



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Virtual Meeting Agenda

Monday, May 11, 2020 - 6:00 P.M.

Join Zoom Meeting: [https://us02web.zoom.us/j/85180420010?
pwd=MWp4TG1kRmc4M3dSdEJZb1R3M2JXdz09](https://us02web.zoom.us/j/85180420010?pwd=MWp4TG1kRmc4M3dSdEJZb1R3M2JXdz09)

Meeting ID: 851 8042 0010

Password:098324

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 May 4, 2020 Meeting Minutes

Documents:

[05042020 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

3.I. Quasi Judicial Public Hearings

3.II. Quasi Judicial Public Hearings

Variance approval to reduce setback to construct a wood deck – Deck Variance at 3261 NE 165 Street

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM SECTION 24-81(A) (5) OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE, TO PERMIT A DECK WITH A SETBACK OF ONE FOOT AND THREE INCHES, WHERE TWENTY-ONE IS THE MINIMUM SETBACK REQUIRED ON THE PROPERTY LOCATED AT 3261 NE 165 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.

Documents:

DRAFT RESOLUTION DECK VARIANCE.PDF
STAFF REPORT DECK VARIANCE.PDF
CONSTRUCTION PLANS DECK VARIANCE.PDF
CONSENTS TO APPLICATION DECK VARIANCE.PDF
APPLICATION DECK VARIANCE.PDF

3.III. Quasi Judicial Public Hearings

Site plan and variance approval to develop an additional 5,056 square feet to the existing building – Humane Society at 16101 West Dixie Highway

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING THE SITE PLAN AND VARIANCE APPROVALS, REQUESTED BY MARK ENGEL, FOR THE ADDITION OF 5,056 SQUARE FEET TO THE EXISTING HUMANE SOCIETY OF GREATER MIAMI BUILDING ON A 1.67 ACRE PARCEL, LOCATED AT 16101 WEST DIXIE HIGHWAY IN THE CITY; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Documents:

DRAFT RESOLUTION HUMANE SOCIETY.PDF
PZB STAFF REPORT HUMANE SOCIETY.PDF
SITE PLAN HUMANE SOCIETY.PDF
CONCURRENCY APPLICATION HUMANE SOCIETY.PDF
APPLICATION PACKET HUMANE SOCIETY.PDF

3.IV. Quasi Judicial Public Hearings

Site plan and five variances approval to develop an additional 19, 536 square feet of commercial space and enclosing a ground level covered area underneath the existing two-story bank building – Regions Bank at 16051 W. Dixie Highway

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN AND FIVE (5) RELATED VARIANCES FROM THE ZONING AND LAND DEVELOPMENT CODE (“CODE”) FOR AN ADDITION OF 19,536 GROSS FLOOR AREA OF COMMERCIAL SPACE FOR THE PROPERTY LOCATED AT 16051 WEST DIXIE HIGHWAY; GRANTING A VARIANCE FROM SECTION 24-58(K)(2)(a)(i) OF THE CODE TO PERMIT THREE (3) POINTS OF ACCESS FROM A PRIMARY STREET, WHERE ONLY ONE (1) POINT OF ACCESS IS PERMITTED; GRANTING A VARIANCE SECTION 24-58(L)(2)(b) OF THE CODE TO PERMIT A LANDSCAPE STRIP BETWEEN THE SIDEWALK AND PROPOSED BUILDINGS, WHERE THE CODE ONLY PERMITS LANDSCAPE STRIPS BETWEEN THE SIDEWALK AND BACK OF A CURB; GRANTING A VARIANCE FROM SECTION 24-58(L)(2)(d)(i) OF THE CODE TO WAIVE THE REQUIREMENT THAT STREET TREES SHALL BE SPACED AT A MAXIMUM THIRTY (30) FEET ON CENTER; GRANTING A VARIANCE FROM SECTION 24-58.2(l)(2)(a) OF THE CODE TO PERMIT THIRTYONE (31%) PERCENT OF CONTINUOUS SHADE ALONG THE URBAN GREENWAY, WHERE THE CODE REQUIRES A MINIMUM OF SEVENTY (70%) PERCENT; GRANTING A VARIANCE FROM SECTION 24-58.2(K)(2)(a) TO PERMIT A BUILDING FRONTAGE OF FIFTY-SEVEN (57%) PERCENT ON A PRIMARY STREET, WHERE THE CODE REQUIRES A BUILDING FRONTAGE OF NINETY (90%) PERCENT; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

DRAFT RESOLUTION REGIONS BANK.PDF
STAFF REPORT REGIONS BANK.PDF
TRAFFIC ANALYSIS REGIONS BANK.PDF
CITY TRAFFIC ENGINEER ANALYSIS REGIONS BANK.PDF
SITE PLAN REGIONS BANK.PDF
CONCURRENCY APPLICATION REGIONS BANK.PDF
APPLICATION REGIONS BANK.PDF

4. Presentation And Discussion Items

None

5. City Commission Update

None

6. **Public / Citizen Comments**

Next Meeting Date: Tuesday, May 26th, 2020