

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

Tuesday, June 21, 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 June 21, 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](mailto: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

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## ATTENDANCE

## APPROVAL OF MINUTES

1. After Action: Tuesday May 24, 2022 Meeting

**Approved by acclamation.**

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

**MOTION Other**

## REQUEST FOR CONTINUANCES/WITHDRAWALS

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

**By acclamation, to continue this item to July 26, 2022.**

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

**MOTION Other**

3. PB22-0504. 320 West Di Lido Drive. Single Family Home Lot Split/Subdivision of Land.

**By acclamation, to continue this item to September 20, 2022.**

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

**MOTION Other**

## DISCUSSION ITEMS

4. Discussion on Affordable and Workforce Housing

**By acclamation, to continue this item to July 26, 2022.**

**Motion to Other**

**Moved By:**

**Supported By:**

**MOTION Other**

**NEW APPLICATIONS**

5. PB21-0453. 120 MacArthur Causeway.

**Approved with modifications to transportation conditions and to incorporate standard conditions for sound system control.**

**Motion to Approve**

**Moved By: Brian Elias**

**Supported By: Yechiel Ciment**

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

**MOTION Passed**

6. PB22-0498, a.k.a. PB19-0309, a.k.a. File No. 2151. 709, 721, 725 and 745 Alton Road – Baptist Health.

**Motion**

**Motion to Approve**

**Moved By: Brian Elias**

**Supported By: Yechiel Ciment**

**MOTION Passed**

**By acclamation, to continue the progress report scheduled for July 26, 2022 to 6 months after the issuance of the BTR per condition 2 on the MCUP.**

**Motion to Other**

**Moved By:**

**Supported By:**

**MOTION Other**

7. PB22-0497, a.k.a. PB19-0304. 251 Washington Avenue - Private School.

**Approve with modifications to transportation conditions and to require a revised operational plan.**

**Motion to Approve**

**Moved By: Yechiel Ciment**

**Supported By: Brian Elias**

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

**MOTION Passed**

8. PB22-0532. VACATION OF A PORTION OF THE ALTON COURT, BETWEEN LINCOLN ROAD AND SEVENTEENTH (17TH) STREET.

**To approve vacation of the entire alley.**

**Motion to Approve**

**Moved By: Yechiel Ciment**

**Supported By: Brian Elias**

**Ayes: Brantley, Ciment, Elias, Freidin, Gelpi**

**Nays: Bhatt, Durham**

**MOTION Passed**

9. PB22-0535. SALE OF CITY PROPERTY AT 266 87 TERRACE.

**To deny the sale of this property.**

**Motion to Approve**

**Moved By: Gayle Durham**

**Supported By: Tanya Bhatt**

**Ayes: Bhatt, Durham**

**Nays: Brantley, Ciment, Elias, Freidin, Gelpi**

**MOTION Failed**

**To continue this item to September 20, 2022.**

**Motion to Approve**

**Moved By: Brian Elias**

**Supported By: Jonathan Freidin**

**Ayes: Bhatt, Brantley, Ciment, Elias, Freidin, Gelpi**

**Nays: Durham**

**MOTION Passed**

10. PB22-0536. SALE OF CITY PROPERTY AT COMMERCE STREET AND JEFFERSON AVENUE.

**Continue to September 20, 2020**

**Motion to Approve**

**Moved By: Yechiel Ciment**

**Supported By: Jonathan Freidin**

**Ayes: Ciment, Elias, Freidin, Gelpi**

**Nays: Bhatt, Brantley, Durham**

**MOTION Passed**

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

11. PB22-0527. PARKING DISTRICT NO. 7— EXTENSION OF SUNSET PROVISION

**Transmit to the City Commission with a favorable recommendation.**

**Motion to Approve**

**Moved By: Gayle Durham**

**Supported By: Nick Gelpi**

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

**MOTION Passed**

12. PB22-0531. SUNSET HARBOUR DEVELOPMENT OVERLAY – OFFICE HEIGHT AMENDMENT.

**Transmit to the City Commission with a favorable recommendation with a modification to provide standards to avoid blank walls facing interior side property lines.**

**Motion to Approve**

**Moved By: Gayle Durham**

**Supported By: Tanya Bhatt**

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

**MOTION Passed**

13. PB22-0524. TERMINAL ISLAND PARKING GARAGE HEIGHTS ORDINANCE

**Transmit to the City Commission with a favorable recommendation.**

**Motion to Approve**

**Moved By: Yechiel Ciment**

**Supported By: Brian Elias**

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

**MOTION Passed**

14. PB22-0526. REFORM OF AUTOMATIC STAY PROVISIONS.

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

**Motion to Approve**

**Moved By: Brian Elias**

**Supported By: Nick Gelpi**

**Ayes: Bhatt, Brantley, Ciment, Elias, Freidin, Gelpi**

**Absent: Durham**

**MOTION Passed**

15. PB22-0525. ROOFTOP ADDITIONS IN THE CD-3 DISTRICT.

**Transmit to the City Commission with a favorable recommendation.**

**Motion to Approve**

**Moved By: Yechiel Ciment**

**Supported By: Jonathan Freidin**

**Ayes: Bhatt, Brantley, Ciment, Elias, Freidin, Gelpi**

**Nays: Durham**

**MOTION Passed**

16. PB22-0537. NORTH BEACH OCEANSIDE FAR OVERLAY – COMPREHENSIVE PLAN AMENDMENT.

**Transmit to the City Commission with a favorable recommendation and modifications recommended by staff to include the development of workforce housing as a public benefit, and to recommend considering the Sherry Frontenac hotel in the overlay.**

**Motion to Approve**

**Moved By: Yechiel Ciment**

**Supported By: Nick Gelpi**

Ayes: Brantley, Ciment, Elias, Freidin, Gelpi  
Nays: Bhatt  
Absent: Durham

**MOTION Passed**

17. PB22-0533. NORTH BEACH OCEANSIDE FAR OVERLAY – LDR AMENDMENT.

**Transmit to the City Commission with a favorable recommendation and modifications to include the Sherry Frontenac hotel.**

Motion to Approve  
Moved By: Yechiel Ciment  
Supported By: Nick Gelpi

Ayes: Brantley, Ciment, Elias, Freidin, Gelpi  
Nays: Bhatt  
Absent: Durham

**MOTION Passed**

**Transmit to the City Commission recommendations on development agreements related to the properties located within this overlay.**

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

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

**MOTION Passed**

18. PB22-0538. COLLINS AVENUE AND OCEAN DRIVE MXE OVERLAY – COMPREHENSIVE PLAN AMENDMENT.

**By acclamation, to continue this item to July 26, 2022.**

Motion to Other  
Moved By:  
Supported By:

Absent: Durham

**MOTION Other**

19. PB22-0534. COLLINS AVENUE AND OCEAN DRIVE MXE OVERLAY – LDR AMENDMENT.

**By acclamation, to continue this item to July 26, 2022.**

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

**MOTION Other**

20. PB22-0528. PROPOSED 4TH STREET OVERLAY LDR.

**By acclamation, to continue this item to July 26, 2022.**

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

**MOTION Other**

**ADJOURNMENT**

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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).