

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

Tuesday, April 27, 2021, 9:00 AM | Virtual Meeting/ Miami Beach Convention Center, 1901 Convention Center Drive, Washington Avenue Entrance, Room 237 Miami Beach, FL 33139

Please click the link below to join the webinar <https://miamibeachfl-gov.zoom.us/j/86143426327> Or iPhone one-tap : US: 19292056099 or 877 853 5257 (Toll Free) Webinar ID: 861 4342 6327. 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, Room 237 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

1. After Action Report – March 23 , 2020 (Zoom meeting)

Items 2 and 3: there was a lack of quorum and no action was taken on these items.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Mark Meland

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi, Meland

Absent: Wieder

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

2. PB21-0433. Commercial Height Limits for Office Uses – Alton Road

This item will be re-advertised for the Planning Board hearing on May 25, 2021, no action taken.

Motion to Other

Moved By:

Supported By:

MOTION Other

DISCUSSION ITEMS

3. Discuss the Palm View Neighborhood Study, as requested by the City Commission and the Palm View Neighborhood Association.

Discussed and continued to May PB Hearing.

Motion to Other

Moved By:

Supported By:

MOTION Other

PROGRESS REPORT

4. PB18-0252 – 928 Ocean Drive. Voodoo Lounge

To continue the progress report to June 22, 2021 and schedule a discussion on strengthening CUP's for the May 25, 2021 meeting.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Mark Meland

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi, Meland

MOTION Passed

CONTINUED ITEMS

5. PB20-0341. 2901-2911 Indian Creek Drive. Mechanical Parking

Motion

Motion to Approve

Moved By: Nick Gelpi

Supported By: Alex Fernandez

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi

Absent: Wieder

Abstain: Meland

MOTION Passed

6. PB20-0416. 1501 Collins Avenue. Neighborhood Impact Establishment

To be continued to May 25th, 2021.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi

Nays: Meland

Absent: Wieder

MOTION Passed

**AMENDMENTS TO: COMPREHENSIVE PLAN AND LAND DEVELOPMENT
REGULATIONS**

7. PB21-0423. North Shore Historic District Tatum Waterway Expansion LDR

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, Fernandez, Gelpi, Meland

Nays: DiPietro

Absent: Wieder

MOTION Passed

8. PB21-0424. RM3 Oceanfront Ground Floor and Rooftop Additions In The Architectural District

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Mark Meland

Supported By: Nick Gelpi

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi, Meland

Absent: Wieder

MOTION Passed

9. PB21-0426. VACATION OF A PORTION OF THE SOUTHERN HALF OF 21ST STREET, BETWEEN COLLINS AVENUE AND MIAMI BEACH DRIVE

To approve the vacation.

Motion to Approve

Moved By: Mark Meland

Supported By: Nick Gelpi

Ayes: Brantley, DiPietro, Gelpi, Meland

Nays: Bhatt, Fernandez

Absent: Wieder

MOTION Passed

To recommend to the City Commission that the majority of the public benefit funds go to the North Beach CRA.

Motion to Approve

Moved By: Kareem Brantley

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi, Meland

Absent: Wieder

MOTION Passed

10. PB21-0428. SUNSET HARBOUR CD-2 AND I-1 DEVELOPMENT OVERLAY

To modify the applicability to exclude projects that filed a DRB application prior to April 27, 2021.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Ayssa DiPietro

Ayes: Bhatt, Brantley, DiPietro, Gelpi, Meland

Nays: Fernandez

Absent: Wieder

MOTION Passed

Transmit to the City Commission with the favorable recommendation this ordinance with amendments submitted by Tracy Slavens in her email of April 21, 2021.

Motion to Approve

Moved By: Nick Gelpi
Supported By: Ayssa DiPietro

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi, Meland

Absent: Wieder

MOTION Passed

11. PB21-0439 - Retail Fulfillment Centers

Continued to May 25th, 2021.

Motion to Approve
Moved By: Kareem Brantley
Supported By: Alex Fernandez

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Meland

Absent: Gelpi, Wieder

MOTION Passed

12. PB21-0438 - Lincoln Road Retail Uses and Size Limits

Continued to May 25th, 2021.

Motion to Approve
Moved By: Kareem Brantley
Supported By: Alex Fernandez

Ayes: Bhatt, Brantley, DiPietro, Fernandez

Absent: Gelpi, Wieder

MOTION Passed

NEW APPLICATIONS

13. PB21-0431 – Amendment No. 3 to Management Agreement - Carl Fisher Club House – CCC District

Transmit to the City Commission with favorable recommendation.

Motion to Approve
Moved By: Alex Fernandez
Supported By: Mark Meland

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Gelpi, Meland

Absent: Wieder

MOTION Passed

14. PB21-0434. North Beach CRA

The CRA is consistent with the Comprehensive Plan.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Ayssa DiPietro

Ayes: Bhatt, Brantley, DiPietro, Gelpi, Meland

Absent: Wieder

Abstain: Fernandez

MOTION Passed

Recommendation that the City take an exploratory look at incorporating Park View Island into the North Beach CRA.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, DiPietro, Gelpi, Meland

Absent: Wieder

Abstain: Fernandez

MOTION Passed

OTHER BUSINESS

15. Memo from Planning Board member Alex Fernandez regarding Art Deco/MiMo Commercial Character Overlay District

Schedule for May 25th, 2021. No action taken

Motion to Other

Moved By:

Supported By:

Absent: Gelpi, Wieder

MOTION Other

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).