



# NORTH MIAMI BEACH *Florida*

## Planning and Zoning Board Meeting Agenda Monday, July 12th, 2021 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](http://www.zoom.us)

**Meeting ID: 831 6761 2181  
Password: 304032**

\*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](http://www.citynmb.com)

#### By Email

[NMBCOMDEV@CITYNMB.COM](mailto: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)  
**Larry Thompson - Chair**  
**Marc St. Vil - Vice-Chair**  
**Larry Shinbaum**  
**Daniel Heisler**  
**Donard St. Jean**  
**Robert Dempster**  
**Joseph Litowich**
3. Approval Of The June 14, 2021 Meeting Minutes

Documents:

4. Presentations.

**a. Tentative Plat for Canal Park West**

Documents:

[21-6 PZB STAFF REPORT CPW TPLAT-ADA.PDF](#)  
[2020-150-TPLAT-SIGNED-ADA.PDF](#)  
[DEED - ORB 30327, PG 881- ADA.PDF](#)

5. Quasi-Judicial Public Hearing

5.I. Site Plan Approval - "Canal Park West Tower" – 3227 NE 163rd Street, Requested By Canal Park Office 2, LLC.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL FOR THE DEVELOPMENT OF A TEN-STORY TOWER, CONSISTING OF 237,483 SQUARE FEET OF OFFICE SPACE, ON PROPERTY LOCATED AT 3227 NE 163 STREET, NORTH MIAMI BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[21-7 PZB STAFF REPORT CANAL PARK WEST\\_JULY-ADA.PDF](#)  
[PZ21-7 CANAL PARK WEST\\_RESO-ADA.PDF](#)  
[16-839 CANAL PARK 2 - PZB -APPLICATION -ADA.PDF](#)  
[16-839 CANAL PARK 2 - PZB-SITE PLAN ADA.PDF](#)  
[2021-05-26 CANAL PARK 2 TIS FINAL SS - PART A-ADA.PDF](#)  
[2021-05-26 CANAL PARK 2 TIS FINAL SS - PART B-ADA.PDF](#)  
[16-839US - 24X36 - A921 - SUN STUDY-A-921\\_ADA.PDF](#)

5.II. Conditional Use Request - "Medical Marijuana Dispensary" -17150 Biscayne Boulevard By Cookies Florida, Inc.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING CONDITIONAL USE APPROVAL IN ACCORDANCE WITH SECTION 24-175 OF THE NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE FOR THE OPERATION OF A 3,878 SQUARE FOOT MEDICAL MARIJUANA DISPENSARY, AS PROPOSED ON PROPERTY ZONED B-2 GENERAL BUSINESS DISTRICT, LOCATED AT 17150 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Documents:

[21-8 PZB STAFF REPORT COOKIES MMD-ADA.PDF](#)  
[PZ21-8 COOKIES MMD\\_RESOLUTION-ADA.PDF](#)  
[PZ21-8 COOKIES MMD\\_DRAFT RESO-ADA.PDF](#)  
[R2021-12-ADA.PDF](#)  
[01\\_LOI-ADA.PDF](#)  
[02\\_APPLICATION-ADA.PDF](#)  
[03\\_STATE LICENSE-ADA.PDF](#)  
[04\\_LOBBYIST REGISTRATIONS-ADA.PDF](#)  
[05\\_REVISIED TRAFFIC STATEMENT-ADA.PDF](#)  
[06\\_DISTANCE SURVEY-ADA.PDF](#)

07\_SURVEY-ADA.PDF  
08\_PLANS-ADA.PDF  
09\_PHOTOMETRIC PLAN-ADA.PDF  
10\_RESPONSES TO TRAD COMMENTS-ADA.PDF

6. City Commission Update  
None.

7. Public / Citizen Comments