



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Agenda

Tuesday, September 24th, 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. Selection Of A Chair And Vice-Chair Of The Planning And Zoning Board

4. Quasi-Judicial Public Hearings

4.I. Amendments To Site Plan And Conditional Use Approvals “Jefferson Plaza” – 850 North Miami Beach Boulevard By Sontic Ward, LLC

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING SITE PLAN AND CONDITIONAL USE APPROVALS GRANTED UNDER RESOLUTION NO. R2019-01; TO GRANT SITE PLAN APPROVAL FOR UPDATED DESIGN FEATURES TO THE FAÇADE OF BUILDINGS AND THE ADDITION OF A WATER FEATURE TO THE SITE; TO GRANT CONDITIONAL USE APPROVAL FOR AN ADDITION OF A DRIVE-THRU COMPONENT TO A RESTAURANT ON “OUTPARCEL B” AND TO CONSTRUCT A 4,975 SQUARE FOOT RESTAURANT WITH A DRIVE-THRU ON “OUTPARCEL A”, AS PROPOSED; ON PROPERTY COMPRISED OF 19.45 ACRES OF LAND, LOCATED AT 850 NORTH MIAMI BEACH BOULEVARD, NORTH MIAMI BEACH, FLORIDA.

Documents:

[JEFFERSON PLAZA AMENDMENT DRAFT RESOLUTION.PDF](#)
[JEFFERSON PLAZA AMENDMENT PZB STAFF REPORT.PDF](#)
[JEFFERSON PLAZA AMENDED SITE PLAN.PDF](#)
[JEFFERSON PLAZA CHICK-FIL-A LETTER OF INTENT.PDF](#)
[JEFFERSON PLAZA LETTER OF INTENT.PDF](#)
[JEFFERSON PLAZA COMMENT RESPONSES.PDF](#)
[JEFFERSON PLAZA CHICK-FIL-A TRIP GENERATION AND STACKING ANALYSIS.PDF](#)
[JEFFERSON PLAZA CHICK-FIL-A MASTER SIGN PLAN.PDF](#)
[RESOLUTION NO. R2019-01.PDF](#)

4.II. Requesting Final Plat Approval – “Jefferson Plaza” – 850 North Miami Beach Boulevard By Sontic Ward, LLC:

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

MIAMI BEACH, FLORIDA, APPROVING, PURSUANT TO SECTION 24-178 OF THE NORTH MIAMI BEACH CODE OF ORDINANCES, THE FINAL PLAT ENTITLED “JEFFERSON PLAZA” LOCATED AT 850 NORTH MIAMI BEACH, FLORIDA, AND LEGALLY DESCRIBED IN ATTACHMENT “A”; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[JEFFERSON_PLAZA_FINAL_PLAT_DRAFT_RESO_.PDF](#)
[18-7 JEFFERSON PLAZA _ FINAL PLAT_STAFF_REPORT.PDF](#)
[FINAL-PLAT_9_16_19.PDF](#)
[RESPONSES TO TRAD COMMENTS, BY KEITH ENGINEERING.PDF](#)
[TENTATIVE PLAT _TRAD APPROVAL.PDF](#)

5. Legislation

5.I. Zoning And Land Development Code Text Amendment By The City Of North Miami Beach - Floodplain And Subdivision Standards Ordinance

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION AMENDING THE CITY OF NORTH MIAMI BEACH CODE OF ORDINANCES TO REPEAL CODE OF ORDINANCES CHAPTER XXIV ZONING AND LAND DEVELOPMENT, ARTICLE X SUBDIVISION AND FLOODPLAIN STANDARDS; TO ADOPT A NEW ARTICLE X FLOODPLAIN AND SUBDIVISION STANDARDS; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; PROVIDING FOR APPLICABILITY; SEVERABILITY; CODIFICATION AND AN EFFECTIVE DATE.

Documents:

[PZB FLOODPLAIN ORD NO 2019-XX PZ SJ_RCQ 8.26.2019.PDF](#)
[19-13 FLOODPLAIN AND SUBDIVISION STANDARDS ORDINANCE \(PZB 9.24.2019\).PDF](#)
[ORDINANCE NO. 2009-18.PDF](#)

6. Presentation And Discussion Items

6.I. Community Rating System (CRS) Strategic Plan Presentation

Documents:

[CRS STRATEGIC PLAN _ 9.12.2019.PDF](#)

7. City Commission Approval Update:

1. Playa Valero – Conditional Use and Site Plan to permit the renovation and redevelopment of the existing service station by Urbietta Westar Holding, Inc. “Playa Valero” -2599 NE 163rd Street – Approved

2. Rabovsky Pool Variance - Approved

8. Public / Citizen Comments

Next Meeting Date: Monday, October 29th, 2019