



# NORTH MIAMI BEACH *Florida*

## Planning and Zoning Board Meeting Agenda

Monday, August 14, 2023, at 6:00 P.M.

City Commission Chambers, 2nd Floor City Hall

17011 N.E. 19th Avenue, North Miami Beach, Florida 33162

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

**Email**

PLANNING@CITYNMB.COM

1. 1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)  
**Marc St. Vil – Chair**  
**Larry Thompson – Vice Chair**  
**Larry Shinbaum**  
**Daniel Heisler**  
**Gregory Thomas**  
**Julian Kreisberg**  
**Vacant**

3. Presentations

4. Approval Of The July 10, 2023 Planning & Zoning Board Meeting Minutes

Documents:

[7.10.23 PZ BOARD MEETING MINUTES ADA.PDF](#)

5. Quasi-Judicial Public Hearing

- 5.I. Swearing In

- 5.II. Lanaar Academy - Site Plan Application And Six (6) Non-Use Variances.

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION AND SIX NON-USE VARIANCES FOR THE CONSTRUCTION OF A PRIVATE SCHOOL FACILITY FOR ELEMENTARY AND MIDDLE SCHOOL STUDENTS WITH 47 PARKING SPACES, 41± STAFF MEMBERS, AND A MAXIMUM OF 396 STUDENTS ON A 2.5 ACRE PARCEL OF LAND LOCATED AT 1998, 2000, 2054 AND 2065 NE 161 STREET AND 2051 NE 160 STREET; GRANTING A VARIANCE FOR THE SCREENING OF THE TWO SURFACE PARKING LOTS; GRANTING A VARIANCE OF REQUIRED PARKING SPACES AND TO PROVIDE A PORTION OF THAT PARKING OFF-SITE, TIED WITH A COVENANT IN LIEU OF UNITY OF TITLE; GRANTING A VARIANCE FOR THE LENGTH OF ADA PARKING**

SPACES; GRANTING A VARIANCE TO PERMIT THE GYMNASIUM AT 30'-0" WHERE 20'-0" IS THE MAXIMUM ALLOWED HEIGHT; GRANTING A VARIANCE FOR THE LOT SIZE - DEPTH AND WIDTH; GRANTING A VARIANCE FOR THE SECURITY WALL AND/OR FENCE; GRANTING A VARIANCE FOR THE BUILDING GLAZING REQUIREMENTS FOR THE NORTH GROUND LEVEL ELEVATION; GRANTING A VARIANCE FOR THE FENESTRATION REQUIREMENTS FOR THE NORTH GROUND LEVEL ELEVATION; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[LANAAR ACADEMY - LETTER OF INTENT.PDF](#)  
[LANAAR ACADEMY- STAFF REPORT.PDF](#)  
[LANAAR ACADEMY - ARCHITECTURE PLANS.PDF](#)  
[LANAAR ACADEMY - CIVIL PLANS.PDF](#)  
[LANAAR ACADEMY - LANDSCAPE PLAN.PDF](#)  
[LANAAR ACADEMY - TRAFFIC STUDY.PDF](#)  
[LANAAR ACADEMY - SURVEY 1.PDF](#)  
[LANAAR ACADEMY - SURVEY 2.PDF](#)  
[LANAAR ACADEMY - EXISTING PROPERTY PHOTOS.PDF](#)  
[LANAAR ACADEMY - CONCURRENCY SERVICE DEMAND ANALYSIS.PDF](#)  
[LANAAR ACADEMY - PROPOSED SECURITY AND OPERATIONS DIAGRAM.PDF](#)  
[LANAAR ACADEMY - SECURITY PLAN.PDF](#)  
[LANAAR ACADEMY - GARBAGE TRUCK PLAN.PDF](#)  
[LANAAR ACADEMY - APPLICATION.PDF](#)

5.III. May NMB - Site Plan Application With Thirteen (13) Non-Use Variances

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION WITH CONDITIONS AND THIRTEEN NON-USE VARIANCES FOR THE CONSTRUCTION OF A 2,075,810 GROSS SQUARE FEET, 34-STORY, MIXED-USE DEVELOPMENT WITH 1,217 RESIDENTIAL UNITS, AND 23,279 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE 1,622 PARKING SPACES ON A 3.03-ACRE SITE AREA LOCATED 16385-16445 WEST DIXIE HIGHWAY and 2255 NE 164 STREET; GRANTING A VARIANCE FROM SECTION 24-58 FIGURE MU-8 LOT STANDARDS FOR TOWER BUILDING TYPE TO ALLOW A WIDTH OF 480 FEET AND 6 INCHES WHERE 250 FEET IS THE MAXIMUM; GRANTING A VARIANCE FROM SECTION 24-58 FIGURE MU-8 TO REDUCE THE REQUIRED 15-FOOT TOWER SETBACK FOR THE NORTH TOWER FRONTING NE 22ND AVE; GRANTING A VARIANCE FROM SECTION 24-58 FIGURE MU-8 TO REDUCE THE REQUIRED 15-FOOT TOWER SETBACK FOR THE SOUTH TOWER FRONTING NE 22ND AVE; GRANTING A VARIANCE FROM SECTION 24-58 (K)(2)b.i. TO ALLOW DECORATIVE SCREEN ON PORTIONS FRONTING NE 164TH STREET AND NE 22ND AVENUE, IN LIEU OF THE LINER BUILDING; GRANTING A VARIANCE FROM SECTION 24-93(C)(2)(a) TO ALLOW FOR HANDICAPPED PARKING SPACES TO BE EIGHTEEN (18) FEET IN LENGTH; GRANTING A VARIANCE FROM SECTION 24-58(R)(2)c. TO ALLOW FOR A MAXIMUM GROUND FLOOR HEIGHT OF 25 FEET IN PORTIONS WITH NO MEZZANINE; GRANTING A VARIANCE FROM SECTION 24-58(R)(2)c. TO ALLOW FOR A MAXIMUM FLOOR-TO-FLOOR HEIGHT OF 20 FEET ON THE 8TH LEVEL OF THE PARKING GARAGE; GRANTING A VARIANCE FROM SECTION 24-58(S)(1)a. TO ALLOW A BUILDING LENGTH OF 474 FEET AND 4 INCHES ALONG NE 22 AVE WHERE A MAXIMUM OF 300 FEET IS THE MAXIMUM; GRANTING A VARIANCE FROM SECTION 24-58(S)(1)a. TO ALLOW A BUILDING LENGTH OF 427 FEET ALONG NE 164 STREET WHERE 300 FEET IS THE MAXIMUM; GRANTING A VARIANCE FROM SECTION 24-58(J)(3)a.i. TO ALLOW A PORTION OF NE 164 STREET TO BE COVERED BY THE PODIUM WHERE 95 PERCENT IS REQUIRED TO BE**

**OPEN TO SKY; GRANTING A VARIANCE FROM SECTION 24-58.1(H)(6)(a) FIGURE MU/TC-5 TO ALLOW A DEDICATED TURN LANE IN LIEU OF THE REQUIRED MEDIAN, WIDER SIDEWALKS IN LIEU OF ON STREET PARKING, AND VARY PORTIONS OF THE LANDSCAPE STRIP BY 2 FEET WHERE MINIMUM 5 FEET IS REQUIRED; GRANTING A VARIANCE FROM SECTION 24-58.1(I)(1)a. FIGURE MU/TC-8a TO PROVIDE DEDICATED TURN LANES IN LIEU OF THE MEDIAN REQUIRED BY URBAN GREENWAY TYPE UG 1a; GRANTING A VARIANCE FROM SECTION 24-95(D) TABLE IX-2 TO ALLOW PORTIONS OF DRIVE AISLES TO HAVE 22 FEET AND 22 FEET WIDTHS FOR 90-DEGREE PARKING WHERE 23 FEET IS REQUIRED; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Documents:

[MAY NMB - STAFF REPORT.PDF](#)  
[MAY NMB - LETTER OF INTENT.PDF](#)  
[MAY NMB - ARCHITECTURE 1.PDF](#)  
[MAY NMB - ARCHITECTURE 2.PDF](#)  
[MAY NMB - ARCHITECTURE 3.PDF](#)  
[MAY NMB - ARCHITECTURE 4.PDF](#)  
[MAY NMB - ARCHITECTURE 5.PDF](#)  
[MAY NMB - ARCHITECTURE 6.PDF](#)  
[MAY NMB - CIVIL PLANS.PDF](#)  
[MAY NMB - LANDSCAPE - MAY NMB.PDF](#)  
[MAY NMB - AUTOTURNS.PDF](#)  
[MAY NMB - LIGHTING SPECS.PDF](#)  
[MAY NMB - PHOTOMETRIC.PDF](#)  
[MAY NMB - TRAFFIC STUDY.PDF](#)  
[MAY NMB - TRAFFIC METHODOLOGY.PDF](#)  
[MAY NMB - SURVEY.PDF](#)  
[MAY NMB - CONCURRENCY SERVICE DEMAND ANALYSIS - MAY NMB.PDF](#)  
[MAY NMB - APPLICATION.PDF](#)

5.IV. Palm Aire - Code Amendment For Street Standards For West End Of Edge Sub-District Of MU-TC

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING THE CITY OF NORTH MIAMI BEACH CODE BY AMENDING CHAPTER XXIV, ENTITLED “ZONING AND LAND DEVELOPMENT,” ARTICLE V “ZONING USE DISTRICTS,” SECTION 24-58 “MIXED USE (MU) DISTRICT,” TO PROVIDE AN EXCEPTION FOR A CUL-DE-SAC, T-TURNAROUND ON THE EXISTING DEAD-END STREET OF NE 167 STREET AT THE SNAKE CREEK CANAL, AND AMENDING SECTION 24-58.1 ENTITLED “FULFORD MIXED-USE TOWN CENTER DISTRICT (MU/TC),” SUBSECTION (H) ENTITLED “STREET NETWORK CONNECTIVITY REGULATING PLAN AND STREET STANDARDS,” TO PROVIDE SPECIFIC STREET SECTIONS AND STANDARDS FOR ON-STREET PERPENDICULAR PARKING, DROP-OFF AREAS AND A CUL-DE-SAC, T-TURNAROUND FOR NE 167 AND 168 STREETS AND NE 17 AND 18 AVENUES IN THE EDGE SUBDISTRICT OF THE MU/TC; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Documents:

[PALM AIRE - STAFF REPORT CODE AMENDMENT- \(UPDATED 08-04-2023\).PDF](#)  
[PALM AIRE - CODE AMENDMENT FOR STREET STANDARDS FOR WEST END OF EDGE SUBDISTRICT OF MU-TC.PDF](#)

5.V. Palm Aire - Site Plan Application With Eighteen (18) Variances.

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION WITH CONDITIONS AND EIGHTEEN (18) NON-USE VARIANCES FOR THE CONSTRUCTION OF A MULTI-FAMILY, MIXED-USE DEVELOPMENT WITH SEVEN HUNDRED TWENTY EIGHT (728) RESIDENTIAL UNITS, EIGHT HUNDRED (800) SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACES, AND SEVEN HUNDRED NINETY FIVE (784) OFF-STREET 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 167th STREET; GRANTING A VARIANCE TO ALLOW DECORATIVE SCREENING OF THE NORTH PARKING GARAGE ELEVATION FRONTING NE 168th STREET (SECONDARY STREET FRONTAGE); GRANTING A VARIANCE TO ALLOW DECORATIVE SCREENING OF THE SOUTH PARKING GARAGE ELEVATION FRONTING NE 167th STREET (SECONDARY STREET FRONTAGE); GRANTING A VARIANCE TO PROVIDE A THIRTY SIX (36) FOOT WIDE ENTRANCE WITH ONE INGRESS AND TWO EGRESS LANES FOR THE SOUTH GARAGE; GRANTING A VARIANCE TO ALLOW PORTIONS OF THE GROUND FLOOR IN BUILDING 3 TO BE TWENTY FOUR (24) FEET AND FOUR (4) INCHES IN HEIGHT; GRANTING A VARIANCE TO ALLOW PORTIONS OF THE GROUND FLOOR IN THE SOUTH GARAGE TO BE TWENTY FOUR (24) FEET AND FOUR (4) INCHES IN HEIGHT; GRANTING A VARIANCE TO ALLOW PORTIONS OF THE GROUND FLOOR IN THE NORTH GARAGE TO BE TWENTY-FOUR (24) FEET AND FOUR (4) INCHES IN HEIGHT; GRANTING A VARIANCE TO ALLOW THE SOUTH SIDE OF BUILDING 1 TO HAVE A LENGTH OF FOUR HUNDRED FIVE (405) FEET AND NINE (9) INCHES WHERE THE MAXIMUM BUILDING LENGTH ALLOWED BY CODE IS THREE HUNDRED (300) FEET; GRANTING A VARIANCE FROM TO ALLOW FOR THE RETAIL AREA OF BUILDING 5 TO NOT HAVE TWO (2) MINIMUM FRONTAGES AND DIRECT ACCESS TO THE STREET, WHERE THE RETAIL SPACE SHALL BE DIRECTLY ACCESSIBLE FROM A STREET FRONTAGE, AND URBAN GREENWAY AND/ OR AN OPEN SPACE; GRANTING A VARIANCE TO ALLOW LOT 1 TO HAVE A BLOCK LENGTH OF EIGHT HUNDRED TWENTY-FIVE (825) FEET AND A PERIMETER OF APPROXIMATELY TWO THOUSAND (2,000) FEET, WHEN THE MAXIMUM BLOCK LENGTH IS SIX HUNDRED (600) FEET AND THE MAXIMUM PERIMETER ALLOWED IS ONE THOUSAND NINE HUNDRED (1,900) FEET; GRANTING A VARIANCE TO PROVIDE A CANAL GREENWAY TYPE 6, WITH A LANDSCAPE AREA BETWEEN THE CANAL GREENWAY AND THE MULTIPURPOSE TRAIL HAVING A WIDTH LESS THAN FIFTEEN (15) FEET ALONG PORTIONS OF THE GREENWAY THAT FRONT BUILDING 2; GRANTING A VARIANCE TO PROVIDE A MINIMUM WIDTH OF ELEVEN (11) FEET ALONG PORTIONS OF THE CANAL GREENWAY MULTIPURPOSE TRAIL THAT FRONT THE SOUTHWEST CORNER OF BUILDING 2; GRANTING A VARIANCE TO PROVIDE A TWENTY (20) PERCENT BUILDING FRONTAGE ALONG THE CANAL GREENWAY FOR BUILDING 2; GRANTING A VARIANCE TO ALLOW FOR A MAXIMUM SETBACK OF TWENTY SIX (26) FEET AND FIVE (5) INCHES FOR BUILDING 2 ALONG THE PORTIONS OF THE BUILDING THAT FRONT THE CANAL GREENWAY; GRANTING A VARIANCE TO ALLOW FOR A MAXIMUM SETBACK OF SEVENTEEN (17) FEET AND ELEVEN (11) INCHES FOR BUILDING 1 ALONG A PORTION OF THE BUILDING THAT FRONTS THE CANAL GREENWAY; GRANTING A VARIANCE TO PROVIDE A FOURTEEN (14) PERCENT BUILDING FRONTAGE ALONG THE CANAL GREENWAY FOR THE SOUTH PARKING GARAGE; GRANTING A VARIANCE TO ALLOW FOR A MAXIMUM SETBACK OF EIGHTEEN (18) FEET FOR THE SOUTH PARKING GARAGE ALONG THE PORTIONS OF THE BUILDING THAT FRONT THE CANAL GREENWAY; GRANTING A VARIANCE TO ALLOW FOR HANDICAPPED PARKING SPACES TO BE TWELVE (12) FEET IN WIDTH AND EIGHTEEN (18) INCHES IN LENGTH; GRANTING A VARIANCE TO ALLOW FOR PERPENDICULAR ON-STREET PARKING SPACES PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Documents:

[PALM AIRE - APPLICATION.PDF](#)  
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[PALM AIRE - STAFF REPORT.PDF](#)  
[PALM AIRE - PLANS - ARCHITECTURE.PDF](#)  
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PALM AIRE - PLANS - LANDSCAPE.PDF  
PALM AIRE - PLANS - PHOTOMETRIC.PDF  
PALM AIRE - PALM AIRE TRAFFIC STUDY.PDF  
PALM AIRE - SURVEY.PDF  
PALM AIRE - SECURITY PLAN.PDF  
PALM AIRE - SCHOOL CONCURRENCY DETERMINATION.PDF  
PALM AIRE - CONCURRENCY SERVICE DEMAND ANALYSIS FORM.PDF  
PALM AIRE - ECONOMIC AND FISCAL IMPACT ANALYSIS.PDF

6. Discussion Item

**The next Planning & Zoning Board meeting is scheduled for Monday, September 11, 2023.**