



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Agenda

Monday, October 19, 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
Hector Marrero
Michael Mosher
Evan Piper, Chairperson
Saul Smukler
Larry Thompson

3. Approval of Minutes - Meeting of Monday, August 10, 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 15-003:** Site Plan Approval – Soccer Academy – 1601 NE 165 ST, North Miami Beach, FL
 - *Approved by City Council on Tuesday, September 8, 2015*
- **Item 15-010:** Site Plan Approval and Variance – US Storage Centers – 15555 West Dixie Highway, North Miami Beach, FL
 - *Approved by City Council on Tuesday, September 8, 2015*



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6. New Business

Item 15-011: Site Plan Approval – The Riverwalk – 16375/16395 Biscayne Boulevard, North Miami Beach, FL:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 1,505,544 SQUARE FOOT, 32, 30 AND 18 STORY, THREE-TOWER MIXED-USE DEVELOPMENT; INCLUDING 730 RESIDENTIAL UNITS IN THE 32-STORY AND 30-STORY TOWERS, 177 HOTEL ROOMS IN THE 18-STORY TOWER AND 9,178 SQUARE FEET OF COMMERCIAL SPACE, AND CONDITIONAL USE APPROVAL FOR THE PROPOSED HOTEL COMPONENT, ON TWO LOTS WITH A COMBINED TOTAL OF 4.15 ACRES, AS PROPOSED; IN THE SOUTHERN MIXED-USE WATERFRONT DISTRICT, LOCATED AT 16375/16395 BISCAYNE BOULEVARD.

Item 15-014: Site Plan Approval – READ Capital Apartments - 2145 NE 164 Street, North Miami Beach, FL:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 638,855 SQUARE FOOT, EIGHT-STORY MIXED-USE DEVELOPMENT PROJECT ON A 2.57 ACRE LOT, INCLUDING 349 RESIDENTIAL UNITS AND 10,985 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; AND GRANTING A VARIANCE FROM TABLE MU/TC-4 OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE THE MAXIMUM PERMITTED PRIMARY STREET SETBACK OF 10 FEET ALONG WEST DIXIE HIGHWAY BY 20 FEET AND 4 INCHES, WHERE A GREATER FRONT PRIMARY STREET SETBACK OF 30 FEET AND 4 INCHES IS PROPOSED; IN THE CORE SUB-AREA OF THE FULFORD MIXED-USE TOWN CENTER DISTRICT, WITHIN THE CRA BOUNDARY, LOCATED AT 2145 NE 164 STREET.

Item 15-015: Site Plan Approval – Cambria Hotel & Suites – 16300 NE 19 Avenue, North Miami Beach, FL:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN AND CONDITIONAL USE APPROVAL TO CONSTRUCT A 231,045 SQUARE FOOT, 11-STORY HOTEL ON A .86 ACRE LOT, CONSISTING OF 165 HOTEL ROOMS, 8,640 SQUARE FEET OF MEETING SPACE AND 18,036 SQUARE FEET OF COMMERCIAL SPACE, AS PROPOSED; IN THE TRANSITION SUB-AREA OF THE FULFORD MIXED-USE TOWN CENTER DISTRICT, WITHIN THE CRA BOUNDARY, LOCATED AT 16300 NE 19 AVENUE

7. Public/Citizen Comments

8. Adjournment.

Carlos Rivero

City Planner
Community Development Department



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Next Meeting: November 9, 2015

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, please call the TDD line at 305.948.2909 for assistance.