



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Agenda

Monday, February 9, 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, January 12, 2015.

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 14-019: Ordinance to amend Section 24-80 of “Fences, Walls, and Hedges” to clarify that the height of elevation of walls and fences shall be measured from the crown of the road.
Approved by City Council unanimously on Tuesday, January 20, 2015.
- Item 14-020: Ordinance to amend Section 24-41 of “RS-1, Residential Single Family District” and creating article VIII, Section 24-80.5 “Roofing” by permitting single family



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homes to have flat roofs as long as it is an architectural element only, and not planned or used as a rooftop terrace for recreational purposes and not accessible by elevator.

Approved by City Council unanimously on Tuesday, January 20, 2015.

- Item 14-021: Comprehensive Plan Text and Future Land Use Map Amendment (creation of mixed use districts).

Approved by City Council on 1st Reading on Tuesday, January 20, 2015.

- Item 14-022: Comprehensive Plan Text and Future Land Use Map Amendment (10-Year Water Supply Facilities Work Plan).

Pending for City Council Approval of 1st Reading on Tuesday, February 3, 2015.

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

Pending for City Council Approval on Tuesday, February 3, 2015.

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

Pending for City Council Approval on Tuesday, February 3, 2015.

6. New Business

14-021(B): Zoning and Land Development Code Amendment – North Miami Beach, FL:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE ZONING AND LAND DEVELOPMENT CODE OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, BY AMENDING CHAPTER XXIV "NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE" ARTICLE V "ZONING USE DISTRICTS"; SECTION 24-58 FCC FULFORD CITY CENTER (MIXED USE) TO BE DELETED AND REPLACED WITH "MIXED USE (MU) DISTRICT"; SECTION 24-58.1 "PURPOSE AND INTENT" TO BE AMENDED AND RENAMED "FULFORD MIXED USE TOWN CENTER DISTRICT (MU/TC)"; SECTION 24-58.2 "LAND USES" TO BE DELETED AND REPLACED WITH "MIXED USE EMPLOYMENT CENTER DISTRICT (MU/EC)"; SECTION 24-58.3 "SITE DESIGN" TO BE DELETED AND REPLACED WITH "MIXED USE NEIGHBORHOOD CENTER DISTRICT (MU/NC)"; SECTION 24-58.4 "BUILDING DESIGN" TO BE DELETED AND REPLACED WITH "ARCH CREEK MIXED USE CORRIDOR (MU/C)"; SECTION 24-58.5 "SUPPLEMENTAL REGULATIONS" TO BE DELETED AND REPLACED WITH "SOUTHERN MIXED USE WATERFRONT DISTRICT (MU/WF)"; SECTION 24-58.6 "NORTHERN MIXED USE WATERFRONT DISTRICT (MU/EF)" TO BE ADDED, AND; SECTION 24-58.7 "EASTERN MIXED USE WATERFRONT DISTRICT (MU/WF)" TO BE ADDED; CREATING CERTAIN MIXED USE OVERLAY DISTRICTS AND; PROVIDING FOR DISTRICT REGULATIONS AND SUB AREA REGULATING PLANS, STREET NETWORK CONNECTIVITY REGULATING PLANS, DESIGNATED PUBLIC OPEN SPACES AND GREENWAY SYSTEMS REGULATING PLANS, AND BUILDING HEIGHT REGULATING PLANS FOR EACH MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP, REFERENCED IN SECTION 24-31 OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, TO RE-ZONE CERTAIN PROPERTY AND APPLY THE MIXED USE OVERLAY DESIGNATIONS TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); PROVIDING FOR THE REPEAL OF ALL



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ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

7. Public/Citizen Comments

8. Adjournment.

Carlos Rivero

City Planner
Community Development Department

Next Meeting: TBA

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.