



# NORTH MIAMI BEACH *Florida*

## Planning and Zoning Board Virtual Meeting Agenda Monday, August 10, 2020 - 6:00 P.M.

### Ways to Participate in this Public Hearing

#### By Zoom

www.zoom.us

Meeting ID: 814 3579 2361

Password: 088805

\*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](http://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

Julian Kreisberg-Chair

Larry Thompson- Vice Chair

Larry Shinbaum

Joseph Litowich

Norman Edwards

Marc St. Vil

Donard St. Jean

### 2.I. Approval Of The July 13, 2020 Meeting Minutes.

#### 2.I.i. PZB Meeting Minutes

Documents:

[PZB MEETING MINUTES\\_JUL\\_13\\_2020.PDF](#)

### 3. Quasi Judicial Public Hearings

#### 3.I. Quasi Judicial Public Hearings

Non-Use Variance - "Chamo/Pirola Residence" - 16454 NE 27th Place by Rachel A.

Streitfeld, Esq. - Bright Side Legal

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH

**MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM THE CODE OF ORDINANCES CHAPTER XXIV, "ZONING AND LAND DEVELOPMENT CODE" (THE "ZLDC"), ARTICLE XV, "OTHER DEVELOPMENT REVIEW PROCEDURES," SECTION 24-176 ENTITLED "VARIANCES", SPECIFICALLY GRANTING A NON-USE VARIANCE FROM ARTICLE V, SECTION 24-47(D)(4) OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE, TO PERMIT AN ATRIUM ENCLOSURE ON THE PROPERTY WITH A SIDE SETBACK OF EIGHT FOOT AND SIX INCHES, WHERE TWENTY FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED ON THE PROPERTY LOCATED AT 16454 NE 27<sup>th</sup> PL, UNIT #37, 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:**

[ATRIUM VARIANCE APPLICATION PACKAGE.PDF](#)  
[BM20-518 PERMIT DRAWINGS.PDF](#)  
[20-14 ATRIUM VARIANCE PZB STAFF REPORT.PDF](#)  
[20-14 ATRIUM VARIANCE RESOLUTION.PDF](#)

**3.i.i. Quasi Judicial Public Hearings**

Site Plan Modification - "Riverwalk" - 16395 Biscayne Boulevard by Ethan B. Wasserman, Esq.

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, SITE PLAN MODIFICATION APPROVAL GRANTED UNDER RESOLUTION NO. 2015-90, TO GRANT SITE PLAN APPROVAL TO CONSTRUCT A 685,957 SQUARE FOOT, TWENTY-THREE STORY MIXED-USE DEVELOPMENT; CONSISTING OF 2,708 SQUARE FEET OF COMMERCIAL SPACE, 367 RESIDENTIAL UNITS, AND 655 PARKING SPACES, ON A 1.78 ACRE PARCEL LOCATED AT 16395 BISCAYNE BOULEVARD, 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:**

[PZB STAFF REPORT.PDF](#)  
[RESOLUTION.PDF](#)  
[SITE PLAN APPLICATION.PDF](#)  
[TRAD RESPONSES.PDF](#)  
[TRAFFIC ANALYSIS.PDF](#)  
[CITY TRAFFIC ENGINEER REVIEW.PDF](#)  
[SITEPLAN\\_PART2.PDF](#)  
[SITEPLAN\\_PART3.PDF](#)  
[SITEPLAN\\_PART4.PDF](#)  
[SITEPLAN\\_PART1.PDF](#)

**4. Public / Citizen Comments**

**4.i. Legislation**

Mixed-Use Phase II Comprehensive Plan Amendment

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN INCLUDING THE FUTURE LAND USE MAP, TEXT CHANGES TO THE FUTURE LAND USE; TO AMEND THE MIXED-USE NEIGHBORHOOD CENTER (MU/NC), TO PROVIDE FOR THE MIXED USE INTERNATIONAL BOULEVARD DISTRICT WEST (MU/IB-W), THE MIXED USE INTERNATIONAL BOULEVARD EAST DISTRICT (MU/IB-E) DISTRICTS; TO DELETE THE "MIXED USE: BUSINESS AND/OR RESIDENTIAL USE" FUTURE LAND USE CATEGORY; AMENDING THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY (AS PROVIDED FOR IN THE ATTACHED (EXHIBIT 1 AND EXHIBIT 2); AUTHORIZING TRANSMITTAL OF THESE ADOPTED AMENDMENTS TO THE AGENCIES REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE. *The items are on file and available for an examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM.***

Documents:

[20-11\\_MIXED\\_USE PHASE II COMP  
PLAN\\_REZONING\\_LAND\\_DEVELOPMENT\\_CODE\\_AMENDMENTS STAFF  
REPORT.PDF](#)  
[MIXED\\_USE PHASE II COMPREHENSIVE PLAN AMENDMENT  
ORDINANCE.PDF](#)  
[MIXED\\_USE\\_PHASE\\_II\\_PZB\\_PRESENTATION.PDF](#)  
[20-11\\_MIXED\\_USE\\_PHASE\\_II\\_COMMUNITYMEETINGSIGNSHEETS.PDF](#)

#### 4.ii. Legislation

Mixed-Use Phase II Rezoning and Land Development Code Amendments

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA AMENDING THE ZONING AND LAND DEVELOPMENT CODE OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, BY AMENDING CHAPTER XXIV "NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE" ARTICLE V "ZONING USE DISTRICTS"; AMENDING SECTION 24-58.1 TO ESTABLISH AND INCLUDE REGULATIONS FOR THE "MIXED-USE INTERNATIONAL BOULEVARD DISTRICT - WEST" AND "MIXED-USE INTERNATIONAL BOULEVARD DISTRICT - EAST"; AMENDING SECTION 24-58.3 TO EXPAND AND ESTABLISH REGULATIONS FOR "MIXED USE NEIGHBORHOOD CENTER DISTRICT (MU/NC)"; PROVIDING FOR DISTRICT REGULATIONS AND SUB AREA REGULATING PLANS, STREET NETWORK CONNECTIVITY REGULATING PLANS, DESIGNATED PUBLIC OPEN SPACES AND GREENWAY SYSTEMS REGULATING PLANS, AND BUILDING HEIGHT REGULATING PLANS FOR EACH MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP, REFERENCED IN SECTION 24-31 OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, TO RE-ZONE CERTAIN PROPERTY AND APPLY THE EXPANDED MIXED-USE DESIGNATIONS TO THOSE CERTAIN PROPERTIES (AS PROVIDED FOR IN THE ATTACHED EXHIBIT "A"); WHICH REPRESENTS AN AREA GREATER THAN FIVE (5%) OF THE TOTAL AREA OF THE CITY OF NORTH MIAMI BEACH; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE. *The items are on file and available for an examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-***

**5:00PM.**

Documents:

20-11\_MIXED\_USE PHASE II COMP  
PLAN\_REZONING\_LAND\_DEVELOPMENT\_CODE\_AMENDMENTS STAFF  
REPORT.PDF  
MIXED\_USE PHASE II REZONING AND LAND DEVELOPMENT CODE  
AMENDMENTS ORDINANCE.PDF

**Next Meeting Date: Monday, September 14, 2020**