



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Agenda

Monday, December 14, 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
Evan Piper, Chairperson
Jarret L. Gross
Laurence J. Thompson

3. Approval of Minutes - Meeting of Monday, October 19, 2015 and November 9, 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 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 15-012:** Site Plan Approval and Variance– The Harbour – 16385 Biscayne Boulevard, North Miami Beach, FL
 - *Approved by City Council Approval on Tuesday, December 1st, 2015*

6. New Business

Item 16-003: Site Plan Approval and Variances – 4098 NE 167 Street, North Miami Beach, Florida:



City of North Miami Beach, Florida

Community Development Department

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL, TO CONSTRUCT A TWELVE (12) UNIT, FOUR-STORY, CONDOMINIUM ON TWO VACANT LOTS WITH A COMBINED AREA OF 27,098 SQUARE FEET, AS PROPOSED; AND GRANTING A VARIANCE FROM SECTION 24-47 (D)(4) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE FIFTEEN FEET (15') OF THE MINIMUM REQUIRED REAR YARD SETBACK OF TWENTY-FIVE FEET (25'), WHERE A REAR YARD SETBACK OF TEN FEET (10') IS PROPOSED AT ONE CORNER OF THE BUILDING; AND GRANTING A VARIANCE FROM SECTION 24-47 (D)(5) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO INCREASE THE MAXIMUM BUILDING HEIGHT OF THREE (3) STORIES OR THIRTY-FIVE (35) FEET BY ONE (1) STORY AND FOURTEEN (14) FEET AND NINE (9) INCHES WHERE A BUILDING HEIGHT OF FOUR (4) STORIES AND FORTY-NINE (49) FEET AND NINE (9) INCHES IS PROPOSED; AND GRANTING A VARIANCE FROM SECTION 24-47 (D)(6) OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO ADD FIFTEEN PERCENT (15%) TO THE MAXIMUM LOT COVERAGE OF TWENTY-FIVE PERCENT (25%), WHERE LOT COVERAGE OF FORTY PERCENT (40%) IS PROPOSED; IN THE RM-19 DISTRICT, LOCATED AT 4098 NE 167 STREET, NORTH MIAMI BEACH, FLORIDA

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).



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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.