



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Virtual Meeting Agenda

Monday, May 4, 2020 - 6:00 P.M.

Join Zoom Meeting:

[https://us02web.zoom.us/j/87959263882?
pwd=MTM5R09BTWlwZXV3ZzZOMU5ocnh1UT09](https://us02web.zoom.us/j/87959263882?pwd=MTM5R09BTWlwZXV3ZzZOMU5ocnh1UT09)

Meeting ID: 879 5926 3882

Password:253069

1. Pledge Of Allegiance
2. Roll Call Of Board Members
 - Julian Kreisberg-Chair
 - Larry Thompson- Vice Chair
 - Larry Shinbaum
 - Joseph Litowich
 - Norman Edwards
 - Marc St. Vil
 - Donard St. Jean
3. Approval Of The February 11, 2020 Minutes

Documents:

[02112020 PLANNING AND ZONING BOARD MINUTES.PDF](#)

4. Quasi Judicial Public Hearings

4.I. Quasi Judicial Public Hearings

**Site plan approval to develop a 163, 600 sq. ft. seven story Self Storage facility -
15699 West Dixie Highway**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF
NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO
CONSTRUCT AN APPROXIMATELY 163,660 SQUARE FOOT SEVEN-STORY
SELF-STORAGE FACILITY ON A 1.33 ACRE PARCEL LOCATED AT 15699 WEST
DIXIE HIGHWAY, NORTH MIAMI BEACH, FLORIDA; PROVIDING FOR FINDINGS
OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL;
PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

Documents:

DRAFT RESOLUTION SELF-STORAGE FACILITY.PDF
STAFF REPORT SELF-STORAGE-FACILITY.PDF
SITE PLAN SELF-STORAGE FACILITY.PDF
CONCURRENCY REVIEW APPLICATION SELF-STORAGE.PDF
CITY TRAFFIC ENGINEER REVIEW SELF-STORAGE FACILITY.PDF
TRAFFIC ANALYSIS SELF-STORAGE FACILITY.PDF
APPLICATION SELF STORAGE.PDF

4.II. Quasi Judicial Public Hearings

Site plan and conditional use approval to redevelop 2,068 sq. ft. one story Taco Bell fast food restaurant with drive thru - 1650 NE 163rd Street

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE AND SITE PLAN APPROVAL FOR THE REDEVELOPMENT OF A 2,068 SQUARE FOOT, ONE-STORY FAST FOOD RESTAURANT WITH A DRIVE-THRU, ON A 0.78 ACRE PARCEL LOCATED AT 1650 NE 163 STREET, NORTH MIAMI BEACH, FLORIDA; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE PROVIDING FOR AN EFFECTIVE DATE.

Documents:

DRAFT RESOLUTION TACO BELL.PDF
STAFF REPORT TACO BELL.PDF
SITE PLAN TACO BELL.PDF
CONCURRENCY REVIEW APPLICATION TACO BELL.PDF
CITY TRAFFIC ENGINEER TACO BELL.PDF
TRAFFIC ANALYSIS TACO BELL.PDF
FINAL APPLICATION TACO BELL.PDF

5. Presentation And Discussion Itmes

Presentation and discussion items

- a. Development Update
- b. Quasi-Judicial Procedures

Documents:

DEVELOPMENT_SITES_4_28_2020.PDF
PZB QUASI JUDICIAL PROCEDURES.PDF

6. City Commission Approval Update

- a. Construction Fence Ordinance – Second Reading, February 18, 2020- Approved
- b. Rezoning Criteria Text Amendment – Second Reading, February 18, 2020 – Approved
- c. Skylake Synagogue Site Plan with Variances– 1850 NE 183rd Street, February 18, 2020- Approved

7. Public / Citizen Comments

Next Meeting Date: Monday, May 11th, 2020