



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Agenda

Monday, May 9, 2016 - 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:

Jarret L. Gross
Julian Kriesberg, Vice Chair
Joseph Litowich
Hector Marrero
Evan Piper, Chairperson
Saul Smukler
Laurence J. Thompson

3. Approval of Minutes - Meeting of Monday, March 14, 2016 and April 11, 2016.

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 Community Development Director*
 - *Jennings Disclosures*
 - *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 16-008: Final Plat Approval for U.S. Storage Center – 15555 West Dixie Hwy, North Miami Beach, Florida:

- *Pending City Council approval on Tuesday, May 3, 2016.*



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6. New Business

Item 16-007: Site Plan Approval and Variance – 16415 NE 11 Avenue, North Miami Beach, Florida:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL, TO CONSTRUCT A NEW 11,152 SQUARE FOOT ONE-STORY, MODULAR BUILDING ON A 68,935 SQUARE FOOT LOT, AS PROPOSED; AND GRANTING A VARIANCE FROM SECTION 24-55 (D)(3) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE EIGHTEEN FEET (18') OF THE MINIMUM REQUIRED SIDE (CORNER) YARD SETBACK OF TWENTY-FIVE FEET (25'); IN THE CF DISTRICT, LOCATED AT 16415 NE 11 AVE, NORTH MIAMI BEACH, FLORIDA.

Item 16-010: Site Plan Approval – 1640 NE 164 Street, North Miami Beach, Florida:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 64,319 SQUARE FOOT, EIGHT-STORY MIXED-USE DEVELOPMENT PROJECT ON A 21,000 SQUARE FOOT LOT, INCLUDING 52 RESIDENTIAL UNITS AND 2,745 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; AND WITHIN THE CRA BOUNDARY, ON PROPERTY LOCATED AT 1640 NE 164 STREET.

Item 16-011- Site Plan and Conditional Use Approval – 14075 Biscayne Boulevard, North Miami Beach, Florida:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE AND SITE PLAN APPROVAL IN ACCORDANCE WITH SECTION 24-58.4 OF THE NORTH MIAMI BEACH CODE OF ORDINANCES FOR THE OPERATION OF AN OUTPARCEL PACKAGE LIQUOR STORE; AS PROPOSED, IN THE ARCH CREEK MIXED-USE CORRIDOR DISTRICT AND LOCATED AT 14075 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FLORIDA.

7. Public/Citizen Comments

8. Adjournment.

Richard Lorber

Director of Community Development

Next Meeting: June 13, 2016

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 mbcomdev@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.



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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, please call the TDD line at 305.948.2909 for assistance.