



CITY OF NORTH MIAMI BEACH
City Hall, Commission Chambers, 2nd Floor
17011 N.E. 19th Avenue
North Miami Beach, FL. 33162
Monday, June 22, 2026

Mayor Michael Joseph
Vice Mayor McKenzie Fleurimond
Commissioner Jay Chernoff
Commissioner Daniela Jean
Commissioner Phyllis S. Smith
Commissioner Fortuna Smukler
Commissioner Lynn Su

City Manager Darvin Williams
City Attorney Greenspoon Marder
City Clerk Andrise Bernard, MMC

Special Commission Meeting Minutes

ROLL CALL OF THE CITY OFFICIALS

The Special Commission Meeting was called to order at 6:02pm.

Present at the meeting were Mayor Michael Joseph, Vice Mayor McKenzie Fleurimond, Commissioner Jay Chernoff, Commissioner Daniela Jean, Commissioner Phyllis Smith, Commissioner Fortuna Smukler, and Commissioner Lynn Su.

PLEDGE OF ALLEGIANCE was led by the Mayor and Commission.

Mayor Joseph opened the meeting for **PUBLIC COMMENT**.

City Clerk Andrise Bernard read the rules of public comment and the pledge of civility.

The following person(s) made comments on the record:

1. Whitney Padote
2. Ketley Joachim

The meeting was closed for **PUBLIC COMMENT**.

QUASI-JUDICIAL

Resolution No. R2026-73 Approving a Site Plan Modification for the Construction of a 572,656 Square Foot 23 Story Mixed Use Development Located at 2040 N.E. 163rd Street (Sponsored by City Manager Darvin Williams)

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING MAJOR MODIFICATION OF THE

DEVELOPMENT SITE PLAN APPROVAL GRANTED ON JANUARY 18, 2022 BY RESOLUTION R2022-14 FOR THE CONSTRUCTION OF A BUILDING WITH A TOTAL FLOOR AREA OF 572,456 SQUARE FEET, BUILDING HEIGHT OF 23 STORIES/255 FEET WITH A MIX OF USES A INCLUDING 30 UNIT HOTEL, 7,328 SQUARE FEET OF RETAIL, 344 RESIDENTIAL DWELLING UNITS, AND 410 PARKING SPACES ALONG WITH THREE VARIANCES; AS AMENDED BY ADMINISTRATIVE MINOR SITE PLAN APPROVAL GRANTED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT ON APRIL 22, 2025 FOR INCREASE IN TOTAL BUILDING FLOOR AREA TO 650,384 SQUARE FEET, INCREASE IN BUILDING HEIGHT TO 25 STORIES/272 FEET 8 INCHES, INCREASE IN OPEN SPACE FROM 30,177 SQUARE FEET TO 41,326 SQUARE FEET, PROVIDE 10 ADDITIONAL RESIDENTIAL DWELLING UNITS, AND REDUCE RETAIL SPACE TO 4,526 SQUARE FEET; ALLOW FOR THE ELIMINATION OF THE APPROVED HOTEL USE AND ELIMINATION OF THE VARIANCE FROM MINIMUM LOT SIZE REQUIREMENTS FOR HOTEL USE AND INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS BY 30 TO A TOTAL OF 374 WITH NO OTHER MODIFICATIONS TO THE PRIOR PROJECT APPROVALS FOR THE PROPERTY LOCATED AT 2040 N.E. 163rd STREET; PROVIDING FOR FINDINGS OF FACT; CONFIRMING EXPIRATION AND LIMITATION OF APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Andrise Bernard announced that she received a Jennings Disclosure form from Commissioner Jean and Commissioner Su and stated that the subject matter of any ex-parte communication, together with the identity of the person, group, or entity making the communication shall be disclosed and made part of the record on file prior to final action on the matter.

Commissioner Chernoff, Commissioner Smith, Commissioner Smukler, Vice Mayor Fleurimond, and Mayor Joseph disclosed the names of the individuals (if any) that they communicated with and confirmed their ability to make a decision based on the information/evidence presented at this meeting.

City Clerk Andrise Bernard asked anyone who will be providing testimony regarding the item to raise their right hand and be sworn in.

Steve Wernick and Javier Font appeared before the Mayor and Commission on behalf of the applicant and discussed the site plan modification request and presented floor plans and renderings of the proposed development project.

Interim Director of Community Development Edward Ng provided a presentation for the modification of the site plan and explained the prior approval and previously granted variances, traffic impact, parking requirements, and height/stories.

The Mayor and Commission discussed the proposed resolution.

Motion to approve Resolution No. R2026-73 made by Commissioner Chernoff, seconded by Mayor Joseph.

Mayor Joseph opened the meeting for **PUBLIC COMMENT**.

There were no speakers.

The meeting was closed for **PUBLIC COMMENT**.

Roll Call Vote

Chernoff - **Yes**

Jean - **Yes**

Smith - **Yes**

Smukler - **No**

Su - **Yes**

Fleurimond - **Yes**

Joseph - **Yes**

MOTION PASSED 6-1 with Commissioner Smukler opposed.

City Attorney Joseph Geller announced that the city was invited to join a lawsuit free of charge regarding the property tax issue with a slight chance there could be a judgment for costs and the share would be very low.

Motion to approve made by Commissioner Chernoff, seconded by Mayor Joseph.

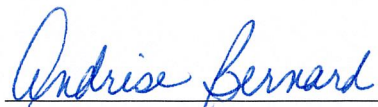
Voice Vote: **MOTION PASSED 5-1** with Commissioner Su opposed and Commissioner Jean off the dais.

Chief Communications Officer Greg Williams announced a demolition at the Washington Park project site will take place on June 24, 2026, Safety First Town Hall on June 25, 2026 at the Allen Park Community Center, senior luncheon at the McDonald Center on June 26, 2026, block party at Milton Littman Park on June 28, 2026, and discussed the Haiti vs. Brazil soccer watch party event.

ADJOURNMENT

The Special Commission Meeting was adjourned at 7:16pm.

ATTEST:



Andrise Bernard, MMC, City Clerk

(SEAL)