



# NORTH MIAMI BEACH *Florida*

**Planning and Zoning Board Meeting Agenda  
Monday, November 28, 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](http://www.zoom.us)**

**Meeting ID: 868 5139 2663**

**Password: 730021**

**\*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**

**PLANNING@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. Presentations
  - 4.I. Active Design
5. Quasi-Judicial Public Hearing
  - 5.I. Swearing In

5.II. Site Plan Approval And Ten (10) Non-Use Variances And Two Administrative Waivers – “BH-164” – 2261 NE 164th Street, Requested By Matthew Amster, Esq

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN APPLICATION WITH CONDITIONS AND 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 FROM SECTION 24-58(K)(2)b.i. TO ALLOW DECORATIVE SCREENING OF THE PARKING GARAGE FRONTING NE 164 STREET (PRIMARY FRONTAGE), IN-LIEU OF THE REQUIRED LINER BUILDING; GRANTING A VARIANCE FROM SECTION 24-58 FIGURE MU-8 TO REDUCE THE REQUIRED 15-FOOT TOWER SETBACK ON THE SOUTHEAST CORNER TO 7'-2"; GRANTING A VARIANCE FROM SECTION 24-58(J)(3)c.,iv.,1., TO REVERSE THE CONFIGURATION OF THE LANDSCAPE STRIP AND SIDEWALK AND PERMIT A SECONDARY STREET WITH THE SIDEWALK ADJACENT TO THE DRIVE LANES ON BOTH SIDES; 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 FLOOR-TO-FLOOR HEIGHT OF 18'-8" ON THE 7TH LEVEL; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO REDUCE THE REQUIRED TEN (10) FEET SETBACK OF THE SECONDARY STREET TO A SETBACK OF ZERO (0'); GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO ALLOW FOR A SETBACK OF 125'-7" FROM THE PRIMARY STREET; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO REDUCE THE REQUIRED NINETY PERCENT (90%) FRONTAGE AND ALLOW SEVENTY-SEVEN (77%) PERCENT OF FRONTAGE ALONG THE PRIMARY STREET; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO REDUCE THE REQUIRED NINETY PERCENT (90%) FRONTAGE AND ALLOW SEVENTY-ONE (71%) PERCENT OF FRONTAGE ALONG THE CANAL GREENWAY; GRANTING A VARIANCE FROM SECTION 24-58.1(K)(2) TABLE MU/TC-4 TO INCREASE THE REQUIRED SETBACK OF FIFTEEN (15) FEET TO 80'-7" OF THE CANAL GREENWAY TYPE CG-2; 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-DRAFT RESOLUTION.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 - SCHOOL CONCURRENCY DETERMINATION.PDF](#)  
[BH 164 - TRAFFIC STUDY.PDF](#)  
[BH 164 - MAILING LABELS.PDF](#)  
[BH 164 - APPLICATION.PDF](#)

5.III. Biscayne Office Complex - Site Plan And Conditional Use Approval

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION FOR THE CONSTRUCTION OF A 18,000 GROSS SQUARE FEET, THREE-STORY COMMERCIAL BUILDING AND APPROVING A CONDITIONAL USE APPLICATION FOR A SIX-STORY 68,200 GROSS SQUARE FEET PARKING GARAGE STRUCTURE WITH 248 SPACES 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 - DRAFT RESOLUTION.PDF](#)  
[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](#)

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

**The next Planning & Zoning Board meeting is scheduled for Monday, December 12, 2022**