

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

Tuesday, December 20, 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 December 20, 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.

- 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

VIDEO 1. Corrected After Action Report – October 25, 2022

Approved by acclamation.

Motion to Other

Moved By:

Supported By:

MOTION Other

VIDEO 2. After Action Report – November 22, 2022

Approved by acclamation.

Motion to Other

Moved By:

Supported By:

MOTION Other

CITY ATTORNEY UPDATES

SWEARING IN OF PUBLIC

REQUEST FOR CONTINUANCES/WITHDRAWALS

DISCUSSION ITEMS

VIDEO 3. Discussion on Affordable and Workforce Housing [Continued from 11-22-22]

Recommendation to the City Commission directing the Administration to undertake an analysis of using publicly owned land for affordable housing prior to issuing an RFP and to consider incentives such as increased height and FAR for affordable and workforce housing.

Motion to Approve

Moved By: Tanya Bhatt

Supported By: Yechiel Ciment

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

MOTION Passed

Review and consider ways to geographically incentivize attainable housing and general housing affordability for the missing middle and planning around building certification and funding requirements that will take place on 2025 to Florida Statutes building safety act.

**Motion to Approve
Moved By: Yechiel Ciment
Supported By: Tanya Bhatt**

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

MOTION Passed

VIDEO 4. Demolitions [Continued from 11-22-22]

Increase notice requirements, number of days and to notify owners and tenants.

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

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

MOTION Passed

PROGRESS REPORT

REVOCATION / MODIFICATION HEARING

PREVIOUSLY CONTINUED ITEMS

VIDEO 5. PB22-0554. 1717-1731 Collins Avenue. The Surfcomber Hotel.

Approve as modified.

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

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

MOTION Passed

NEW APPLICATIONS

VIDEO 6. PB22-0549. 1111 Lincoln Road. 4th Floor.

Approve as modified.

**Motion to Approve
Moved By: Yechiel Ciment
Supported By: Tanya Bhatt**

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

MOTION Passed

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

VIDEO 7. PB22-0561 - Washington Avenue Overlay Co-living amendments.

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Brian Elias

Ayes: Brantley, Ciment, Elias, Freidin, Gelpi

Nays: Bhatt, Durham

MOTION Passed

Recommendation to the City Commission to set at 80% AMI the income target for workforce housing when Co-living units are proposed.

Motion to Approve

Moved By: Nick Gelpi

Supported By: Tanya Bhatt

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

MOTION Passed

OTHER BUSINESS

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).