



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Virtual Meeting Minutes

Monday, May 10th, 2021 - 6:00 P.M.

Vice Chair Marc St. Vil called the meeting to order at 6:12 p.m.

Attendees:

Board Members:

Larry Thompson, Chair
Marc St. Vil, Vice Chair
Donard St. Jean
Joseph Litowich
Larry Shinbaum
Daniel Heisler

Staff:

Horace McHugh, Assistant City Manager
Edward Ng, Planning and Zoning
Mario Duron, Associate Planner
Ana Parada, Associate Planner
Jethro Francois, Planning Technician
Pamala Ryan, Assistant City Attorney

Absent:

Robert Dempster

1. Pledge of Allegiance

The Pledge of Allegiance was recited.

2. Roll Call of Board Members

Roll was called at 6:13pm. Robert Dempster was absent. It was noted that a quorum was present.

3. Approval of Minutes - Meeting March 8th, 2021

Meeting Minutes Approved. Motion by Joseph Litowich, seconded by Marc St. Vil.

4. Presentations and Discussion Items

- Affordable Housing Study Update presented at 6:17 PM.

5. Quasi-Judicial Public Hearings

- Site Plan Modification – “Aura North Miami Beach” – 16955 – 17071 West Dixie Highway, requested by Trinsic Acquisition Company, LLC.
 - Mario Duron made a presentation and the applicant made a presentation.



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- b. Dan Heisler questioned about the additional 45,985 SF to the building area and where the additional square footage would be placed. The applicant resolved Heisler letting him know it would be placed in the unit sizes.
- c. Joseph Litowich questioned the unit sizes and handicapped bedrooms.
- d. Marc St. Vil questioned the number of units that were specified and the affordability of the rooms.

No public comments.

Motion made at 7:16pm by Joseph Litowich, seconded by Marc St. Vil to approve the site plan modification for “Aura North Miami Beach”. Motion approved 6-0.

Motion to approve:

Chair, Larry Thompson	YES
Vice-Chair Marc St. Vil	YES
Donard St. Jean	YES
Joseph Litowich	YES
Robert Dempster	ABSENT
Daniel Heisler	YES
Larry Shinbaum	YES

6. Public/Citizen Comments

- None

7. City Commission Approval Update

- a. Phase II Rezoning - March 16th, 2021 City Commission Meeting was approved.
- b. Pool Equipment Setback Variance - March 16th, 2021 City Commission Meeting was approved.
- c. Skygarden Site Plan and Variances – April 20th, 2021 City Commission Meeting was approved

8. Adjournment

Next Meeting Date: Monday, June 14th, 2021.