



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Agenda

Monday, August 10, 2015 - 6:00 P.M.

City Council 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
Jeffrey N. Lynn
Hector Marrero
Evan Piper, Chairperson
Saul Smukler

3. Approval of Minutes - Meeting of Monday, July 13, 2015.

4. Public Hearing Procedures

- **Swearing In of Interested Parties.**
- **Sign In of Interested Parties:** *Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address.*
- **Meeting Procedures:** *The following format will be utilized; however, the Chairperson in special circumstances may impose variations.*
 - *Identification of Agenda items by Chairperson*
 - *Applicant/Agent presentation*
 - *Community Development Staff Recommendation*
 - *Public comments (2-3 minute limitations may be placed due to number of speakers)*
 - *Public comment closes*
 - *Board discussion*
 - *Motion and Vote (as applicable)*

5. Old Business

- **Item 15-009:** Site Plan Approval – 13780-13810 Highland Drive, North Miami Beach, FL
Pending City Council Approval on Tuesday, August 18, 2015.

6. New Business

Item 15-003: Site Plan Approval – 1601 NE 165 ST, North Miami Beach, FL:



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A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 9,000 SQUARE FOOT, TWO STORY SOCCER SCHOOL ON A 128,416 SQUARE FOOT LOT, AS PROPOSED; IN THE MU/TC, MIXED-USE TOWN CENTER DISTRICT, EDGE SUB-AREA. ON PROPERTY LEGALLY DESCRIBED AS FULFORD BY THE SEA SEC G PB 14-39 LOTS 1 TO 10 INC BLK 76 & E 40 FT OF NE 16 AVE LYG W & ADJ CLOSED PER R-99-26; ALSO KNOWN AS 1601 NE 165 ST, NORTH MIAMI BEACH, FLORIDA.

Item 15-010: Site Plan Approval and Variance – 15555 West Dixie Highway, North Miami Beach, FL:

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 122,605 SQUARE FOOT, FIVE STORY SELF-STORAGE FACILITY ON A 56,747 SQUARE FOOT LOT, AS PROPOSED; AND GRANTING A VARIANCE FROM TABLE MU/EC-4 OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH TO WAIVE THE MAXIMUM REQUIRED FRONT YARD SETBACK OF 20 FEET, WHERE A MINIMUM FRONT YARD SETBACK OF 29 FEET, SIX INCHES IS PROPOSED; IN THE MU/EC, MIXED-USE EMPLOYMENT CENTER DISTRICT, TRANSITION SUB-AREA. ON PROPERTY LEGALLY DESCRIBED AS 16 52 42 1.303 AC M/L BEG NE COR OF TR A OF PB 134-17 TH N 17 DEG E 150.95 FT W 348.37 FT TO SELY R/W/L OF W DIXIE HWY S 44 DEG W 200 FT E 336.19 FT N 17 DEG W 5.49 FT E 107.16 FT TO POB ALL LYG SELY R/W/L OF W DIXIE HWY IN S ½ OF NE ¼ OF SW ¼ OR 16811-0838; ALSO KNOWN AS 15555 WEST DIXIE HIGHWAY, NORTH MIAMI BEACH, FLORIDA.

7. Public/Citizen Comments

8. Announcement

The scheduled September 2015 Planning and Zoning Board meeting coincides with this year's Rosh Hashanah Celebration. Due to the volume of projects coming in for review, staff recommends that the September meeting be moved to the third Monday, September 21, at the same time and ask that Board Members check their availability for this date.

9. Adjournment.

Carlos Rivera

City Planner
Community Development Department

Next Meeting: TBA

All interested parties are invited to attend and participate in the Public Hearing(s). The items are on file and available for examination at the Community Development Department, 17050 N.E. 19 Avenue, North Miami Beach, Florida 33162-3194, Monday through Friday 8:00AM-5:00PM. Questions and written comments can be directed via email to nmbcomdev@citynmb.com, FAX - 305.957.3517, or mail



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to the above address or by calling 305.948.2966. Upon recommendation by the Board, the items/applications will be scheduled for City Council consideration.

Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a Lobbyist with the City Clerk prior to engaging in lobbying activities before City Boards, Committees, or the City Council.

Should any person desire to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting, that person must insure that a verbatim record of the proceedings is made, including all testimony and evidence upon which any appeal may be based (See Florida Statutes 286.0105).

In accordance with the American with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the office of the City Clerk no later than two (2) days prior to the proceeding at 305.787.6001. For assistance, if hearing impaired, please call the TDD line at 305.948.2909 for assistance.