

**PLANNING BOARD MINUTES
1700 CONVENTION CENTER DRIVE 3RD FL.**

Tuesday, June 23, 2020, 9:00 AM | Virtual Meeting/ Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Art Deco Room 229 Miami Beach, FL 33139

Webinar link: <https://us02web.zoom.us/j/83808172247> , or dial in via telephone US + 1-312-626-6799 or 1-888-475-4499 (toll free), webinar ID: 838 0817 2247. Members of the public wishing to speak on an item during the meeting, must click the “raise hand” icon if using the Zoom app or press *9 on the telephone to “raise hand”. Members of the public who do not have access to a computer and wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in-person, at the Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Art Deco Room 229 Miami Beach, FL 33139, at which location access to a computer will be provided.

- 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

ATTENDANCE

APPROVAL OF MINUTES (9:05 AM)

1. After Action Report – May 19, 2020 (Zoom meeting)

Motion

Motion to Approve

Moved By: David Wieder
Supported By: Mark Meland

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

CONSENT ITEMS: REQUEST FOR CONTINUANCES/WITHDRAWALS (9:10 AM)

2. PB 18-0244. Telecommunications Ordinance

Continued to August 25, 2020

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

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

3. PB 19-0270. 1000 - 1030 Collins Avenue – Fairwind Hotel

Continued to July 27, 2020

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

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

4. PB20-0367. 4000 Alton Road. Rezoning from GU (government use) to RM-2 (Residential multifamily, medium intensity)

Continued to July 27, 2020

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

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

5. PB20-0368. 4000 Alton Road. Future land use map change from PF (Public Facility) to RM-2 (Residential multifamily, medium intensity)

Continued to July 27, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: Daniel Veitia

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

6. PB20-0369. 4000 Alton Road. Additional Regulations for properties that front the west side of Alton Road and the Julia Tuttle Causeway

Continued to July 27, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: Daniel Veitia

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

7. PB20-0370. Faena District Overlay Amendments

Continued to July 27, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: Daniel Veitia

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

8. PB20-0357. 1910 Alton Road – Mechanical Parking

Continued to July 27, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: Daniel Veitia

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

9. PB20-0344, a.k.a.PB 17-0168 & PB18-0168. 1733-1759 Purdy Avenue and 1724-1752 Bay Road – Eighteen Sunset

Continued to July 27, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: Daniel Veitia

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

DISCUSSION ITEMS

10. Tatum Waterway TDR Discussion (Deferred to a future date)

No Action taken. Deferred to a future date.

Motion to Other

Moved By:

Supported By:

MOTION Passed

11. Conversion of surplus parking to count in FAR (Deferred to a future date)

No Action taken. Deferred to a future date.

Motion to Other

Moved By:

Supported By:

MOTION Passed

AMENDMENTS TO: COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS (9:15 AM- 1:15 PM)

12. PB20-0359. Comprehensive Plan Amendment – PF Public-Private Redevelopment

Transmit to City Commission with a favorable recommendation.

Motion to Approve
Moved By: Michael Barrineau
Supported By: Daniel Veitia

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

13. PB20-0363. CPS-4 Land Development Regulations amendment establishing additional regulations for public-private marina mixed-use redevelopments

Transmit to City Commission with a favorable recommendation.

Motion to Approve
Moved By: Daniel Veitia
Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

14. PB 20-0376. Marina Development Agreement

Transmit to City Commission with a favorable recommendation.

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

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

15. PB 20-0378 Vacation of a portion of Alton Road right-of-way, adjacent to 300-400 Alton Road

Motion

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

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

16. PB20-0358. 40th Street rezoning from CD-1 to CD-3

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Daniel Veitia

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

Nays: Wieder

MOTION Passed

17. PB20-0366. 40th Street Future Land Use Map change from CD-1 to CD-3

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Daniel Veitia

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

Nays: Wieder

MOTION Passed

18. PB20-0365. 40th Street CD-3 floor area ratio (FAR) modifications

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Daniel Veitia

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

Nays: Wieder

MOTION Passed

19. PB20-0373. 1001-1041 Washington Avenue - Comprehensive Plan Amendments

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: David Wieder

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

20. PB20-0372. 1001-1041 Washington Avenue - Height, setback, and Floor Area Ratio (FAR) modifications for the Wolfsonian

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: David Wieder

Supported By: Michael Barrineau

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

21. PB20-0375. Modifications to FAR exceptions

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Michael Barrineau

Supported By: Nick Gelpi

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

22. PB20-0374. Alton Rd. Outdoor movie theaters. TO BE CONSIDERED AFTER NEW APPLICATIONS.

Continued to June 29, 2020

Motion to Approve

Moved By: Michael Barrineau

Supported By: Nick Gelpi

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

23. PB20-0355. Development regulations for hotels in the RM-1 District on properties abutting Lincoln Lane south - Comprehensive Plan Amendment

Transmit to City Commission with a favorable recommendation.

**Motion to Approve
Moved By: David Wieder
Supported By: Mark Meland**

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

24. PB20-0356. Development regulations for hotels in the RM-1 District on properties abutting Lincoln Lane south - LDR amendments

Transmit to City Commission with a favorable recommendation.

**Motion to Approve
Moved By: Michael Barrineau
Supported By: Mark Meland**

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Veitia, Wieder

MOTION Passed

NEW APPLICATIONS (1:15 PM- 3:15 PM)

25. PB 19-0334. 1470 16th Street – Revive Clinic

Continued to June 29, 2020

**Motion to Approve
Moved By: Mark Meland
Supported By: David Wieder**

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Wieder

Absent: Veitia

MOTION Passed

26. PB 20-0343. 1234 & 1260 Washington Avenue – Urbin Retreat

Continued to June 29, 2020

**Motion to Approve
Moved By: Mark Meland
Supported By: David Wieder**

Ayes: Barrineau, Brantley, Gelpi, Meland, Wieder

Absent: Veitia

MOTION Passed

27. PB20-0346, a.k.a. PB 18-0222. 10 Star Island Drive – Lot Split Modification

Continued to June 29, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: David Wieder

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Wieder

Absent: Veitia

MOTION Passed

28. PB20-0345. 1200 Ocean Drive – Pink Taco

Continued to June 29, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: David Wieder

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Wieder

Absent: Veitia

MOTION Passed

29. PB20-0351. 730 71st Street – King Jesus Church

Continued to June 29, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: David Wieder

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Wieder

Absent: Veitia

MOTION Passed

30. PB20-0347. 4360-4370 Collins Avenue – Fontainebleau Hotel South Garage and Ballroom Expansion

Continued to June 29, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: David Wieder

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Wieder

Absent: Veitia

MOTION Passed

31. PB20-0339, a.k.a. PB File No. 1947. 550 Washington Avenue – Paris Theater

Continued to June 29, 2020

Motion to Approve

Moved By: Mark Meland

Supported By: David Wieder

Ayes: Barrineau, Brantley, DiPietro, Gelpi, Meland, Wieder

Absent: Veitia

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).