

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

Tuesday, May 24, 2022, 10:00 AM | Virtual Meeting/ City Commission Chamber at Miami Beach City Hall (1700 Convention Center Dr., 3rd Fl., Miami Beach, FL 33139)

The Miami Beach Planning Board will hold a regularly scheduled meeting on May 24, 2022 at 10:00 a.m. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using “communications media technology”). To attend or participate via Zoom, please use the following link to join the webinar:

<https://miamibeachfl-gov.zoom.us/j/86143426327>, or dial in via telephone at US: +19292056099,,86143426327# 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 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 and will be encouraged to wear facial coverings and observe social distancing, consistent with CDC guidance at the City Commission Chamber, Miami Beach City Hall (1700 Convention Center Drive, 3rd Floor, Miami Beach, FL 33139). The Board will meet in person in the City Commission Chamber, Members of the public wishing to submit audio visual materials are requested to submit such materials via email as an attachment to planningaudiovisual@miamibeachfl.gov no less than three business days prior to the meeting. Materials must clearly reference the applicable file number and should be formatted as Power Point or PDF and shall not exceed 25 MB in size. At this meeting, the Board may also discuss or hold public hearings on applications that were previously advertised and continued. Items might not be heard in the same order as advertised.

The following items are scheduled to be heard at this meeting:

- 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: Tuesday April 26, 2022 Meeting

Motion

Motion to Approve

Moved By: Brian Elias

Supported By: Yechiel Ciment

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

2. PB22-0505 – ORD – 93 Palm Avenue – Historic Site Designation.

Continue to June 21, 2022.

Motion to Approve

Moved By: Brian Elias

Supported By: Yechiel Ciment

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

Continue to June 21, 2022..

Motion to Approve

Moved By: Yechiel Ciment

Supported By:

MOTION Passed

PROGRESS REPORT

3. PB21-0435 – 723 N Lincoln Lane MCUP – Lincoln Eatery – Progress Report.

Suspend progress reports.

Motion to Approve
Moved By: Brian Elias
Supported By: Tanya Bhatt

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

MOTION Passed

REVOCATION/MODIFICATION HEARING

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

Modify the Conditional Use Permit and continue to September 20, 2022.

Motion to Approve
Moved By: Tanya Bhatt
Supported By: Gayle Durham

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

PREVIOUSLY CONTINUED ITEMS

5. PB21-0475. Prohibition of Towing as a Conditional Use.

Transmit to the City Commission with unfavorable recommendation.

Motion to Approve
Moved By: Jonathan Freidin
Supported By: Yechiel Ciment

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

NEW APPLICATIONS

6. PB22-0520 - Review of Development Agreement – Development of City-Owned Parking Lot P27.

Transmit the following recommendations for PB22-0520 and PB22-0521:

- 1 - No big box retail with size limits.**
- 2 - Compensation to affordable/workforce housing fund.**
- 3 - Encourage office parking after hours available to the public. And that tenants and guests do not use replacement public parking.**

Motion to Approve
Moved By: Brian Elias
Supported By: Yechiel Ciment

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

Transmit to the City Commission with a favorable recommendation PB22-0520 and PB22-0521.

Motion to Approve

Moved By: Brian Elias

Supported By: Yechiel Ciment

Ayes: Bhatt, Ciment, Elias, Freidin, Gelpi

Nays: Durham

Absent: Brantley

MOTION Passed

7. PB22-0521 - Review of Development Agreement – Development of City-Owned Parking Lots P25 and P26.

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

8. PB22-0513 – ORD – Mobility Fee to Appendix A Clarification.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Tanya Bhatt

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

9. PB22-0516 – ORD – Demolition by Neglect Replication Requirements.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Tanya Bhatt

Supported By: Gayle Durham

Ayes: Bhatt, Durham , Elias, Gelpi

Nays: Ciment, Freidin

Absent: Brantley

MOTION Passed

10. PB22-0517 – R-PS4 – FAR Incentive for Converting Transient Uses to Non-Transient Uses – Comprehensive Plan Amendment.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Tanya Bhatt

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

11. PB22-0512 – ORD – R-PS4 – FAR Incentive for Converting Transient Uses to Non-Transient Uses – LDR Amendment.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Tanya Bhatt

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

12. PB22-0522 – ORD – Alcohol hours of sale – Outdoors - CD-1 and CD-2 on Alton Road and West Ave.

Transmit to the City Commission with a favorable recommendation and modifications.

Motion to Approve

Moved By: Gayle Durham

Supported By: Tanya Bhatt

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

13. PB22-0523 – ORD – Alcohol hours of sale – Outdoors – PS Districts / South of Fifth Street.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Gayle Durham

Supported By: Tanya Bhatt

Ayes: Bhatt, Ciment, Durham , Elias, Freidin, Gelpi

Absent: Brantley

MOTION Passed

14. PB22-0514 – ORD – Alton Gateway Area Regulations – Comprehensive Plan Amendment.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Brian Elias

Ayes: Ciment, Elias, Freidin, Gelpi

Nays: Bhatt, Durham

Absent: Brantley

MOTION Passed

15. PB22-0515 – ORD – Alton Gateway Area Development Regulations – LDR Amendment.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Brian Elias

Ayes: Ciment, Elias, Freidin, Gelpi

Nays: Bhatt, Durham

Absent: Brantley

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).