

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

Tuesday, September 28, 2021, 10:00 AM | Virtual Meeting/ City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., 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

- 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 – August 18, 2021

Motion

**Motion to Approve
Moved By: Nick Gelpi
Supported By: Tanya Bhatt**

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

DISCUSSION ITEMS

2. Discussion regarding the process and challenges of procuring off-duty police officers at entertainment establishments.

By acclamation, to continue this discussion item to October 26, 2021. hearing.

Motion to Other

Moved By:

Supported By:

MOTION Other

3. Discussion regarding Ocean Drive pedestrianization and expansion areas.

Item discussed.

Motion to Other

Moved By:

Supported By:

MOTION Other

4. Discussion regarding Retail Fulfillment Centers.

Item discussed.

Motion to Other

Moved By:

Supported By:

MOTION Other

5. Discussion regarding hotel occupancy limits, cap on hotel rooms, and prohibiting hotels in certain neighborhoods. [Continued from 6-22-21]

Item discussed.

Motion to Other

Moved By:

Supported By:

MOTION Other

REQUEST FOR CONTINUANCES/WITHDRAWALS

PROGRESS REPORT

6. PB18-0238, 1766 Bay Road. Diya Indian Kitchen.

To conclude the progress reports.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Alex Fernandez

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Wieder

MOTION Passed

PREVIOUSLY CONTINUED ITEMS

7. PB21-0446, a.k.a. PB20-0391, a.k.a. PB18-0253. 800 Lincoln Road – Restaurant.

Continued to October 26, 2021.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Tanya Bhatt

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Wieder

Absent: Brantley, Meland

MOTION Passed

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

8. PB 16-0075, a.k.a. PB 0616-0031, f.k.a. PB 2320. 601-685 Washington Avenue.

Continued to November 30, 2021.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Tanya Bhatt

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

NEW APPLICATIONS

9. PB21-0455. 5333 Collins Avenue. Mechanical Parking.

Motion

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Alex Fernandez

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

10. PB21-0420. 1415 Marseille Drive- Single Family Home Lot Split/Subdivision of Land.

Continued to October 26, 2021.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Tanya Bhatt

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

11. PB21-0456. 7275 Collins Avenue. Band Shell Historic Designation.

Transmit to the City Commission with a favorable recommendation, including that the City Commission retain the stage name.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Tanya Bhatt

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

12. PB21-0461. Medical Cannabis and Pharmacy Overlay.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Tanya Bhatt

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

13. PB21-0458. Solar Panel Encroachment.

Transmit to the City Commission with a favorable recommendation, incorporating that the solar

panels can follow an existing nonconforming mechanical equipment setback on the required side yards.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Alex Fernandez

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

14. PB21-0462. Water Supply Plan and Property Rights Comprehensive Plan.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Tanya Bhatt

Ayes: Bhatt, DiPietro, Fernandez, Gelpi, Meland

Absent: Brantley, Wieder

MOTION Passed

15. PB21-0463. Landscape Neighborhood Overlays (Resolution Version).

Transmit to the City Commission with a favorable recommendation, incorporating public notice and providing residents right to know.

Motion to Approve

Moved By: Alex Fernandez

Supported By: Tanya Bhatt

Ayes: Bhatt, Fernandez, Meland

Nays: DiPietro, Gelpi

Absent: Brantley, Wieder

MOTION Failed

16. PB21-0463. Landscape Neighborhood Overlays (Ordinance Version).

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Ayssa DiPietro

Supported By: Nick Gelpi

Ayes: DiPietro, Fernandez, Gelpi, Meland

Nays: Bhatt

Absent: Brantley, 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).