



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Meeting Agenda Monday, October 24, 2022, 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: 868 5139 2663

Password: 730021

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

To Watch, but Not Speak

Comcast Channel 77
Live stream on www.citynmb.com

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

Email

NMBCOMDEV@CITYNMB.COM

1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)
Joseph Litowich – Chair
Marc St. Vil – Vice-Chair
Larry Thompson
Larry Shinbaum
Daniel Heisler
Donard St. Jean
Robert Dempster

3. Approval Of The September 12, 2022 Meeting Minutes

Documents:

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

4. Quasi-Judicial Public Hearing

- 4.I. Swearing In

4.II. Biscayne Office Complex - Site Plan And Conditional Use Application

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN FOR THE CONSTRUCTION OF A 18,000 GROSS SQUARE FEET, THREE-STORY COMMERCIAL BUILDING AND APPROVING A CONDITIONAL USE APPLICATION FOR A SIX-STORY PARKING GARAGE STRUCTURE OF 68,200 SQUARE FEET ON A 3.49-ACRE PARCEL LOCATED AT 15801, 15805, 15807 BISCAYNE BOULEVARD; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[BISCAYNE OFFICE COMPLEX - LETTER OF INTENT.PDF](#)
[BISCAYNE OFFICE COMPLEX - STAFF REPORT.PDF](#)
[BISCAYNE OFFICE COMPLEX - PLANS.PDF](#)
[BISCAYNE OFFICE COMPLEX - WARRANTY DEED.PDF](#)
[BISCAYNE OFFICE COMPLEX - BOUNDARY SURVEY.PDF](#)
[BISCAYNE OFFICE COMPLEX - TRAFFIC STUDY.PDF](#)
[BISCAYNE OFFICE COMPLEX - CONCURRENCY REVIEW APPLICATION.PDF](#)
[BISCAYNE OFFICE COMPLEX - NTC.PDF](#)

4.III. "BH-164 - Site Plan Application And Ten (10) Non-Use Variances And Two Administrative Waivers For The Property Located At 2261 NE 164th Street

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION WITH CONDITIONS AND GRANTING TEN NON-USE VARIANCES FOR THE CONSTRUCTION OF A 400,576 GROSS SQUARE FEET, 32-STORY, MIXED-USE DEVELOPMENT WITH 400 RESIDENTIAL UNITS, AND 1,825 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE, 587 PARKING SPACES, ON A 1.95-ACRE PARCEL LOCATED AT 2261 NE 164TH STREET; GRANTING A VARIANCE TO ALLOW ARCHITECTURAL SCREEN ON THE NORTH SIDE IN-LIEU OF A LINER BUILDING; GRANTING A VARIANCE TO ALLOW THE REQUIRED LANDSCAPE STRIP ON THE BACK OF THE SIDEWALK; GRANTING A VARIANCE TO REDUCE THE LENGTH OF THE HANDICAP PARKING SPACES; GRANTING A VARIANCE TO INCREASE THE MAXIMUM FLOOR HEIGHT OF THE 7TH FLOOR TO 18'-8"; GRANTING A VARIANCE TO REDUCE THE SETBACK FROM THE SECONDARY STREET TO 0 FEET; GRANTING A VARIANCE TO INCREASE THE FRONT SETBACK TO 125'-7"; GRANTING A VARIANCE TO REDUCE THE BUILDING FRONTAGE TO 77% ALONG THE PRIMARY STREET; GRANTING A VARIANCE TO REDUCE THE FRONTAGE ALONG THE CANAL TO 71%; GRANTING A VARIANCE TO INCREASE THE MAXIMUM SETBACK ALONG THE GREENWAY TO 80'-7"; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[BH 164 - LETTER OF INTENT.PDF](#)
[BH-164 STAFF REPORT.PDF](#)
[BH 164 - 1 OF 5 PLANS.PDF](#)
[BH 164 - 2 OF 5 PLANS.PDF](#)
[BH 164 - 3 OF 5 PLANS.PDF](#)
[BH 164 - 4 OF 5 PLANS.PDF](#)
[BH 164 - 5 OF 5 PLANS.PDF](#)
[BH 164 - SURVEY.PDF](#)
[BH-164 CONCURRENCY.PDF](#)

BH 164 - SCHOOL CONCURRENCY DETERMINATION.PDF
BH 164 - TRAFFIC STUDY.PDF
BH 164 - MAILING LABELS.PDF
BH 164 - APPLICATION.PDF

5. Legislation
6. Discussion Items
7. Public / Citizen Comments

The next Planning & Zoning Board meeting is scheduled for Monday, November 14, 2022.