

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

Tuesday, June 22, 2021, 10:00 AM | Virtual Meeting/ City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139)

City of Miami Beach Land Use Board meetings will be hosted as Hybrid Meetings during which all members of the respective boards will be physically present in a socially distanced manner in the City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139). City staff will participate in meetings virtually. Applicants and the public are encouraged to attend meetings virtually (as provided below). Anyone wishing to attend a meeting or provide public comment in person may appear at the Commission Chamber and will be required to wear facial coverings and observe social distancing, consistent with CDC guidance. 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”.

- 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. Approval of Minutes

By acclamation by Alex Fernandez, to approve the minutes with a correction to Item #8 PB21-0439 to include David Weider as a supported by member on this motion.

**Motion to Other
Moved By:
Supported By:**

MOTION Other

DISCUSSION ITEMS

2. Memo from Planning Board member Alex Fernandez regarding hotel occupancy limits, cap on hotel rooms, and prohibiting hotels in certain neighborhoods

No action taken, staff to follow up on the recommendations and requests by the board, this Item is going to be re-scheduled when the request is completed. .

**Motion to Other
Moved By:
Supported By:**

MOTION Other

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

Transmit Board recommendations to the City Commission regarding the Palm View Neighborhood Study.

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

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Wieder

MOTION Passed

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

Transmit Board recommendations to the City Commission regarding the Art Deco/Mimo Commercial Character Overlay district.

**Motion to Approve
Moved By: Alex Fernandez
Supported By: Ayssa DiPietro**

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Wieder

MOTION Passed

5. Discussion on how to strengthen enforcement mechanisms for Conditional Use Permits

Transmit Board recommendations to the City Commission regarding how to strengthen enforcement mechanisms for Conditional Use Permits.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, Fernandez

Nays: DiPietro, Wieder

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

PROGRESS REPORT

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

Continued to July 27, 2021.

Motion to Approve

Moved By: David Wieder

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, DiPietro, Wieder

Nays: Fernandez

MOTION Passed

7. PB06-0075 – 601-685 Washington Avenue. Goodtime Hotel.

Continued to September 28, 2021.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: David Wieder

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Wieder

MOTION Passed

NEW APPLICATIONS

8. PB21-0432, a.k.a. PB1606-0037. 1669 Collins Avenue, 1 Lincoln Road. Bagatelle

Approved with modifications.

Motion to Approve

Moved By: Alex Fernandez

Supported By: David Wieder

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Wieder

Absent: Gelpi, Meland

MOTION Passed

9. PB21-0441, a.k.a. File No. 2277. 2038 Collins Avenue (202-218 21st Street). Raspoutine

Approved with modifications.

Motion to Approve

Moved By: Alex Fernandez

Supported By: David Wieder

Ayes: Bhatt, Brantley, DiPietro, Fernandez, Wieder

Absent: Gelpi, Meland

MOTION Passed

AMENDMENTS TO: COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

10. PB21-0450 - West Avenue Bay Front Overlay – Bed & Breakfast Prohibition

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Tanya Bhatt

Ayes: Bhatt, Brantley, DiPietro, Fernandez

Nays: Wieder

Absent: Gelpi, Meland

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).