



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Virtual Meeting Minutes

Monday, July 12th, 2021 - 6:00 P.M.

Chair Larry Thompson called the meeting to order at 6:14 p.m.

Attendees:

Board Members:

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

Staff:

Gedel Merzius, Assistant City Manager
Kent Walia, Community Development Director
Mario Duron, Associate Planner
Ana Parada, Associate Planner
Jethro Francois, Planning Technician
Hans Ottinot, Assistant City Attorney

1. Pledge of Allegiance

The Pledge of Allegiance was recited.

2. Roll Call of Board Members

Roll was called at 6:18pm. Donard St. Jean was absent at the time of roll call and arrived at 6:20pm. It was noted that a quorum was present.

3. Approval of Minutes - Meeting May 10th 2021

The June 14th meeting minutes were approved

4. Presentations and Discussion Items

- Tentative Plat for Canal Park West. Presentation made by Mario at 6:21pm

5. Quasi-Judicial Public Hearings

- A. Site Plan Review – “Canal Park West Tower” - 3227 NE 163rd Street, requested by Canal Park Office 2, LLC.
- a. Mario Duron made a presentation and recommended approval of the site plan. The applicant also made a presentation.



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- b. Heisler had concerns with the public garage, 45% of the parking has mechanical lifts. Questioned the traffic of the site plan. Trafficking lengthening the eastbound lane by 100 feet.
- c. Joseph expressed that the overshadowing of the building was not a concern
- d. Shinbaum expressed concerned that the garage would be a noise and questioned if the dock was necessary.
- e. St. Jean expressed the security concerns of the building.
- f. Marc St. Vil questioned the hours of operation of the building. St. Vil was notified that items 16 and 17 of the resolution clarify the hours of operation and the utilization of the docs.
- g. Larry Thompson questioned if there was public art on the proposed site plan.

Motion made at 7:57pm by Robert Dempster, seconded by Joseph Litowich to approve the site plan for “Canal Park West Tower”. Motion approved 5-2.

Motion to approve:

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

- B. Conditional Use Request - “Medical Marijuana Dispensary” -17150 Biscayne Boulevard by Cookies Florida, Inc.
 - a. Mario made a presentation and city staff recommends approval.
 - b. Sr. Jean questioned the name of the project that was being proposed. It was clarified that it is just medical marijuana and the products would not be baked in cookies. Donard St. Jean also questioned what diseases/illnesses the medical marijuana treats.
 - c. Larry Shinbaum questioned the type of trash being disposed and if there was outdoor seating.
 - d. St. Vil concerned with security of the in the display cases.



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Motion made at 8:18pm by Joseph Litowich, seconded by Robert Dempster to approve the conditional Use Request for “Medical Marijuana Dispensary”. Motion approved 7-0.

Motion to approve:

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

6. Public/Citizen Comments

David Templar, 3260 NE 164th Street, 6:59pm

- Expressed his concerned with the height of the building because he believed that he would be overshadowed by the building for 1/3 of the year. Mr. Templar stated that the building had a lack on consistency and congruency with the other surrounding properties.
- Requested that a privacy wall be installed and requested that the applicant considered no docking at all.

Diane Frazier, President of Eastern Shores Property Association, 7:10pm

- Concerned with residents not being informed about the site plan proposal.

Troy Garcia

- Concerned about he proposed deck and it's usage. Believed that the installment of the deck would promote illegal parking of boats.

Robert Urra

- Concerned with the height of the proposed building. Concerned that the overshadowing of the building would affect his solar panel usage.

Marteen Longo, 3030 NE 164th Street

- Questioned the installation of the new dock and how it may promote illegal docking.

Public Comment Closed at 7:17pm



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The Applicant gave a rebuttal to the public comments at 7:18pm and his comment ended at 7:25pm.

7. City Commission Approval Update

- No updates

8. Adjournment

Next Meeting Date: Monday, September 20, 2021.