



# NORTH MIAMI BEACH *Florida*

## **Planning and Zoning Board Agenda**

Monday, July 8, 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. Approval Of The Minutes**

Documents:

[MARCH 11,2019 PZB MINUTES.PDF](#)

### **5. Quasi-Judicial Public Hearings**

#### **5.I. 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.II. 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**

**5.III. 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.**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL IN ACCORDANCE WITH SECTION 24-52(C)(16) AND CONDITIONAL USE APPROVAL IN ACCORDANCE WITH SECTION 24-175 OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE FOR THE REDEVELOPMENT OF AN EXISTING SERVICE STATION, AS PROPOSED; ON PROPERTY ZONED B-2 GENERAL BUSINESS DISTRICT, LOCATED AT 2599 NE 163rd ST.

**Staff Recommendation: Approval with conditions.**

**Documents:**

[PLAYA VALERO DRAFT RESOLUTION.PDF](#)  
[PLAYA VALERO STAFF REPORT.PDF](#)  
[PLAYA VALERO PLANNING AND ZONING APPLICATION.PDF](#)  
[PLAYA VALERO LETTER OF INTENT.PDF](#)  
[PLAYA VALERO MAILING LABELS.PDF](#)  
[PLAYA VALERO TRAFFIC GENERATION STATEMENT.PDF](#)  
[PLAYA VALERO SITE PLAN.PDF](#)

**6. Presentations And Discussion Items**

- **Presentation: Phase II Mixed-Use Zoning Study Update**
- **City Commission Approval Update:**
- **"Capri Tower" at 13899 Biscayne Blvd. approved by the City Commission at the June 18, 2019 meeting.**

**Documents:**

[PHASE II MIXED-USE ZONING STUDY UPDATE PZB 7-8-19.PDF](#)

**7. Legislation**  
**None.**

**8. Public / Citizen Comments**

**Next Meeting Date: Monday, August 12, 2019**