



# City of North Miami Beach, Florida

## Community Development Department

### Planning and Zoning Board Virtual Meeting Minutes

Monday, March 8<sup>th</sup>, 2021 - 6:00 P.M.

Chair Thompson called the meeting to order at 6:13 p.m.

#### Attendees:

##### Board Members:

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

##### Staff:

Horace McHugh, 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:

Larry Shinbaum

#### 1. Pledge of Allegiance

The Pledge of Allegiance was recited.

#### 2. Roll Call of Board Members

Roll was called at 6:15pm. Larry Shinbaum was absent. It was noted that a quorum was present.

#### 3. Approval of Minutes - Meeting January 11<sup>th</sup>, 2020

January 11<sup>th</sup> Meeting Minutes Approved. Motion by Joseph Litowich, seconded by Marc St. Vil.

#### 4. Quasi-Judicial Public Hearings

- a. Site Plan Approval and Four (4) Non-Use Variances - "Skygarden" – 16300 NE 19th Avenue requested by Jeffrey Bercow, Esq., on behalf of CEO Contract Inc.

Associate Planner, Ana Parada made a presentation at 6:19pm

The applicant Matthew Amster made a presentation at 6:45pm



# City of North Miami Beach, Florida

## Community Development Department

Joseph Litowich shared concerns of adequate parking for retail, traffic in alleyway, and building height.

Robert Dempster questioned about variance 4's compliance with ADA. He expressed his concern with variance 3 and the 800 square ft minimum.

Donard St. Jean questioned parking space and if the electric car station was open to the public.

Daniel Heisler questioned if there was adequate space in the alley way. Mr. Heisler also questioned the function of the mechanical lift system.

Marc St. Vil questioned inverted corner setbacks and swan sculptors. Expressed concerns for the how many of one-bedroom units had balconies and time stamp for construction.

Larry Thompson expressed the concern that other board members had about traffic in the alley. Larry Thompson inquired about the hiring local residents for the construction of this project.

**Motion** made at 9:10pm by Robert Dempster, seconded by Joseph Litowich to approve the first variance of a 0 feet tower setback. Motion approved 6-0.

### **Motion to approve:**

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



# City of North Miami Beach, Florida

## Community Development Department

**Motion** made at 9:12pm by Joseph Litowich, seconded by Robert Dempster to approve the second variance for the screening of the garage. Motion approved 6-0.

**Motion to approve:**

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

**Motion** made at 9:13pm by Joseph Litowich, seconded by Donard St. Jean to approve the third variance to permit 740 square feet cumulative average for all dwelling units. Motion approved 5-1.

**Motion to approve:**

<b>Chair, Larry Thompson</b>	YES
<b>Vice-Chair Marc St. Vil</b>	YES
<b>Donard St. Jean</b>	YES
<b>Joseph Litowich</b>	YES
<b>Robert Dempster</b>	NO
<b>Daniel Heisler</b>	YES
<b>Larry Shinbaum</b>	ABSENT



# City of North Miami Beach, Florida

## Community Development Department

**Motion** made at 9:15pm by Robert Dempster, seconded by Marc St. Vil to approve the fourth variance of '3 feet 10-inch' sidewalk on public right of way. Motion approved 6-0.

**Motion to approve:**

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

**Motion** made at 9:18 pm by Robert Dempster, seconded by Daniel Heisler to approve the Skygarden site plan. Motion approved 5-1.

**Motion to approve:**

<b>Chair, Larry Thompson</b>	YES
<b>Vice-Chair Marc St. Vil</b>	YES
<b>Donard St. Jean</b>	YES
<b>Joseph Litowich</b>	NO
<b>Robert Dempster</b>	YES
<b>Daniel Heisler</b>	YES
<b>Larry Shinbaum</b>	ABSENT

### 5. Presentations and Discussion Items

- None

### 6. Public/Citizen Comments

- None



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

---

## **Community Development Department**

### **7. City Commission Approval Update**

- a. Uleta Park Variance - January 19th, 2021 City Commission Meeting was approved
- b. 17200 Biscayne Blvd Site Plan Modification - January 19th, 2021 City Commission Meeting was approved
- c. Trulieve Conditional Use Site Plan Withdrawal
- d. Phase II Rezoning - February 16<sup>th</sup> moved to February 22<sup>nd</sup> then postponed to March 16<sup>th</sup>
- e. Pool Equipment Setback Variance - February 16<sup>th</sup> moved to February 22<sup>nd</sup> then postponed to March 16<sup>th</sup>

### **8. Adjournment**

Next Meeting Date: Monday, April 12<sup>th</sup>, 2021.