



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Agenda

Monday, January 12, 2015 - 6:00 P.M.
City Council Chambers, 2nd Floor City Hall,
17011 N.E. 19 Avenue, North Miami Beach, Florida 33162

1. Pledge of Allegiance.

2. Roll Call of Board Members:

Julian Kriesberg, Vice Chair
Joseph Litowich
Jeffrey N. Lynn
Hector Marrero
Michael Mosher
Evan Piper, Chairperson
Saul Smukler

3. Approval of Minutes - Meeting of Monday, December 8, 2014.

4. Public Hearing Procedures

- **Swearing In of Interested Parties.**
- **Sign In of Interested Parties:** *Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address.*
- **Meeting Procedures:** *The following format will be utilized; however, the Chairperson in special circumstances may impose variations.*
 - *Identification of Agenda items by Chairperson*
 - *Applicant/Agent presentation*
 - *Community Development Staff Recommendation*
 - *Public comments (2-3 minute limitations may be placed due to number of speakers)*
 - *Public comment closes*
 - *Board discussion*
 - *Motion and Vote (as applicable)*

5. Old Business

- **Item 14-017: Comprehensive Plan Text and Future Land Use Map Amendment.**
Tabled by the Board on Monday, December 8, 2014. The item will come back before the Board on January 12th under the City-Wide Comprehensive Plan Amendment efforts.



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- Item 14-019: Zoning and Land Development Code Amendment to the maximum height permitted for fences and perimeter walls within the City's single-family residential districts. Approved by the Board unanimously on Monday, December 8, 2014 amending the point of measurement to be "the crown of the road."
- Item 14-020: Zoning and Land Development Code Amendment to the allowance of flat roofs on single-family homes as an architectural design element. Approved by the Board unanimously on Monday, December 8, 2014 amending the screening of rooftop equipment to be "appropriately screened."

6. New Business

a. **14-021: Comprehensive Plan Amendment-North Miami Beach, Fl**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ADOPTING AMENDMENTS TO ITS COMPREHENSIVE PLAN INCLUDING TO THE FUTURE LAND USE MAP, TEXT CHANGES TO THE FUTURE LAND USE AND TRANSPORTATION ELEMENTS; AMENDING THE FULFORD MU/TC, MIXED-USE TOWN CENTER DISTRICT; CREATING THE 163RD STREET SOUTH MU/EC, MIXED USE EMPLOYMENT CENTER, 159TH STREET MU/EC, MIXED-USE EMPLOYMENT CENTER, WEST DIXIE HIGHWAY MU/NC, MIXED-USE NEIGHBORHOOD CENTER, ARCH CREEK MU/C, MIXED-USE CORRIDOR, NORTHERN MU/WF, MIXED USE WATERFRONT, EASTERN MU/WF, MIXED-USE WATERFRONT, AND SOUTH MU/WF, MIXED USE WATERFRONT OVERLAY DISTRICTS; AMENDING THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY AND APPLY THE OVERLAY DESIGNATIONS TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); PROVIDING FOR CERTIFIED COPIES OF THIS ORDINANCE AND COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ALL OTHER UNITS OF LOCAL GOVERNMENT OR GOVERNMENTAL AGENCIES AS REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; SEVERABILITY; AND FOR AN EFFECTIVE DATE.

b. **Item 14-022: Comprehensive Plan Amendment-North Miami Beach, Fl**

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA TO ADOPT AN AMENDMENT TO THE WATER SUPPLY FACILITIES WORK PLAN AND TO AMEND THE CITY OF NORTH MIAMI BEACH'S COMPREHENSIVE PLAN TO STRENGTHEN COORDINATION BETWEEN WATER SUPPLY AND LOCAL LAND USE PLANNING BY AMENDING TEXT CONTAINED IN THE FUTURE LAND USE, INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENT ELEMENTS; PROVIDING FOR CERTIFIED COPIES OF THIS ORDINANCE AND COMPREHENSIVE PLAN TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ALL OTHER UNITS OF LOCAL GOVERNMENT OR GOVERNMENTAL AGENCIES AS REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR ADOPTION PURSUANT TO SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH



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COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

c. Item 14-018 (A): Vacation Abandonment-1875 N.E. 167th Street, North Miami Beach, FL 33162

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE VACATION AND ABANDONMENT OF THE SOUTHERN HALF OF THE MIAMI DRIVE RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 25,132 SQUARE FEET AS SHOWN ON THE PLAT "FULFORD OF THE SEA"; RECORDED IN PLAT BOOK 34 AT PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN FAVOR OF SHEFA TAL, LLC, (THE "APPLICANT"); WITH SUCH VACATION SUBJECT TO AND CONTINGENT UPON THE CITY'S APPROVAL OF THE APPLICANT'S SITE PLAN APPLICATION; AND WITH SUCH VACATION FURTHER SUBJECT TO AND CONTINGENT UPON APPLICANTS SATISFACTION OF THE CONDITIONS SET FORTH IN THIS RESOLUTION.

d. Item 14-018 (B): Site Plan Approval-1875 N.E. 167th Street, North Miami Beach, FL 33162

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 60,638 SQUARE FOOT, FIVE STORY MIXED-USE RETAIL AND OFFICE BUILDING ON AN ASSEMBLED 1.178 ACRE LOT, AS PROPOSED ON PROPERTY LEGALLY DESCRIBED AS:

ALL ON BLOCK 57-A OF FULFORD BY THE SEA SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF MIAMI DRIVE LYING DIRECTLY ADJACENT TO BLOCK 57A, 3RD REVISED PLAT OF SECTIONS A, B, D, E, F AND AMENDED PLATS OF SECTIONS C, G, H, I, AND J OF FULFORD BY THE SEA, DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A/K/A
1875 N.E. 167th Street
North Miami Beach, Florida

7. Public/Citizen Comments

8. Adjournment.

Carlos Rivero

City Planner
Community Development Department

Next Meeting: TBA



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All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to nmbcomdev@citynmb.com, FAX - 305.957.3517, or mail to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items/applications will be scheduled for City Council consideration.

Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council.

Should any person desire to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105).

In accordance with the American with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the office of the City Clerk no later than two (2) days prior to the proceeding at 305.787.6001. For assistance, if hearing impaired, telephone the TDD line at 305.948.2909 for assistance.