



City of North Miami Beach, Florida
COMMUNITY DEVELOPMENT DEPARTMENT

**CITY COMMISSION
SUPPLEMENTAL MEMO**

TO: Mayor and City Commission
FROM: Justin Proffitt, AICP, Community Development Director
Sharon Cino, Planning and Zoning Manager
DATE: November 10, 2020
RE: Intracoastal Mall – MU /EWF Zoning Code Amendments

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The following are updates since the October 20, 2020 City Commission meeting:

At the October 20th City Commission meeting the applicant proposed and additional amendment to Sec. 24-58.7 – Eastern Mixed-Use Waterfront District (MU/EWF). The following is the proposed additional amendment:

ADDITIONAL AMENDMENT TO 24-58.7:

Sec. 24-58.7 - Eastern Mixed-Use Waterfront District (MU/EWF).

* * *

(G) Permitted Uses.

(1) Land Use Principles.

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d. Buildings fronting NE 35th Avenue, north of NE 164th Street, ~~shall~~may contain active use along all levels fronting NE 35th Avenue. Where liner buildings or active uses are not provided along NE 35th Avenue (North of 164th) the facade shall be screened with an architectural screening of the same overall design vocabulary and design concept for the proposed development. The screening of parking structures shall meet all other requirements in the code.

e. Buildings fronting NE 35th Avenue, south of NE 164th Street, ~~shall~~may contain active use along the ground floor only fronting NE 35th Avenue. Where liner buildings or active uses are not provided along NE 35th Avenue (south of NE 164th St.) the facade shall be screened with an architectural screening of the same overall design vocabulary and design concept for the proposed development. The screening of parking structures shall meet all other requirements in the code.

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RECONSIDERATION VOTE:

At the October 22, 2020 City Commission Meeting Mayor Anthony DeFellipo made a motion to reconsider items 10.1 and 10.2 from the Commission meeting on October 20th, 2020 “ Second reading of the text amendments to the Eastern Mixed Use Waterfront zoning district and the Intracoastal Mall Master Development Agreement”, to be heard in the soonest available meeting in November, at a special meeting, so as to permit appropriate notice, posting, and advertising. Commissioner Phyllis Smith seconded the motion. The motion carried 7-0.

COMMUNITY DEVELOPMENT RECOMENDATION:

Although staff is recommending approval for second and final reading, on October 30th, 2020, the applicant provided correspondence notifying the City that they are not prepared to proceed to a public hearing on the merits of the application scheduled for November 10th, 2020 and that instead they request that the matter be opened and then continued to a mutually agreed upon date in December 2020.

Attachment(s):

- Applicant zoning code amendment justification letter
- Draft ordinance for amendments to Article V. Zoning Use Districts Sec. 24-58 – Mixed Use (MU) and Amendments to Sec. 24-58.7 -Eastern Mixed-Use Waterfront District (MU/EWF)
- Existing ordinance Section 24-58 for reference
- Existing ordinance Section 24-5837 for reference
- Staff report
- Applicant Correspondence