



City of North Miami Beach, Florida

Community Development Department

Planning and Zoning Board Virtual Meeting Minutes

Monday, January 10th, 2022 - 6:00 P.M.

Chair Larry Thompson called the meeting to order at 6:08pm

Attendees:

Board Members:

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

Staff:

Kent Walia, Community Development Director
Deepak Bhatt, Principal Planner
Abraham Fogel, Senior Planner
Jethro Francois, Planner I

Absent:

Robert Dempster

1. Pledge of Allegiance

The Pledge of Allegiance was recited.

2. Roll Call of Board Members

Roll was called at 6:08pm. Donard St. Jean was absent at the time of roll call but arrived at 6:25pm. Robert Dempster was absent.

3. Chair and Vice Chairperson Election

Daniel Heisler nominated Joseph Litowich to be elected as Chair, it seconded by Mark St. Vil. Daniel Heisler nominated Mark St. Vil as the Vice Chair and it was seconded by Larry Thompson. Both elections passed 5-0:

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



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4. Approval of Minutes – Meeting December 13th 2021

The December 13th, 2021 meeting minutes were approved.

5. Quasi-Judicial Public Hearings

I. Site Plan modification for minor elevation changes for The Riverwalk North development – located at 16395 Biscayne Boulevard - requested by NOMI Beach Holdings, LLC:

- A. Omar Morales made a presentation at 6:23pm.
- B. Deepak Bhatt, the principal planner, made a presentation at 6:28pm.
 - a. Larry Shinbaum had comments about how much the developer would save by decreasing 12% window cost.
 - i. Omar Morales informed him that he did not have a specific number and the intent of the decrease was more of an aesthetic issue.

Motion made at 6:34pm by Daniel Heisler, seconded by Mark St. Vil to approve the Site Plan modification for minor elevation changes for The Riverwalk North development– located at 16395 Biscayne Boulevard requested by NOMI Beach Holdings LLC.

Motion passed by 6-0

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

II. Site Plan and Four Related Variances from the Zoning and Development Code, NMB Place – located at 1959 -1999 NE 164 Street - requested by Matt Amster.

- A. Matt Amster, the applicant, made a presentation at 6:39pm.
- B. Abraham Fogel, the senior planner, made a presentation at 7:09pm.

Ex parte was made by Daniel Heisler and Larry Shinbaum. Both members confirmed that they would be objective and would only base their decision on the information that was presented at the meeting.



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- C. Donard St. Jean expressed concern that the term affordable housing did not explicitly determine that it would be affordable for all NMB residents. Kent Walia explained that the workforce housing standards is lower than what is required for the county. The City of North Miami Beach has a lower median income and therefore the workforce housing requirements are lower.
- D. Larry Thompson asked if the applicant was planning on doing anything economically outside of the CRA. Matt Amster, the applicant, stated that the workforce housing component has not been confirmed for the “NMB Place” project. Thompson asked about the rental rates for the project. Kent Walia provided the average rental rate numbers that were indicated previously by the applicant.
- E. Mark St. Vil expressed concerns about the pricing presented and stated that the prices could not be considered workforce housing, considering the median income of the City of North Miami Beach.
- F. Daniel Heisler had concerns about abandoning the alleyway and the City not receiving any compensation.

Motion made at 8:32pm by Daniel Heisler to approve the project with conditions upon the implementation of workforce housing and that it's connected to CRA dollars. It was seconded by Larry Thompson to approve the Site Plan and Four Related Variances from the Zoning and Development Code, NMB Place – located at 1959-1999 NE 164 Street.

Motion passed by 6-0

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

III. Approval of final plat entitled “Canal Park West” – located at 3227 NE 163rd Street

- A. Damian Thomason spoke about the project but did not have a presentation.
- B. Jethro Francois, the planner made a presentation 8:38pm
 - a. No comments were made from the Board members
 - b. No comments were made from the public

Motion made at 8:42pm by Daniel Heisler, seconded by Larry Thompson to approve final plat entitled “Canal Park West” – located at 3227 NE 163rd Street.



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Motion passed by 6-0

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

IV. Site Plan Modification and Seven Related Variances from the Zoning and Land Development Code "Toras Emes" - 1099 NE 164th Street; 16415 NE 11 Ave; 1136 NE 165th Street; 1150 NE 165th Street -

- A. Matt Amster, the applicant and Kobi Karp - the architect, began their presentation at 8:56pm
- B. Kent Walia, the Community Development Director, made a presentation at 9:33pm

Ex parte was made by Donard St. Jean, Larry Thompson, Larry Shinbaum, and Daniel Heisler. The board members that were contacted, reassured that they would be objective and could base their decision strictly on the information that was presented at the meeting.

- C. Daniel Heisler had questions about expanding the school zone.
- D. Larry Shinbaum had no comments.
- E. Vice Chair, Mark St. Vil questioned the school timings to see if it was in conjunction with the nearby JFK middle school and North Miami Beach Senior High School. The Vice Chair also expressed concerns with the property being used for events seeing that it is near residential homes.
- F. Larry Thompson made comments in support of the efforts to mitigate the traffic caused by the school.
- G. Donard St. Jean had concerns with how the proposed school design would affect the public.

Motion made at 10:57pm by Larry Thompson, seconded by Daniel Heisler to approve Site Plan Modifications and Seven Related Variances from the Zoning and Land Development Code "Toras Emes" - 1099 NE 164th Street; 16415 NE 11 Ave; 1136 NE 165th Street; 1150 NE 165th Street -

Motion passed by 5-1



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

6. Informational Items

A. Citadel T-Plat was presented at 6:17pm by Jethro Francois.

7. Public/Citizen Comments

• HR NMB

- Leo Ortega - 3558 Magellan Circle, Apt 132 Aventura, FL- questioned if the development would have affordable housing. Kent Walia, the director of Community Development informed him that there would be workforce housing.
- Ginger Medley – Fulford Methodist Church – was concerned with if the project would potentially affect the entrances to their church.
- Marcela Lourenco - 1980 S Glades Drive, Apt 2 – questioned how the development would affect the parking of the alley that is north of the development. Raul Carreras informed Marcela that the alley would not be affected in any way during construction or development
- Marina Copens -1800 NE 171st Street – questioned if the development would be a rental community or a condo? The applicant clarified that it would be a rental community.
- Dacheka Samedi - 1989 N Glades Drive- questioned if the development would affect the long-time residents by raising the prices of surrounding properties? Chair, Joseph Litowich informed the resident that it would raise the prices but there is an attempt to try to control the rise in prices by legislation and through efforts from the board members and the staff.
- Marcela Lourenco - 1980 S Glades Drive, Apt 2 - questioned when the construction process would commence and when would it be completed. The applicant, Matt Amster, informed the resident that phase 1 of construction would begin and be completed in 2023-2024.



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- **Toras Emes**
 - Barry Mankes -1150 NE 166 Street- was concerned with the current traffic from the school. Concerned that the project would increase the traffic in the residential area.
 - Jacob Israel 16501 NE 11th Ave – the lack of parking for the school. Expressed that the proposed parking that is shared with the 163rd mall will be under a 2 year lease and believe that the proposed project would increase the traffic situation once the lease is finished.
 - Ron Gotland -1120 NE 165th Terrace – was in support of the project but had concerns with some of the ingress and egress.
 - Mosha Lehrfieldm – 1310 NE 171st Street – was in support of the project.
 - Rachel Sapoznik - 1100 NE 163rd Street – was in support of the project and the impact it would have on the area.
 - Dvorah Wechsler - 980 NE 176th Street – was in support of the project and believes that the traffic has been alleviated because the effort of the school implementing school buses.
 - Harayl Askotsky - 1732 Sebastian Drive – while serving as the chief administrator at the school. Mr. Askotsky mentioned how the queuing of the carpool line has improved.
 - Rabbi Moshe Bernstein - 1250 NE 175th Street - is the CFO of Toras Emes and provided more details to support the efforts of the school.
 - Oscar Aleman - 1180 NE 165th Street – Concerned that his property would be caged in because of the project. Stated that it would cause his property value to decrease.

8. City Commission Approval Update

- Items from the last PZ Board meeting will be presented at the City Commission Meeting on January 18th, 2022.
 - Blackbird Coffee
 - NE 146 Multi-Tenant Development
 - Bali Residential
 - HR NMB

9. Adjournment

The next Planning & Zoning Board meeting is tentatively scheduled for February 28, 2022.