



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Meeting Agenda Monday, July 11, 2022, at 6:00 P.M.

Ways to Participate in this Public Hearing

In-Person

**Julius Littman Auditorium
17011 NE 19th Avenue
North Miami Beach, FL 33162**

By Zoom

www.zoom.us

**Meeting ID: 896 5147 7932
Password: 206028**

Email and Address required to sign-in and register for the meeting

By Phone

Phone: (646) 876-9923, (US Toll)
(301) 715-8592, (US Toll)
Press *9 to Raise Hand to Speak

To Watch, but Not Speak

Comcast Channel 77
Live stream on www.citynmb.com

By Email

NMBCOMDEV@CITYNMB.COM

Public comments will be accepted until 4:00 p.m. on the day of the meeting.

1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)
 - Joseph Litowich – Chair**
 - Marc St. Vil – Vice-Chair**
 - Larry Thompson**
 - Larry Shinbaum**
 - Daniel Heisler**
 - Donard St. Jean**
 - Robert Dempster**
3. Planning And Zoning Board Meeting Minutes
 - 3.I. Approval Of The March 14th Planning And Zoning Meeting Minutes

Documents:

[03.14.22 PZ BOARD MEETING MINUTES \(FINAL\).PDF](#)

3.i.i. Approval Of The April 11th Planning And Zoning Meeting Minutes

Documents:

[04.11.22 PZ BOARD MEETING MINUTES.DOCX](#)

4. Quasi-Judicial Public Hearing

4.I. Swearing In

4.II. Minor Site Plan Mod. And Elevation Changes - McDonalds

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, TO APPROVE THE SITE PLAN MODIFICATION TO MODIFY THE OUTDATED ARCHITECTURAL FEATURES OF THE EXISTING MCDONALDS FASTFOOD RESTAURANT LOCATED AT 2239 NE 163 STREET; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[MCDONALDS - SITE MOD LETTER OF INTENT.PDF](#)

[MCDONALDS - STAFF REPORT.PDF](#)

[MCDONALDS - PLANS.PDF](#)

4.III. Conditional Use Approval - Orthopedic Care Center

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE APPROVAL IN ACCORDANCE WITH SECTION 24-175 OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE FOR THE OPERATION OF A 3,888 SQUARE FOOT MEDICAL OFFICE BUILDING, AS PROPOSED ON PROPERTY ZONED RO RESIDENTIAL OFFICE DISTRICT, LOCATED AT 17200 NE 19TH AVE, NORTH MIAMI BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[ORTHOPEDIC CARE CENTER - LETTER OF INTENT.PDF](#)

[ORTHOPEDIC CARE CENTER - STAFF REPORT.PDF](#)

[ORTHOPEDIC CARE CENTER - SURVEY.PDF](#)

4.IV. Conditional Use Approval - North Academy

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE APPROVAL IN ACCORDANCE WITH SECTION 24-175 OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE FOR THE OPERATION OF A 4,342 SQUARE FOOT EDUCATIONAL FACILITY, AS PROPOSED ON PROPERTY ZONED MU/TC FULFORD MIXED USE TOWN CENTER, LOCATED AT 1813 NE 163 STREET, NORTH MIAMI BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[NORTH ACADEMY - LETTER OF INTENT CONCURRENCY ANALYSIS.PDF](#)
[NORTH ACADEMY - STAFF REPORT.PDF](#)
[NORTH ACADEMY - SITE PLAN.PDF](#)
[NORTH ACADEMY - BOUNDARY SURVEY.PDF](#)

- 4.V. Conditional Use Approval And Minor Site Plan Mod. - MuV Medical Marijuana Center
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, FOR A MINOR SITE PLAN MODIFICATION AND CONDITIONAL USE REQUEST FOR THE OPERATION OF A MEDICAL MARIJUANA DISPENSARY WITHIN AN EXISTING 4,337 SQUARE FOOT BUILDING FOR THE PROPERTY LOCATED AT 16635 NE 19 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[MUV - STATEMENT OF USE COVER LETTER.PDF](#)
[MUV - STAFF REPORT.PDF](#)
[MUV - SITE PLAN.PDF](#)
[MUV - TRAFFIC IMPACT ANALYSIS.PDF](#)

- 4.VI. Conditional Use Approval And Minor Site Mod. – Trulieve
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING APPROVAL OF A SITE PLAN MODIFICATION AND CONDITIONAL USE FOR THE OPERATION OF A 62,562 SQUARE FOOT MEDICAL MARIJUANA DISPENSARY, LOCATED AT 2250 163RD STREET, SUITE 1, WITHIN THE MIXED-USE EMPLOYMENT CENTER DISTRICT (MU/EC), PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[TRULIEVE - LETTER OF INTENT.PDF](#)
[TRULIEVE - STAFF REPORT.PDF](#)
[TRULIEVE - PLANS ARCHITECTURAL.PDF](#)

- 4.VII. Soleste On The Bay - Site Plan Application, Six Non-Use Variances And Two Waivers
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SITE PLAN MODIFICATION AND SIX RELATED VARIANCES FROM THE ZONING AND LAND DEVELOPMENT CODE TO MODIFY THE PREVIOUS APPROVED SITE PLAN UNDER RESOLUTION R2015-90 IN ORDER TO REDUCE THE DUAL TOWER CONFIGURATION INTO A SINGLE TOWER DESIGN; ELIMINATE THE HOTEL USES IN FAVOR OF INCREASED RESIDENTIAL UNITS, AND INCREASED RETAIL AND RESTAURANT USES TO ENHANCE PEDESTRIAN ACTIVITY AT THE GROUND LEVEL. THE CONSTRUCTION OF A 759,439 SQUARE FOOT, MIXED-USE DEVELOPMENT, A TWENTY EIGHT STORY TOWER WITH 363 DWELLING UNITS, WITH, 14,582 SQUARE FEET OF COMMERCIAL SPACE, AND 645 PARKING SPACES ON THE 2.15-ACRE SOUTH PARCEL LOCATED AT 16375 BISCAYNE BOULEVARD; GRANTING VARIANCES TO PERMIT DECORATIVE SCREENING OF THE PARKING GARAGE FRONTING BISCAYNE BOULEVARD; AN INCREASE IN THE ALLOWABLE BUILDING LENGTH; AN INCREASE IN THE

PERMITTED GROUND FLOOR HEIGHT; A REDUCTION IN THE REQUIRED TOWER SETBACKS; REDUCTION OF THE BUILDING FRONTAGE REQUIREMENT FOR THE FRONT (BISCAYNE BOULEVARD) AND REAR FRONTAGES; ELIMINATION OF THE FENESTRATION REQUIREMENT ALONG THE NORTHEASTERN, EASTERN, AND SOUTHEASTERN FRONTAGES OF THE BUILDING; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[SOLESTE - STAFF REPORT.PDF](#)
[SOLESTE - LETTER OF INTENT.PDF](#)
[SOLESTE - ARCHITECTURAL PLANS- PART 1.PDF](#)
[SOLESTE - ARCHITECTURAL PLANS - PART 2.PDF](#)
[SOLESTE - LANDSCAPE PLANS.PDF](#)
[SOLESTE - CIVIL PLANS.PDF](#)
[SOLESTE - PHOTOMETRIC PLANS.PDF](#)
[SOLESTE - SURVEY.PDF](#)
[SOLESTE - APPLICATION.PDF](#)
[SOLESTE - PLAT \(PB 155 P 861\).PDF](#)
[SOLESTE - DESIGN INTENT.PDF](#)
[SOLESTE - TRAFFIC STUDY PART 1.PDF](#)
[SOLESTE - TRAFFIC STUDY PART 2.PDF](#)
[SOLESTE - TRAFFIC STUDY PART 3.PDF](#)

5. Legislation

5.1. Property Rights Element - Comprehensive Plan Amendment

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6)(i), FLORIDA STATUTES (2021); PROVIDING FOR INCLUSION IN THE CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[PROPERTY RIGHTS ELEMENT - STAFF REPORT.PDF](#)
[PROPERTY RIGHTS ELEMENT - DRAFT ORDINANCE.PDF](#)
[FLORIDA STATUTE SECTION - REFERENCE ONLY.PDF](#)

6. Discussion Items

1. NMB Place, Echad, and Jungle Boys were approved at the June 21, 2022 City Commission Meeting.
2. PZ meetings will be in-person starting August 8, 2022.

7. Public / Citizen Comments

The next Planning & Zoning Board meeting is scheduled for Monday, August 8, 2022.