY FIVE (795) PARKING SPACES ON A FOUR (4) PARCEL SITE CURRENTLY OCCUPIED BY THREE 4-STORY EDUCATIONAL BUILDINGS, A PARKING DECK AND A SURFACE PARKING LOT PREVIOUSLY HOSTING NOVA SOUTHEASTERN UNIVERSITY LOCATED AT 1699, 1750 AND 1755 NE 167<sup>TH</sup> STREET; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[PALM AIRE - STAFF REPORT.PDF](#)  
[2023-05-11 - LETTER OF INTENT.PDF](#)  
[COMBINED ARCHITECTURE PLANS.PDF](#)  
[COMBINED CIVIL SITE PLAN SET \(2023-05-09\).PDF](#)  
[COMBINED LANDSCAPE PLAN.PDF](#)  
[05-11-2023 - PHOTOMETRICS.PDF](#)  
[2023-05-11- SURVEY.PDF](#)  
[2023-05-11 - PALM AIRE TRAFFIC STUDY.PDF](#)  
[2023-05-11- APPLICATION.PDF](#)  
[2023-05-11 - SCHOOL CONCURRENCY DETERMINATION.PDF](#)

5. Discussion Item

**The next Planning & Zoning Board meeting is scheduled for Monday, August 14, 2023.**