



**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, 2023 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)
(305) 715-8892, (US Toll)
Press '9' to Raise Hand to Speak

Meeting: 817 9250 5448 Password: 373478

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 email to:

NBSCONDEV@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 Item:

Conditional Use, Variances, and Site Plan Approval - "Mixed-Use Development" - 851 NE 16TH 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 12,256 SQUARE FEET OF RETAIL SPACE, 3,986 SQUARE FEET OF RESTAURANT SPACE, 77,886 SQUARE FEET OF OFFICE SPACE, 223 HOTEL UNITS, AND 525 PARKING SPACES; GRANTING FOUR VARIANCES FROM SEC. 24-52(2)(3) REQUIRING MINIMUM YARD SETBACKS; GRANTING A VARIANCE FROM SEC. 24-52(2)(7)(b) REQUIRING USES PERMITTED TO BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED AND ROOFED STRUCTURE; GRANTING A VARIANCE FROM SEC. 24-81(4)(d) FOR REGULATIONS OF BALCONIES ENCRoACHING ON REQUIRED SETBACKS; AND GRANTING CONDITIONAL USE APPROVAL FOR A HOTEL ON PROPERTY LOCATED AT 851 NE 16TH STREET, NORTH MIAMI BEACH, FLORIDA, AS LEGALLY DESCRIBED BY EXHIBIT 'A', PROVIDING FOR FINDINGS OF FACT, CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.



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ECHAD
Office Space for Lease
200 - 400 sq ft
AVAILABLE
305-777-1564