



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Virtual Meeting Minutes

Monday, April 11th, 2022 - 6:00 P.M.

Chair Joseph Litowich called the meeting to order at 6:17pm

Attendees:

Board Members:

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

Staff:

Kent Walia, Community Development Director
Corion DeLaine, Principal Planner
Abraham Fogel, Senior Planner
Jethro Francois, Planner I
Ramoyd Campbell, Planning Technician

Absent:

Marc St. Vil and Larry Thompson

1. Pledge of Allegiance

The Pledge of Allegiance was recited.

2. Roll Call of Board Members

Roll was called at 6:18pm. Marc St. Vil and Donard St. Jean were absent at the time of roll call, but board agrees to wait for Mr. St. Jean for quorum.

*Due to a lack of quorum, however, awaiting the arrival of board member Donard St. Jean, Chair Litowich requests the board proceeds with opening with the discussion items on the agenda. Mr. Litowich also inquired if board members are available to be present for the meeting via zoom. Attorney Pamala Ryan advises that unless due to medical reason or extenuating circumstance, board members must be in person for the meeting. Attorney Ryan went on to inquire as to the arrival time of the last board member and was advise the expected time of arrival is approximately 7:20. Attorney Ryan expresses concern with a wait of over an hour for a board member and advises that it would not be appropriate for the board to discuss items in which the board may want to ultimately make comments on. Chair Litowich asked each present board member if they were willing to wait and was advise by each of the other three members that they will wait. Mr. Walia advised that the meeting will reconvene at 7:20 or when Mr. St. Jean arrives.

Donard St. Jean arrived at 7:20pm. The board reached quorum and proceeded with the



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meeting. Roll was called at 7:20pm.

3. Approval of Minutes – Meeting March 14th 2022

The Monday, March 14th, 2022 meeting minutes are pending.

4. Quasi-Judicial Public Hearings

- I. Awning Variance At 2811 NE 164th Street - Requested by Ana and Mark A. Antonio

- A. Ramoyd Campbell, Planning Technician, made a presentation at 7:24pm.
- B. Mark Antonio, applicant, made a presentation at 7:30pm.
 - i. The board provided no comment or questions on this item.

Motion made at 7:33pm by Robert Dempster, seconded by Daniel Heisler to granting a variance to permit an awning to encroach 17 feet into the side interior setback, whereas the code allows a maximum of 5 feet.

Motion passed by 5-0

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

II. 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. Ian Bacheikov, the applicant, made a presentation at 7:36pm.
- B. Abraham Fogel, the senior planner, made a presentation at 7:45pm.
 - i. The board provided no comment or questions on this item.

Motion made at 7:53pm by Robert Dempster, it was seconded by Daniel Heisler to approve the project with conditions signage and lighting being reviewed by staff prior to permitting to ensure compliance.



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Motion passed by 5-0

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

5. Informational Items

- Kent Walia provided a presentation on the Multi-Family Parking regulations analysis
 - a. Donard St. Jean inquired if this will be for new development or will it also include currently existing properties.
 - i. Mr. Walia expresses that this exercise will entail amending the minimum parking standards for new development and amending the land development regulations that affect both new and existing developments. Will seek to work with staff on legislation on designated parking locations.
- Toras Emes East Campus site plan application was approved at the March 24, 2022, City Commission Meeting.
- NMB Place and Echad were deferred at the March 24, 2022 City Commission Meeting. NMB will be placed on the April City Commission Agenda, Echad will be placed on the May City Commission Agenda.

6. Public/Citizen Comments

- N/A

7. City Commission Approval Update

- Items from the last PZ Board meeting will be presented at the City Commission Meeting on April 24th, 2022.
 - NMB Place

8. Adjournment

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