



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Meeting Agenda Tuesday, October 12, 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

Meeting ID: 818 4134 7639

Password: 607271

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

By Email

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 July 12th, 2021 Meeting Minutes

Documents:

4. Quasi-Judicial Public Hearing

4.I. Site Plan Approval And Variance Requests - "851 NE 167th Street-Mixed Use Building (Echad)"

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING CONDITIONAL USE, SITE PLAN, AND RELATED VARIANCES FROM THE ZONING AND LAND DEVELOPMENT CODE FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT CONSISTING OF THREE TOWERS WITH APPROXIMATELY 12,258 SQUARE FEET OF RETAIL SPACE, 3,866 SQUARE FEET OF RESTAURANT SPACE, 77,856 SQUARE FEET OF OFFICE SPACE, 223 HOTEL UNITS, AND 526 PARKING SPACES; GRANTING FOUR VARIANCES FROM SEC. 24-52(D)(3) REQUIRED MINIMUM YARD SETBACKS; GRANTING A VARIANCE FROM SEC. 24-52(D)(7)(a) REQUIRING USES PERMITTED TO BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED AND ROOFED STRUCTURE; GRANTING A VARIANCE FROM SEC. 24-81(A)(3) FOR REGULATIONS OF BALCONIES ENCROACHING ON REQUIRED SETBACKS; AND GRANTING CONDITIONAL USE APPROVAL FOR A HOTEL, ON PROPERTY LOCATED AT 851 NE 167 STREET, NORTH MIAMI BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[18-5 PZB STAFF REPORT ECHAD HOLDINGS -.PDF](#)
[ECHAD PLANS 1 OF 3.PDF](#)
[ECHAD PLANS 2 OF 3.PDF](#)
[ECHAD PLANS 3 OF 3.PDF](#)
[ECHAD - RESOLUTION.PDF](#)
[TRAFFIC STUDY.PDF](#)
[ZONING MAP DETAILS.PDF](#)
[801-851 NE 167TH STREET - REVISED LETTER OF INTENT.PDF](#)
[801-851 NE 167TH STREET - TRAD RESPONSE PACKAGE_TRAFFIC COMMENTS_RESPONSES MEMORANDUM.PDF](#)
[801-851 NE 167TH STREET - TRAFFIC MEMORANDUM 223 UNITS.PDF](#)
[801-851 NE 167TH STREET - CONCURRENCY SERVICE DEMAND ANALYSIS FORM.PDF](#)
[NEWSPAPER AD PUBLISHED.PDF](#)
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5. Legislation

5.I. Text Amendment - Ord. Section 24-172 (I) "Site Plan Expiration"

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," ARTICLE XV "OTHER DEVELOPMENT REVIEW PROCEDURES," SECTION 24-172, "SITE PLAN REVIEW," SUBSECTION (I), "EXPIRATION" TO ESTABLISH THE REQUIREMENT THAT SITE PLAN APPROVAL EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A MASTER BUILDING PERMIT IS ISSUED; AND AMENDING CHAPTER XXIV, "ZONING AND LAND DEVELOPMENT," APPENDIX A "LAND DEVELOPMENT FEE SCHEDULE," SUBSECTION (E)(3) "MISCELLANEOUS REQUESTS"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

STAFF REPORT - SITE PLAN EXPIRATION.PDF
DRAFT SITE PLAN EXPIRATION ORDINANCE.PDF
ORDINANCE - 2019-06.PDF
ORDINANCE NO. 2012-11.PDF
ORDINANCE 2008-22.PDF
FLORIDA STATUTE SECTION 252.363.PDF

6. Discussion Item

6.I. City Commission Update

- a. Canal Park West Site Plan application scheduled for City Commission on September 21, 2021
- b. Cookies Medical Marijuana Conditional Use application scheduled for City Commission on September 21, 2021

7. Public / City Commission Comments

1. None.
2. The next Planning & Zoning Board meeting is tentatively scheduled for Monday, November 8, 2021, at 6 pm.