



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Meeting Agenda

Monday, October 16, 2023, at 6:00 P.M.

City Commission Chambers, 2nd Floor, City Hall
17011 NE 19th Avenue, North Miami Beach, FL 33162

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

Email

PLANNING@CITYNMB.COM

1. 1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)
Mark St. Vil – Chair
Larry Thompson - Vice Chair
Larry Shinbaum
Daniel Heisler
Gregory Thomas
Julian Kreisberg
Vacant
3. Approval Of September 11, 2023 Planning & Zoning Board Meeting Minutes

Documents:

[9.11.23 PZ BOARD MEETING MINUTES.PDF](#)

4. Legislation

- 4.1. Mobile Vendor Ordinance

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, BY AMENDING THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH BY AMENDING CHAPTER VIII ENTITLED “SUPPLEMENTAL REGULATIONS”, SPECIFICALLY AT SECTION 24-86 “ACCESSORY USES AND STRUCTURES” TO ALLOW MOBILE VENDORS TO OPERATE IN PARTICULAR AREAS OF THE CITY, SUBJECT TO CERTAIN STANDARDS, AMENDING CHAPTER IX ENTITLED “OFF-STREET PARKING AND LOADING”, SPECIFICALLY AT SECTION 24-92(C) “RESTRICTIONS” TO ALLOW FOR THE PARKING OF MOBILE VENDING VEHICLES IN OFF-STREET PARKING AREAS, SUBJECT TO CERTAIN STANDARDS, AMENDING CHAPTER XII ENTITLED “LOCAL BUSINESS TAX RECEIPTS AND REGULATIONS”, SPECIFICALLY AT SECTION 12-9 “PEDDLERS AND SOLICITORS” TO MODIFY THE DEFINITION OF PEDDLERS TO INCLUDE MOBILE VENDORS, CREATING A NEW SECTION 12-8 ENTITLED “MOBILE VENDORS”; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT

THEREWITH; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

Documents:

[FOOD TRUCK ORDINANCE DRAFT.PDF](#)

4.II. Multi-Family Parking Regulation Requirements- Text Amendment

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING CHAPTER 24 OF THE CITY CODE ENTITLED “ZONING AND LAND DEVELOPMENT” BY SPECIFICALLY AMENDING ARTICLE 5 ENTITLED “ZONING USE DISTRICTS” TO MODIFY THE RESIDENTIAL CATEGORY MINIMUM AND MAXIMUM REQUIREMENTS FROM SECTION 24-58.1 FULFORD MIXED-USE TOWN CENTER DISTRICT “TABLE MU/TC-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.2 MIXED-USE EMPLOYMENT CENTER DISTRICT “TABLE MU/EC-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.3 MIXED-USE NEIGHBORHOOD CENTER DISTRICT “TABLE MU/NC-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.4 ARCH CREEK MIXED-USE CORRIDOR DISTRICT “TABLE MU/C-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.5 SOUTHERN MIXED-USE WATERFRONT DISTRICT “TABLE MU/SWF-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.6 NORTHERN MIXED-USE WATERFRONT DISTRICT “TABLE MU/NWF-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.7 - EASTERN MIXED-USE WATERFRONT DISTRICT “TABLE MU/EFW-5 MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE,” SECTION 24-58.8 - INTERNATIONAL BOULEVARD DISTRICT (MU/IB), PART III. URBAN DESIGN STANDARDS, “TABLE MU/IB-7. MINIMUM AND MAXIMUM PARKING REQUIREMENTS BY USE;” AND TO AMEND ARTICLE IX SECTION 24-93 ENTITLED “PARKING LOT DESIGN STANDARDS’ TO CREATE SUBSECTION (L) “MULTI-FAMILY TANDEM PARKING” AND SUBSECTION (M) “VALET PARKING” AND SUBSECTION (N) “FEE-BASED PARKING”; AND AMEND ARTICLE IX SECTION 24-95 ENTITLED “MINIMUM SPACE REQUIREMENTS” TO CLARIFY AND INCREASE PARKING SPACE REQUIREMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[MULTI-FAMILY PARKING - PZ STAFF REPORT.PDF](#)
[NMB MU AND PARKING REGS ORDINANCE DRAFT 10.3.23.PDF](#)

5. Quasi-Judicial Public Hearing

5.I. Swearing In

5.II. B-Side Liquors- Conditional Use Approval

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 1,100 SQUARE FOOT PACKAGE LIQUOR STORE, LOCATED AT 73 NW 167TH STREET, NORTH MIAMI BEACH, FLORIDA, WITHIN THE MU/IB MIXED USE INTERNATIONAL BOULEVARD ZONING DISTRICT 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:

B-SIDE LIQUORS STAFF REPORT.PDF
LETTER OF INTENT B-SIDE LIQUOR REVISED.PDF
CONDITIONAL USE APP EXECUTED-TRAD.PDF
B-SIDE SITE PLAN.PDF
SECURITY PLANS.PDF
BOUNDARY SURVEYS.PDF
TRAFFIC STUDY RESPONSE-COMBINED.PDF
CONCURRENCY-SERVICE-DEMAND-ANALYSIS-FORM-FINAL.PDF
MIAMI-DADE OFFICIAL RECORDS - CFN DETAILS.PDF

5.III. Citadel Health Center- Special Limited Conditional Use, 7 Variances, And Site Plan Approval

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE SPECIAL LIMITED CONDITIONAL USE APPLICATION, SITE PLAN AND SIX NON-USE VARIANCES FOR THE CONSTRUCTION OF A 116,200 SQUARE FEET, SKILLED NURSING FACILITY WITH 147 BEDS, AND 59 PARKING SPACES ON A 3.22-ACRE PARCEL LOCATED AT 1800 NE 168TH STREET; GRANTING A VARIANCE TO PROVIDE A 17'-9" GREENWAY, WITH A 9'-9" MINIMUM LANDSCAPE STRIP; GRANTING A VARIANCE TO PROVIDE A BUILDING FRONTAGE OF 10% ALONG A SECONDARY STREET (NE 167 STREET); GRANTING A VARIANCE TO PROVIDE A BUILDING FRONTAGE OF 86% ALONG A PRIMARY STREET (NE 19TH AVENUE); GRANTING A VARIANCE TO PROVIDE ONLY ONE LOADING ZONE; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

CITADEL - STAFF REPORT.PDF
LETTER OF INTENT _ SITE PLAN APPROVAL WITH VARIANCES.PDF
SITE PLAN APPLICATION - CITADEL CARE CENTERS SENIOR HEALTH CAMPUS.PDF
ARCHITECTURAL SITE PLAN REVISION 3 SET.PDF
CIVIL PLANS.PDF
PHOTOMETRIC PLANS.PDF
LANDSCAPE PLANS.PDF
IRRIGATION PLANS.PDF
APPROVED FIRE ACCESS PLANS.PDF
TRAFFIC STUDY.PDF
2022-07-08 TRAFFIC METHODOLOGY CITADEL NURSING HOME.PDF
TPLAT-SIGNED.PDF
LEGAL DESCRIPTIONS FOR VACATED PROPERTY.PDF

6. Discussion Item

The next Planning & Zoning Board meeting is scheduled for Monday, November 13, 2023.