



# ***City of North Miami Beach, Florida***

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## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **PLANNING & ZONING BOARD MEETING**

Monday, February 11, 2019

#### **Attendees:**

##### **Board Members:**

Julian Kreisberg, Vice Chair  
Joseph Litowich  
Larry Thompson  
Norman Edwards  
Kristina Wilson  
Marc St. Vil

##### **Staff:**

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

#### **1. Pledge of Allegiance**

Vice Chair Kreisberg called the meeting to order at 6:05 p.m. The Pledge of Allegiance was recited.

#### **2. Roll Call of Board Members**

Roll was called. It was noted that a quorum was present.

#### **3. Selection of a Chair and Vice Chair of the Planning & Zoning Board.**

Consensus of the board requested to move to the March meeting where a full complement of the board can consider chair and vice chair selection.

#### **4. Approval of Minutes - Meeting of October 30<sup>th</sup>, 2018**

**Motion** made by Ms. Wilson, seconded by Mr. Thompson, motion moved to approve for the minutes from October 30<sup>th</sup>, 2018 meeting). All in favor.

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

**Site plan and non-use variance to construct a 513,347 square foot, fifteen story/192'9" multifamily development project, on an approximately 1.74-acre lot, consisting of 259 residential units, 396 parking spaces – "Capri" – 13899 Biscayne Blvd. by Tomajo LLC**

Ms. Amy Biaz (2050 NE 140 Street, #19) expressed her recommendation for denial of the requested proposed site plan and non-use variance. Ms.Biaz expressed the she has been a homeowner at her current address for 16 years and stated that she is concerned about the traffic that the project will bring in. She also expressed that there is a huge traffic concern due to other upcoming developments. Ms.Biaz also mentioned that the project images are not precise in regards to the parking that surrounds the building.

Ms.Trisha Harris (2251 NE 136 Street).Resident expressed her concerns and stated she agree's with Ms.Biaz in regards to the traffic flow and future parking. She has safety concerns and reliance concerns as it will affect the flow of traffic entering & exiting highland village.

**Motion** made by Mr. Litowich to approve, seconded by Mr.St.Vil. The motion was approved unanimously.

**Motion to approve:**

<b>Vice Chair Julian Kreisberg</b>	<b>Yes</b>
<b>Joseph Litowich</b>	<b>Yes</b>
<b>Larry Thompson</b>	<b>Yes</b>
<b>Marc St.Vil</b>	<b>Yes</b>
<b>Kristina Wilson</b>	<b>Yes</b>

**6. Legislation**

None.

**7. Presentations and Discussion Items**

None.

**8. Public/Citizen Comments**

**9. City Commission Approval Update**

Staff provided a verbal update.

**10. Adjournment**

The next meeting will be March 11<sup>th</sup>, 2019.