



# NORTH MIAMI BEACH *Florida*

## Planning and Zoning Board Virtual Meeting Agenda Monday, July 13, 2020 - 6:00 P.M.

### Ways to Participate in this Public Hearing

#### By Zoom

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

Meeting ID: 825 5809 9248

Password: 088805

\*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.**

Emails submitted for public comments will be limited to 300 words, but no longer than 3 minutes. If you have a matter you would like to discuss regarding an item on this agenda, please send your public comment to the email above by 4:00 p.m. on the day of the hearing with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or City Employee, and/or if you are engaged in lobbying activities and/or representing an organization. All public comments received by 4:00 p.m. will be read into the record for no longer than 3 minutes during the public hearing. Any comments submitted after the deadline, will not be read into the record, but will be made a part of the record.

#### **1. Pledge Of Allegiance**

#### **2. Roll Call Of Board Members Julian Kreisberg-Chair**

Larry Thompson- Vice Chair  
Larry Shinbaum  
Joseph Litowich  
Norman Edwards  
Marc St. Vil  
Donard St. Jean

- 2.I. PZB Meeting Minutes  
**Approval of the deferred June 8, 2020 meeting minutes**

Documents:

[PZB MEETING MINUTES.PDF](#)

### 3. Quasi Judicial Public Hearings

#### 3.I. Quasi Judicial Public Hearings

**Development Agreement and Conceptual Master Plan for the Redevelopment of the “Intracoastal Mall” by Dezer Intracoastal Mall LLC - 3501 Sunny Isles Blvd, 3745 NE 163rd ST, and 3909 NE 163rd ST**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, PURSUANT TO SECTION 24-214 OF THE CITY’S ZONING AND LAND DEVELOPMENT CODE, APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND DEZER INTRACOASTAL MALL, LLC FOR A MIXED-USE PROJECT, KNOWN AS “INTRACOASTAL MALL,” ON A ±29.08 ACRES PARCEL OF LAND, GENERALLY LOCATED AT 3501 SUNNY ISLES BOULEVARD, 3745 NE 163 STREET, AND 3909 NE 163 STREET, IN THE MIXED-USE EASTERN WATERFRONT ZONING DISTRICT; APPROVING A CONCEPTUAL MASTER DEVELOPMENT PLAN FOR A PHASED DEVELOPMENT PROGRAM, CONSISTING OF A MAXIMUM OF 2,000 MULTIFAMILY RESIDENTIAL UNITS, 200,000 SQUARE FEET OF OFFICE SPACE, 375,000 SQUARE FEET OF COMMERCIAL SPACE, AND 250 HOTEL ROOMS, WITH MODIFICATIONS SUBJECT TO AN EQUIVALENCY MATRIX, ALONG WITH CORRESPONDING UNDERGROUND INFRASTRUCTURE, ±8.0 ACRES OF PUBLICLY ACCESSIBLE OPEN SPACE, AND PUBLIC SERVICES IMPROVEMENTS, ROADWAY IMPROVEMENTS AND SURROUNDING STREETScape; PROVIDING FOR EFFECTIVE DATE OF THE DEVELOPMENT AGREEMENT; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Documents:

[PZ19-3 INTRACOSATAL MALL PZB STAFF REPORT.PDF](#)  
[INTRACOASTAL MALL MASTER DEVELOPMENT ORDINANCE.PDF](#)  
[INTRACOASTAL MALL DRAFT DEVELOPER AGREEMENT\\_TERM SHEET.PDF](#)  
[INTRACOASTAL MALL MASTER PLAN PART 1.PDF](#)  
[INTRACOASTAL MALL MASTER PLAN PART 2.PDF](#)  
[INTRACOASTAL MALL APPLICATION.PDF](#)  
[INTRACOASTAL MALL FISCAL IMPACT STUDY\\_RESPONSES.PDF](#)  
[INTRACOASTAL MALL TRAD RESPONSE.PDF](#)  
[CITY TRAFFIC ENGINEER TRAFFIC STUDY RESPONSE.PDF](#)  
[JUNE 2020 TRAFFIC ANALYSIS.PDF](#)  
[INTRACOASTAL MALL CIVIL PLANS.PDF](#)  
[INTRACOASTAL MALL LANDSCAPE PLANS.PDF](#)  
[INTRACOASTAL MALL PLAT.PDF](#)  
[INTRACOASTAL MALL PLAT\\_SURVEY.PDF](#)  
[INTRACOASTAL MALL HURRICANE ANALYSIS.PDF](#)  
[INTRACOASTAL MALL PUBLIC COMMENT EMAILS RECEIVED UP TO 7-7-20.PDF](#)

### 3.I.i. Intracoastal Mall - Public Comment Emails Received As Of 7-13-20

#### Documents:

[ALL PUBLIC COMMENT EMAILS RECEIVED UP TO 7-13-20 \(491 PAGES\).PDF](#)

## 4. Legislation

### 4.I. Legislation

**Zoning And Land Development Code Amendment Ordinance To Section 24-58, Mixed-Use And Section 24-58.7 Mixed-Use**

**ZONING AND LAND DEVELOPMENT CODE OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, BY AMENDING CHAPTER XXIV "ZONING AND LAND DEVELOPMENT CODE" ARTICLE V "ZONING USE DISTRICTS," SECTION 24-58 "MIXED USE (MU) DISTRICT" TO UPDATE REGULATIONS TO THE MIXED-USE DISTRICT, SECTION 24-58.7 "EASTERN MIXED-USE WATERFRONT DISTRICT (MU/EWF)" TO PROVIDE FOR AND UPDATE REGULATIONS AND REGULATING PLANS; PROVIDING FOR CODIFICATION; SEVERABILITY; CONFLICTS; AN EFFECTIVE DATE.**

#### Documents:

[MU-EWF ZONING CODE AMENDMENT ORDINANCE.PDF](#)  
[MU-EWF 24-58 24-58.7 PZB STAFF REPORT JULY 13 2020.PDF](#)  
[CURRENT ZONING ORDINANCE - SEC. 24\\_58\\_\\_MIXED\\_USE\\_\\_MU\\_\\_DISTRICT.PDF](#)  
[CURRENT ZONING ORDINANCE - SEC. 24\\_58.7\\_\\_EASTERN\\_MIXED\\_USE\\_WATERFRONT\\_DISTRICT\\_\\_MU\\_EWF.PDF](#)

### 4.I.i. Supplemental Memo

#### Documents:

[PZB\\_SUPPLEMENTAL\\_MEMO.PDF](#)

## 5. Discussion Item

**Reschedule Special Meeting from June 22nd to July 30th, 2020**

## 6. City Commission Update

### 6.I. City Commission Update

**Deck Variance, 3261 NE 165th Street, June 16, 2020 – Approved**  
**Humane Society, 16101 W. Dixie Hwy, June 16, 2020 – Approved**  
**Regions Bank, 16051 W Dixie Hwy, June 16, 2020 – Approved**  
**2020 Water Facilities Supply Workplan, First Reading, June 16, 2020 – Approved**

## 7. Public / Citizen Comments

**Next Meeting Date: Thursday, July 30, 2020**