

MINUTES  
 NORTH MIAMI SPECIAL PLANNING COMMISSION  
 Tuesday, January 3, 2023, 6:00 PM  
 776 NE 125<sup>th</sup> Street, Council Chambers, 2nd Floor  
 North Miami, FL 33161

The meeting was called to order at 6:12 pm and a roll call of the members was taken.

	<b>Name</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1.	Chairman Charles Ernst	X		
2.	Commissioner Naomi Blemur	X		
3.	Commissioner Michael McDearmaid	X		
4.	Commissioner Kenny Each	X		
5.	Commissioner Hector Medina	X		
6.	Commissioner Edwige Clark			X
7.	Commissioner Mark Bobb	X		
<i>Alternate Members:</i>				
8.	Commissioner Robert Besen	X		
9.				

**Staff was represented by:**

Debbie Love, AICP, City Planner  
 Jennifer Warren, Deputy City Attorney  
 Gary Held, Planning Commission Attorney  
 Dunia Sanzetenea, IT Department

- I. Assembly and Organization:** None
- II. Approval of Minutes:**  
 None due to continuation.
- III. Communications:**
  - a. Next PC meeting is scheduled for February 7<sup>th</sup>.
- IV. Public Hearings:**

**PC: 17-68**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CITY OF NORTH MIAMI, FLORIDA, AMENDING THE CITY'S 2015 COMPREHENSIVE PLAN BY ADOPTING THE 2022 EVALUATION AND APPRAISAL REVIEW (EAR) BASED COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR TRANSMITTAL, REPEAL, CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CODIFICATION AND FOR AN EFFECTIVE DATE.**

A motion was made by Commissioner Blemur and seconded by Commissioner Medina to reconsider the subject of changing the designation on the future land use map for Emerald Lakes. The motion **passed unanimously 7-0**.

A motion was made by Commissioner Blemur and seconded by Vice-Chair McDearmaid to include staff changing the designation on the future land use map for the Emerald Lakes Drive area from PU to R6 High Density Residential in the Comprehensive Plan. The motion **passed unanimously 6-0** by roll call vote. Commissioner Each recused himself on advice of counsel due to a potential conflict.

A motion was made by Vice-Chair McDearmaid and seconded by Commissioner Each to include the recommendations of the consultants for further protection of water bodies in the Conservation Element. The motion **passed unanimously 7-0** by roll call vote.

A motion was made by Vice-Chair McDearmaid and seconded by Commissioner Blemur to increase the numbers for work-force housing as recommended by the consultant. The motion **passed unanimously 7-0** by roll call vote.

A motion was made by Vice-Chair McDearmaid and seconded by Commissioner Blemur to adopt the Comprehensive Plan updates with the previously agreed to modifications to the elements. The motion passed **unanimously 7-0 by roll call vote**. Public Comments Recorded

**PC: 17-69**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY PROPCO JW, LLC., ENTITLED "TENTATIVE PLAT BISCAYNE BAY NORTH MIAMI," FOR THREE (3) PARCELS OF REAL PROPERTY LOCATED AT 1660 NE 127TH STREET - MIAMI-DADE FOLIO NO. 06-2229-007-0170, 12600 NE 17TH AVENUE - MIAMI DADE FOLIO NO. 06-2229-007-0320, AND AT THE SOUTHEAST QUADRANT OF NE 17TH AVENUE AND NE 127TH STREET – MIAMI DADE FOLIO NO. 06-2229-007-0010, AND TOTALING APPROXIMATELY 3.3 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF**

**ORDINANCES AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

A motion was made by Commissioner Each and seconded by Commissioner Bobb to recommend approval to Mayor and City Council. The motion **passed 5-1** by roll call vote. **Commissioner Medina voted no.** No public comments were received. Chairman Ernst did not vote due to an early departure.

PC: 17-70

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, FOR A PROPOSED DEVELOPMENT CONSISTING OF TWENTY-FOUR (24), 2-STORY TOWNHOMES ON TWO (2) PARCELS OF REAL PROPERTY GENERALLY LOCATED SOUTH OF CITADEL PLAZA, 13400 NE 3<sup>RD</sup> COURT, WEST OF 13330 AND 13350 NE 3<sup>RD</sup> COURT, SOUTH OF 13310 NE 3<sup>RD</sup> COURT, NORTH OF 13270 NE 3<sup>RD</sup> COURT, SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS 06-2230-000-0121 AND 06-2230-000-0122, AND TOTALING APPROXIMATELY 1.52 ACRES, IN ACCORDANCE WITH ARTICLE 3, DIVISION 4, SECTIONS 3-402 THROUGH 3-407, ARTICLE 4, DIVISION 2, SECTION 4-202, SECTION 4-203(A), SECTION 4-204 AND SECTION 4-205 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, CHAPTER 29, ENTITLED “LAND DEVELOPMENT REGULATIONS”; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

A motion was made by Vice-Chair McDearmaid and seconded by Commissioner Blemur that this item be tabled until one month after City Council approval of the study of the cause of flooding along NE 3<sup>rd</sup> CT. The motion **passed unanimously 7-0** by roll call vote.

Public Comments Recorded

**V. COMMITTEE REPORTS:** None

**VI. OLD BUSINESS:** None

**VII. NEW BUSINESS:**

**VIII. ADJOURNMENT:** Meeting adjourned at 10:45 p.m.

Respectfully submitted:

Attest:



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Charles Ernst, Chair  
Planning Commission



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Debbie Love, AICP, City Planner  
Community Planning & Development

Prepared by:



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Cynthia Raymond, Commission Secretary  
Community Planning & Development