

PLANNING BOARD MINUTES
1700 CONVENTION CENTER DRIVE 3RD FL.

Tuesday, September 24, 2019, 9:00 AM | City Commission Chambers

- I. ATTENDANCE
 - II. APPROVAL OF MINUTES
 - III. CITY ATTORNEY UPDATES
 - IV. SWEARING IN OF PUBLIC
 - V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
 - VI. REQUESTS FOR EXTENSIONS OF TIME
 - VII. DISCUSSION ITEMS
 - VIII. PROGRESS REPORT
 - IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
 - X. CONTINUED ITEMS
 - XI. OPEN AND CONTINUED ITEMS
 - XII. NEW APPLICATIONS
 - XIII. AMENDMENTS TO: COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS
 - XIV. APPEALS (BOA ONLY)
 - XV. OTHER BUSINESS
 - XVI. ADJOURNMENT
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ATTENDANCE

APPROVAL OF MINUTES

1. After Action Report – July 23, 2019

Motion

Motion to Approve

Moved By: Kareem Brantley

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

VIDEO 2. PB 18-0244. Telecommunications Ordinance

Continued to October 22, 2019

Motion to Continue

Moved By: Nick Gelpi

Supported By: Kareem Brantley

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

DISCUSSION ITEMS

VIDEO 3. Transfer of Development Rights within the North Shore National Register Historic District. [Note: This discussion item has been deferred to December 17th, 2019.]

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

VIDEO 4. PB 19-0299, aka PB 17-0096. 1701 Washington Avenue – Montesory School

Motion

Motion to Approve

Moved By: Mark Meland

Supported By: Kareem Brantley

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 5. PB 19-0309, aka File No 2151. 709, 721, 725 and 745 Alton Road – Baptist Health

Motion

Motion to Approve

Moved By: Kareem Brantley

Supported By: Mark Meland

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 6. PB 19-0310, aka PB 18-0239. 723 North Lincoln Lane - Lincoln Eatery

Motion

Motion to Approve

Moved By: Daniel Veitia

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

NEW APPLICATIONS

VIDEO 7. PB 19-0304. 251 Washington Avenue. - Private School

Motion

Motion to Approve

Moved By: Mark Meland

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 8. PB 19-0285. 940 Ocean Drive - Havana 57

Motion

Motion to Approve

Moved By: Daniel Veitia

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

CODE AMENDMENTS: (Filed pursuant to Chapter 118, Article III of the Land Development Regulations of the City Code.)

VIDEO 9. PB 19-0311. RM-2 Conditional uses for Bayfront apartments in the West Avenue Overlay District

Transmit to City Commission with favorable recommendation.

Motion to Approve

Moved By: Kareem Brantley

Supported By: Nick Gelpi

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 10. PB 19-0313. Adaptive Re-Use and Accessory Uses in North Shore and Tatum Waterway Areas

Transmit to City Commission with favorable recommendation.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 11. PB 19-0297. Rooftop Additions, setbacks (including mixed-use), room sizes

Transmit to City Commission with favorable recommendation.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Nick Gelpi

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 12. PB 19-0314. Allowable encroachments

Transmit to City Commission with favorable recommendation.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Nick Gelpi

Absent: Wieder

MOTION Passed

VIDEO 13. PB 19-0316. Public Notice Requirements

Transmit to City Commission with unfavorable recommendation.

Motion to Deny
Moved By: Nick Gelpi
Supported By: Kareem Brantley

Ayes: Brantley, Elias, Gelpi, Meland, Veitia

Absent: Barrineau, Wieder

MOTION Passed

VIDEO 14. PB 19-0317. Single Family Simplification, Modifications to Administrative Design Review Procedures, and modifications to home-based businesses

Transmit to City Commission with favorable recommendation.

Motion to Approve
Moved By: Nick Gelpi
Supported By: Mark Meland

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 15. PB 19-0318. Pre-1942 Single Family Modifications

Transmit to City Commission with unfavorable recommendation.

Motion to Deny
Moved By: Michael Barrineau
Supported By: Kareem Brantley

Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia

Absent: Wieder

MOTION Passed

VIDEO 16. PB 19-0315. Signage

Transmit to City Commission with favorable recommendation.

Motion to Approve
Moved By: Daniel Veitia
Supported By: Mark Meland

Ayes: Brantley, Elias, Gelpi, Meland, Veitia

Absent: Barrineau, Wieder

MOTION Passed

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Planning Board, pursuant Section 118-51 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Planning Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).