



CITY OF NORTH MIAMI BEACH PUBLIC HEARING NOTICE

The City of North Miami Beach will hold a public hearing on
Tuesday, June 17, 2025, at 6:00 P.M

City Hall, Commission Chambers, 2nd Floor
17011 NE 19th Avenue
North Miami Beach, FL 33162

The meeting agenda is available online at:

WWW.CITYNMB.COM

Any person requiring special accommodation 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 PM on the day of the meeting.

PUBLIC NOTICE is hereby given that the **City of North Miami Beach Mayor & City Commission** shall consider the following public hearing item(s):

The item before the Mayor and City Commission is a request for approval of a site plan, conditional use, and associated variances for the construction of a 3,181-square-foot fast-food restaurant with a drive-through. The proposed development includes an outdoor dining area with a covered patio, 15 on-site parking spaces, and landscaped features.

Submitted by Tracey Slavens, Esq., authorized agent for Raising Cane's Restaurants, LLC

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, FOR APPROVAL OF A DEVELOPMENT SITE PLAN INCLUDING CONDITIONAL USE, VARIANCES, AND CONDITIONS FOR THE CONSTRUCTION OF RAISING CANE'S RESTAURANT WITH DRIVE-THRU SERVICES. THE RESTAURANT CONSIST OF 3,181 SQUARE FEET OF INDOOR SPACE, A COVERED PATIO AREA FOR OUTDOOR DINING, A TWO-LANE DRIVE-THRU ACCOMMODATING UP TO 23 VEHICLES AT A TIME, AND FIFTEEN (15) PARKING SPACES. VARIANCES FROM SECTION 24-58.4(G)(4) TO WAIVE THE REQUIREMENT THAT A DRIVE-THROUGH IN THE MU/C DISTRICT MUST BE LOCATED WITHIN A PARKING GARAGE; FROM SECTION 24-58.4(K)(2)(A) AND SECTION 24-58(S)(3)(B)(i)(2) TO PERMIT THE BUILDING FRONTAGE AT 59% AND FORECOURT SIZE AT 79%; FROM SECTION 24-58(S)(1)(G)(i)(4) FROM THE GLAZING REQUIREMENTS; FROM SECTION 24-58(S)(1)(G)(i)(5) WINDOW PLACEMENT REQUIREMENT; FOR THE DEVELOPMENT TO BE LOCATED AT 14025 BISCAYNE BLVD; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

If you have any questions regarding any of these items, feel free to contact the Community Development Department at 305-948-2966 or nmbcomdev@citynmb.com located at 17050 N.E. 19th Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00 AM - 5:00 PM.

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.

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.

