

MINUTES
NORTH MIAMI PLANNING COMMISSION
Tuesday, January 6, 2026, 7:00 PM
776 NE 125th Street, Council Chambers, 2nd Floor
North Miami, FL 33161

The meeting was called to order at **7:20 pm** and a roll call of the members was taken.

1.	Chairman Charles Ernst	X		
2.	Commissioner Michael McDearmaid	X		
3.	Commissioner Kenny Each	X		
4.	Commissioner Kevin Seifried	X		
5.	Commissioner Dominique Pierre		X	
6.	Commissioner Mark Bobb	X		
7.	Commissioner			
<i>Alternate Members:</i>				
8.	Commissioner Robert Besen		X	
9.	VACANT			

Staff was represented by:

Debbie Love, AICP, Director
Jennifer Warren, Deputy City Attorney
Gary Held, Planning Commission Attorney
Cyncia Raymond, Board Secretary
Dunia Sanzetenea, IT Department

I. Approval of Minutes:

- a. December 2, 2025, Planning Commission Meeting: motion was made by Vice Chair McDearmaid and seconded by Commissioner Seifried. Motion passes unanimously 5-0.

II. Communications:

- a. Next Planning Commission Meeting – February 3, 2026

III. Public Hearings:

PC: 17-116

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE VACATION, ABANDONMENT AND SALE OF A PORTION OF A CITY OWNED ALLEYWAY, LOCATED EAST OF 12255 NE 16TH AVENUE AND NORTH OF NE 122ND AVENUE; FURTHER AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE SALE OF SAID SECTION OF PUBLIC LAND AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE SAME; PROVIDING FOR EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

A motion was made by **Vice-Chair McDearmaid** and seconded by **Commissioner Seifried** to approve the item. The motion **passed unanimously 5-0**.

PC: 17-117

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT REGULATIONS," AT ARTICLE 4, DIVISION 2, ENTITLED "ZONING DISTRICTS", SPECIFICALLY AT SECTION 4-203B(1) ENTITLED "MINIMUM STANDARDS OF DEVELOPMENT", TO ALLOW FOR A MAXIMUM HEIGHT OF FIFTY-FIVE (55) FEET FOR MARINAS, BOAT YARDS, AND WORKING WATERFRONT USES BETWEEN NE 131st STREET AND NE 135TH STREET, IN ACCORDANCE WITH ARTICLE 3, DIVISION 10, AND SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

A motion was made by **Commissioner Seifried** and seconded by **Vice-Chair McDearmaid** to continue the item for the February 3rd meeting. The motion **passed unanimously 5-0**.

PC: 17-118

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING AMENDMENTS TO VOLUME 1: GOALS, OBJECTIVES AND POLICIES OF THE CITY OF NORTH MIAMI 2045 COMPREHENSIVE PLAN, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 163.3184(3), FLORIDA STATUTES (2025), AND CHAPTER 29, ARTICLE 3, DIVISION 11, SECTION 3-1102(A) & SECTIONS, 3-1105 THROUGH 3-1110 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES; SPECIFICALLY BY AMENDING THE FUTURE LAND USE ELEMENT TO INCREASE THE ALLOWABLE HEIGHT TO TWO HUNDRED TEN (210) FEET FOR CERTAIN PROPERTIES WITHIN THE BISCAYNE BOULEVARD PLANNED COORIDOR DEVELOPMENT OVERLAY

DISTRICT; PROVIDING FOR AN ADOPTION HEARING AND SUBSEQUENT TRANSMITTAL OF THE PROPOSED AMENDMENTS AND SUPPORTING DATA AND ANALYSES TO THE STATE LAND PLANNING AGENCY FOR A DETERMINATION OF COMPLETENESS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

A motion was made by **Vice-Chair McDearmaid** and seconded by **Commissioner Seifried** to approve the item. The motion **passed unanimously 5-0**.

PC: 17-119

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AMENDING CHAPTER 29 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT REGULATIONS," AT ARTICLE 4, DIVISION 3, ENTITLED "SPECIAL PURPOSE AND OVERLAY DISTRICTS", SPECIFICALLY AT SECTION 4-306 ENTITLED "PLANNED CORRIDOR OVERLAY DISTRICT", TO INCREASE THE ALLOWABLE HEIGHT FROM ONE HUNDRED TEN (110) FEET TO TWO HUNDRED TEN (210) FEET FOR CERTAIN PROPERTIES WITHIN THE BISCAYNE BOULEVARD PLANNED CORRIDOR DEVELOPMENT DISTRICT, IN ACCORDANCE WITH ARTICLE 3, DIVISION 10, AND SECTION 3-302 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION, AND FOR AN EFFECTIVE DATE.

A motion was made by **Vice-Chair McDearmaid** and seconded by **Commissioner Each** to approve the item. The motion **passed unanimously 5-0**.

IV. COMMITTEE REPORTS: None

V. OLD BUSINESS: At the next meeting an update on the LDR and the scheduled public roll out will be provided.

VI. NEW BUSINESS: None

VII. ADJOURNMENT:

Meeting adjourned at **8:42 PM**

Respectfully submitted:


Charles Ernst, Chair

Attest:


Debbie Love, AICP, Director

Planning Commission

Development Services Department

Prepared by:

A handwritten signature in blue ink, appearing to read 'Cyncia Raymond', is written over a horizontal line.

Cyncia Raymond, Commission Secretary
Development Services Department