



CITY OF NORTH MIAMI BEACH VIRTUAL PUBLIC HEARING NOTICE

The City of North Miami Beach will hold a virtual public hearing on:
Monday, September 20, 2021 at 6:00 P.M.

The meeting agenda is available online at:
WWW.CITYNMB.COM

Members of the public may speak, watch, attend, or listen to the
virtual public hearing by following these instructions:

Ways to Watch and Speak during the Virtual Public Meeting:

To Watch on Comcast Channel 77
Live stream on WWW.CITYNMB.COM

Zoom Meeting: WWW.ZOOM.US

**By Phone: (646) 876-9923, (US Toll)
(301) 715-8592, (US Toll)
Press *9 to Raise Hand to Speak**

Meeting ID: 817 9280 8449/ Password: 373475

Email and address will be requested to register for the meeting

Any person requiring special accommodations to access this hearing is
asked to advise the City at least 5 days before the hearing by contacting
the City Clerk at 305-787-6001

PUBLIC COMMENTS

Public comments will be accepted by the following means:

By e-mail to:
NMBCOMDEV@CITYNMB.COM

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

Virtual Public Hearing:

**The City of North Miami Beach Planning and Zoning Board shall
consider the following Quasi-Judicial Items:
Conditional Use, Variances, and Site Plan Approval - "Mixed-Use
Development" - 851 NE 167th Street requested by Echad Holdings, LLC:**

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 ENCRANCHING 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.

PUBLIC RECORDS

The hearing will be recorded for later viewing and is a public record. The virtual chat, if any, will be saved and is a public record. Minutes of the hearing will be taken and will be made available.

**NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES
IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

AMERICANS WITH DISABILITIES ACT

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 5 days before the hearing by contacting the City Clerk at 305- 787-6001.

LOBBYING ACTIVITIES

In accordance with Section 2-161 of the City Code, adopting Section 2-11.1(s) of the Miami- Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities.

**Have questions or need additional information
signing into the Zoom meeting?
Email: NMBCOMDEV@CITYNMB.COM
Call: 305-948-2966**

**Written or physical evidence will be accepted no later than Monday,
September 20, 2021 by 4:00 P.M.**

**To submit written or physical evidence intended to be offered into
evidence during the Communication Media Technology proceedings:
Email: NMBCOMDEV@CITYNMB.COM
Call: 305-948-2966**