



NORTH MIAMI BEACH *Florida*

Planning and Zoning Board Meeting Agenda Monday, April 11, 2022, at 6:00 P.M.

Ways to Participate in this Public Hearing

In-Person

**Julius Littman Auditorium
17011 NE 19th Avenue
North Miami Beach, FL 33162**

By Zoom

www.zoom.us

**Meeting ID: 876 9286 2471
Password: 270427**

Email and Address required to sign-in and register for the meeting

By Phone

Phone: (646) 876-9923, (US Toll)
(301) 715-8592, (US Toll)
Press *9 to Raise Hand to Speak

To Watch, but Not Speak

Comcast Channel 77
Live stream on www.citynmb.com

By Email

NMBCOMDEV@CITYNMB.COM

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

1. Pledge Of Allegiance
2. Roll Call Of Board Members (IN-PERSON BOARD QUORUM REQUIRED)
Joseph Litowich – Chair
Marc St. Vil – Vice-Chair
Larry Thompson
Larry Shinbaum
Daniel Heisler
Donard St. Jean
Robert Dempster
3. The March 14, 2022 Meeting Minutes
The minutes for the March 14, 2022, Planning & Zoning meeting have not been created yet and will be provided at the next meeting. For access to the previous Planning & Zoning board meeting video, see the following link.

[HTTPS://CITYNMB.GRANICUS.COM/MEDIAPLAYER.PHP?
VIEW_ID=1&CLIP_ID=907](https://citynmb.granicus.com/mediaplayer.php?view_id=1&clip_id=907)

4. Quasi-Judicial Public Hearing

4.I. Swearing In

- 4.II. Awning Variance At 2811 NE 164th Street - Requested By Ana And Mark A. Antonio
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING A VARIANCE FROM SECTION 24-81 (A)(2) OF THE ZONING AND LAND DEVELOPMENT CODE TO PERMIT AN AWNING TO ENCROACH 17 FEET INTO THE SIDE INTERIOR SETBACK, WHEREAS THE CODE ALLOWS A MAXIMUM OF 5 FEET; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE

Documents:

[2811 NE 164TH ST UNIT 1 - AWNING VARIANCE - STAFF REPORT.PDF](#)
[SITE PLAN.PDF](#)
[SITE PHOTO.PDF](#)
[ENGINEERING PLANS.PDF](#)
[COURTESY NOTICE.PDF](#)
[LETTER OF INTENT.PDF](#)
[APPLICATION.PDF](#)

- 4.III. Elevation Modification – “Jungle Boys” Medical Marijuana Dispensary – 3495 North Miami Beach Boulevard Requested By Ian Bacheikov And Wesley Hevia On Behalf Of Green Ops Group FL, LLC
A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, AMENDING SITE PLAN APPROVAL GRANTED UNDER RESOLUTION NO. 2019-111, TO GRANT A MINOR SITE PLAN REVISION TO CHANGE THE EXTERIOR ELEVATIONS AT 3495 NORTH MIAMI BEACH BOULEVARD, NORTH MIAMI BEACH, FLORIDA; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[22-13 JUNGLE BOYS - 3495 N MIAMI BEACH BLVD - ELEVATION MODIFICATION STAFF REPORT.PDF](#)
[22-13 JUNGLE BOYS - ELEVATION MODIFICATION DRAFT RESOLUTION.PDF](#)
[PLANS.PDF](#)
[APPLICATION.PDF](#)
[LETTER OF INTENT.PDF](#)

5. Legislation

None

6. Discussion Items

1. Multi-Family Parking regulations analysis presentation
2. Toras Emes East Campus site plan application was approved at the March 24, 2022, City Commission Meeting.
3. NMB Place and Echad were deferred at the March 24, 2022, City Commission Meeting.

7. Public / Citizen Comments

The next Planning & Zoning Board meeting is scheduled for Monday, May 9, 2022.