



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Agenda

Monday, August 12, 2019 - 6:00 P.M.

City Commission 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
Norman Edwards
Kristina Wilson
Larry Thompson
Mark St. Vil
Larry Shinbaum

3. Approval Of The July 8, 2019 Meeting Minutes

Documents:

[JULY 8, 2019 PZB MINUTES.PDF](#)

4. Selection Of A Chair And Vice-Chair Of The Planning And Zoning Board

5. Quasi-Judicial Public Hearings

- 5.i. Variance From Section 24-85(A) "Swimming Pools" To Permit An Addition Onto An Existing Home Resulting In A Pool To Structure Setback Of Two (2) Feet Seven (7) Inches, Where A Five (5) Foot Setback Is Required By Noah & Reena Rabovsky - 1111 NE 175th Street.**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM SECTION 24-85(A) OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE, CHAPTER XXIV, ARTICLE VIII, ENTITLED "SWIMMING POOLS" TO PERMIT AN ADDITION TO AN EXISTING RESIDENTIAL PROPERTY TO HAVE A SETBACK OF TWO FEET AND SEVEN INCHES (2'-7") FROM THE STRUCTURE TO THE EXISTING POOL, WHERE FIVE (5) FEET IS THE MINIMUM SETBACK REQUIRED; ON THE PROPERTY LOCATED AT 1111 NE 175 STREET, NORTH MIAMI BEACH, FLORIDA.

Staff Recommendation: Approval with conditions.

Documents:

[19-8 RABOVSKY POOL VARIANCE _RESOLUTION _ PZB SJ.PDF](#)
[19-8 RABOVSKY POOL VARIANCE _ STAFF REPORT.PDF](#)
[19-8 RABOVSKY POOL VARIANCE _LETTER OF INTENT _ ARCHITECT.PDF](#)
[19-8 RABOVSKY POOL VARIANCE _LETTER OF INTENT _ OWNER.PDF](#)
[19-8 RABOVSKY POOL VARIANCE _ APPLICATION.PDF](#)
[19-8 RABOVSKY POOL VARIANCE _ SURVEY SIGNED.PDF](#)

5.II. Rezoning Of Property From RS-4, Residential Single-Family District To CF, Community Facilities District By Skylake Synagogue Inc. "Skylake Synagogue" – 1800, 1820, 1830, 1840, 1870, AND 1880 NE 183RD ST.

AN ORDINANCE OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, REZONING PROPERTY WITHIN THE CITY OF NORTH MIAMI BEACH LOCATED AT 1800, 1820, 1830, 1840, 1870, AND 1880 NE 183RD ST FROM A CLASSIFICATION OF "RS-4", RESIDENTIAL SINGLE FAMILY DISTRICT, TO A CLASSIFICATION OF "CF", COMMUNITY FACILITY DISTRICT, AND INSTRUCTING THE COMMUNITY DEVELOPMENT DIRECTOR TO MAKE ALL NECESSARY CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF NORTH MIAMI BEACH TO CARRY OUT THE INTENT OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE CODIFICATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Recommendation: Deferral.

5.III. Site Plan And Four (4) Variances By Skylake Synagogue Inc. "Skylake Synagogue" – 1800, 1820, 1830, 1840, 1870, AND 1880 NE 183RD ST.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO REDEVELOP AN EXISTING SYNAGOGUE FOR A TOTAL GROSS FLOOR AREA OF 49,302 SQUARE FEET.; AND GRANTING A VARIANCE FROM CHAPTER 24 OF THE ZONING AND LAND DEVELOPMENT CODE, ARTICLE V "CF, COMMUNITY FACILITIES," SECTION 24-55(D)(3) TO PERMIT A FRONT YARD SETBACK OF 10.16 FEET, WHEN A FORTY (40) FOOT SETBACK IS REQUIRED; AND GRANTING A VARIANCE FROM CHAPTER 24 OF THE ZONING AND LAND DEVELOPMENT CODE, ARTICLE V "CF, COMMUNITY FACILITIES," SECTION 24-55(D)(3), TO PERMIT A REAR SETBACK 10.76 FEET, WHEN A REAR SETBACK OF THIRTY (30) FEET IS REQUIRED; AND GRANTING A VARIANCE FROM CHAPTER 24 OF THE ZONING AND LAND DEVELOPMENT CODE, ARTICLE V "CF, COMMUNITY FACILITIES," SECTION 24-55 (D)(3), TO PERMIT A SIDE CORNER SETBACK OF 16.16 FEET, WHEN A THIRTY-FIVE (35) FOOT SETBACK IS REQUIRED; AND GRANTING A VARIANCE FROM CHAPTER 24 OF THE ZONING AND LAND DEVELOPMENT CODE, FROM ARTICLE IX "OFF-STREET PARKING AND LOADING" SECTION 24-95 "MINIMUM PARKING SPACE REQUIREMENTS" TO PROVIDE SIXTY-NINE (69) PARKING SPACES, WHEN 460 PARKING SPACES ARE REQUIRED; ON PROPERTY LOCATED AT 1850 NE 183RD STREET, NORTH MIAMI BEACH, FLORIDA.

Staff Recommendation: Deferral

6. Legislation

6.I. Ordinance Amending Chapter 24, Zoning And Land Development Code To Revise The "Administrative Variance And Waiver Process."

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION AMENDING THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER XXIV "ZONING AND LAND DEVELOPMENT," SPECIFICALLY SECTION 24-22, "DEFINITIONS" TO ADD ADDITIONAL DEFINITIONS, SECTION 24-44.2, "MH-1 MOBILE HOME SUBDIVISION DISTRICT (PREVIOUSLY RS-6)" TO UPDATE THE CITY CODE TO REFLECT THE AMENDED SECTIONS, SECTION 24-172, "SITE PLAN

REVIEW” TO CHANGE REFERENCES FROM COUNCIL TO COMMISSION AND RELOCATE THE ADMINISTRATIVE AUTHORITY FOR SITE PLAN AMENDMENTS, SECTION 24-176, “VARIANCE” TO REMOVE THE ADMINISTRATIVE AUTHORITY FOR SITE PLAN AMENDMENTS, SECTION 24-176.1, “ADMINISTRATIVE CODE VARIANCE AND WAIVER PROCESS” TO DELETE THE FORMER SECTION 24-176.1, “ADMINISTRATIVE CODE VARIANCE AND WAIVER PROCESS” AND REPLACE THE PROVISION WITH REGULATIONS THAT PROVIDE BETTER GUIDELINES AND ENSURES DUE PROCESS IS MET, SECTION 24-177, “SPECIAL LIMITED CONDITIONAL USES” TO CHANGE REFERENCES FROM COUNCIL TO COMMISSION, AND SECTION 24-179, “PLANNING AND ZONING BOARD” TO UPDATE THE CITY CODE TO REFLECT THE AMENDED SECTIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

Staff Recommendation: Approval.

Documents:

[ADMIN VARIANCE AND WAIVER ORDINANCE - PZB STAFF REPORT.PDF](#)
[ADMINISTRATIVE VARIANCE AND WAIVER PROCESS DRAFT ORDINANCE.PDF](#)

7. Presentation And Discussion Items

7.I. City Commission Approval Update:

- **Conditional Use and Site Plan to Permit the Renovation and Redevelopment of the Existing Service Station by Urbieta Westar Holding, Inc. "Playa Valero" – 2599 NE 163rd Street. Public hearing will be held at the August 20th, 2019 City Commission Meeting.**

8. Public / Citizen Comments

Next Meeting Date: Monday, September 9th, 2019