



City of North Miami Beach, Florida

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING & ZONING BOARD MEETING

Monday, October 30th, 2018

Attendees:

Board Members:

Julian Kreisberg, Vice Chair
Kristina Wilson
Joseph Litowich
Norman Edwards
Richard Wiener

Staff:

Justin Proffitt, Planning & Zoning Manager
Mario Duron, Jr., Associate Planner
Ana Parada, Assistant Planner
Geovanni Denis, Assistant City Attorney
Sarah Johnston, Deputy City Attorney

1. Pledge of Allegiance

Vice Chair Kreisberg called the meeting to order at 6:06 p.m. The Pledge of Allegiance was recited.

2. Roll Call of Board Members

Roll was called. Saul Smukler was absent. It was noted that a quorum was present.

3. Approval of Minutes - Meeting of August 13th, 2018

Motion made by Ms. Wilson, and seconded by Mr. Wiener, to move to approve for the minutes from August 13th, 2018 meeting. All in favor.

4. Public/Citizen Oath

5. Quasi-Judicial Public Hearings

- **Site Plan, Conditional Use, and Variance – “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, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 232,711 SQUARE FOOT SHOPPING CENTER; GRANTING CONDITIONAL USE APPROVAL FOR A 2,824 SQUARE FOOT VEHICLE SERVICE STATION; AND GRANTING A VARIANCE FROM ARTICLE IX, “OFF-STREET PARKING AND LOADING,” AND SECTION 24-98(A)(1), “NUMBER OF ACCESS POINTS,” OF THE ZONING AND LAND DEVELOPMENT CODE, TO PERMIT A TOTAL OF SEVEN (7) ACCESS POINTS TO THE DEVELOPMENT, WHERE THE CODE PERMITS A MAXIMUM OF TWO (2) ACCESS

POINTS; ON PROPERTY LOCATED AT 850 NORTH MIAMI BEACH BOULEVARD AND COMPRISED OF 19.45 ACRES OF LAND, NORTH MIAMI BEACH, FLORIDA.

Motion made by Mr. Weiner and seconded by Mr. Litowich, to move to approve the site plan, conditional use, and variance. **Motion passed unanimously 5-0.**

Motion to approve:

Vice Chair Julian Kreisberg	Yes
Joseph Litowich	Yes
Saul Smukler (absent)	N/A
Richard Wiener	Yes
Norman Edwards	Yes
Kristina Wilson	Yes

- **Site Plan, Three (3) Variances – “17450 Biscayne Blvd” – 17450 Biscayne Boulevard by MTV Biscayne LLC:**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT 19,250 SQUARE FEET OF COMMERCIAL DEVELOPMENT, CONSISTING OF THREE (3) STAND-ALONE BUILDINGS; AND GRANTING A VARIANCE FROM SECTION 24-52(D)(3) TO ALLOW A FRONT YARD SETBACK OF SEVEN (7) FEET, WHERE TWENTY-FIVE (25) FEET IS THE MINIMUM REQUIRED BY THE CODE; AND GRANTING A VARIANCE FROM SECTION 24-52(D)(3) TO ALLOW A REAR SETBACK OF ZERO (0) FEET TWO (2) INCHES, WHERE TWENTY (20) FEET IS THE MINIMUM REQUIRED BY THE CODE; AND GRANTING A VARIANCE FROM SECTION 24-122(A)(1) TO ALLOW A CONTINUOUS PERIMETER BUFFER STRIP OF ONE (1) FOOT TWO (2) INCHES TO ONE (1) FOOT EIGHT (8) INCHES ALONG THE PERIMETER OF ALL VEHICULAR USE AREAS, WHERE A BUFFER STRIP WITH A MINIMUM WIDTH OF FIVE (5) FEET IS REQUIRED BY THE CODE; ON PROPERTY LOCATED AT 17450 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FLORIDA.

Motion made by Ms.Wilson and seconded by Mr.Litowich to move to approve the three (3) variances. **Motion passed unanimously 5-0.**

Motion to approve:

Vice Chair Julian Kreisberg	Yes
Joseph Litowich	Yes
Saul Smukler (absent)	N/A
Richard Wiener	Yes

Norman Edwards	Yes
Kristina Wilson	Yes

• **Two (2) Variances – “Jackson North Medical Center Oxygen Tank Facility” – 160 NW 170 Street by Miami-Dade County C/O Public Health Trust:**

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM CHAPTER XXIV, ARTICLE V, SECTION 24-55, ENTITLED “COMMUNITY FACILITY DISTRICT”, SPECIFICALLY GRANTING A VARIANCE FROM SECTION 24-55(D)(3) TO PERMIT A REAR SETBACK OF TWO AND A HALF (2.5) FEET, WHERE A MINIMUM REAR SETBACK OF TWENTY (20) FEET IS REQUIRED BY THE CODE; AND GRANTING A VARIANCE FROM CHAPTER XXIV, ARTICLE VIII, SECTION 24-80, ENTITLED “FENCES, WALLS, AND HEDGES”, SPECIFICALLY GRANTING A VARIANCE FROM SECTION 24-80(C)(3)(e) TO PERMIT A WALL HEIGHT OF SIXTEEN (16) FEET, WHERE SIX (6) FEET IS THE MAXIMUM WALL HEIGHT ALLOWED BY THE CODE; ON PROPERTY LOCATED AT 160 NW 170 STREET, NORTH MIAMI BEACH, FLORIDA.

Motion made by Mr. Litowich and seconded by Ms. Wilson to move to approve the two (2) variances. **Motion passed unanimously 5-0.**

Motion to approve:

Vice Chair Julian Kreisberg	Yes
Joseph Litowich	Yes
Saul Smukler (absent)	N/A
Richard Wiener	Yes
Norman Edwards	Yes
Kristina Wilson	Yes

6. Legislation

None.

7. Presentations and Discussion Items

- Staff and Applicants

8. Public/Citizen Comments

None.

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9. City Commission Approval Update

10. Adjournment

Motion to adjourn. The next meeting will be scheduled in 2019.