

PLANNING BOARD MINUTES
Tuesday, February 28, 2023

AGENDA ITEMS

APPROVAL OF MINUTES

1. After Action Report – January 24, 2022

Approve

Motion to: Approve
Moved by: Jonathan Freidin
Supported by: Tanya Bhatt
Ayes: Durham, Elias, Freidin, Magazine, Beattie
Nays:
Absent:

MOTION Passed

DISCUSSION ITEMS

2. Special Event Permits

Deferred to March 28, 2023.

PROGRESS REPORTS

3. PB 0616-0033. 915-955 Washington Avenue. Moxy. Progress Report.

Continue to April 25, 2023.

Motion to: Approve
Moved by: Tanya Bhatt
Supported by: Yechiel Ciment
Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie
Nays:
Absent:

MOTION Passed

4. PB21-0435, aka PB 19-0310, aka PB 18-0239. Lincoln Eatery. Progress Report

Continue to April 25, 2023.

Motion to: Approve
Moved by: Gayle Durham
Supported by: Tanya Bhatt
Ayes: Elias, Magazine, Ciment, Bhatt, Beattie, Durham, Freidin
Nays:
Absent:

MOTION Passed

REVOCAION/MODIFICATION HEARING

5. PB16-0075, a.k.a. PB 0616-0031, f.k.a. PB 2320. 601-685 Washington Avenue.

Direct staff to prepare conditions for the ground floor restaurants.

Motion to: Approve
Moved by: Gayle Durham
Supported by:
Ayes:
Nays:
Absent:

MOTION Fails

Restrict entertainment to 5:00 pm.

Motion to: Approve
Moved by: Gayle Durham
Supported by:
Ayes:
Nays:
Absent:

MOTION Failed

Conclude the Revocation Modification hearing, schedule a progress report for the February 2024 meeting, and strike plainly audible from the conditions where this appears.

Motion to: Approve
Moved by: Tanya Bhatt
Supported by: Yechiel Ciment
Ayes: Elias, Magazine, Ciment, Bhatt, Beattie
Nays: Durham, Freidin
Absent:

MOTION Passed

NEW APPLICATIONS

6. PB22-0563. 801 South Pointe Drive. Gaia Restaurant.

Continue to March 28, 2023.

Motion to: Approve
Moved by: Yechiel Ciment
Supported by: Jonathan Freidin
Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie
Nays:
Absent:

MOTION Passed

7. PB22-0564. A.k.a. PB17-0152 f.k.a PB16-0053. 1045 5th Street. The BLVD at Lenox.

Approve

Motion to: approve

Moved by: Joseph Magazine

Supported by: Gayle Durham

Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie

Nays:

Absent:

MOTION Passed

NEW COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 118, Article III of the Land Development Regulations of the City Code and Chapter 163, Part II, Florida Statutes.)

8. PB22-0543. Rooftop Additions in the Museum Historic District.

Transmit to the City Commission with an unfavorable recommendation.

Motion to: Approve.

Moved by: Joseph Magazine

Supported by: Gayle Durham

Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie

Nays:

Absent:

MOTION Passed

9. PB22-0568. Comprehensive Plan Amendment – Voter Enacted Incentives for Office Uses in C-PS1 District.

Transmit to the City Commission a favorable recommendation.

Motion to: Approve.

Moved by: Tanya Bhatt

Supported by: Yechiel Ciment

Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie

Nays:

Absent:

MOTION Passed

10. PB22-0569. LDR Amendment – Voter Enacted Incentives for Office Uses in C-PS1 District.

Transmit to the City Commission a favorable recommendation.

Motion to: Approve

Moved by: Tanya Bhatt
Supported by: Yechiel Ciment
Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie
Nays:
Absent:

MOTION Passed

11. PB22-0570. Comprehensive Plan Amendment – Voter Enacted Incentive for Replacing Transient Uses in R-PS4 District.

Transmit to the City Commission a favorable recommendation.

Motion to: Approve
Moved by: Gayle Durham
Supported by: Tanya Bhatt
Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie
Nays:
Absent:

MOTION Passed

12. PB22-0571. LDR Plan Amendment – Voter Enacted Incentive for Replacing Transient Uses in R-PS4 District.

Transmit to the City Commission a favorable recommendation.

Motion to: Approve
Moved by: Gayle Durham
Supported by: Tanya Bhatt
Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie
Nays:
Absent:

MOTION Passed

13. PB23-0576. Sunset Harbour – Perimeter Restaurant Ordinance.

Transmit to the City Commission a favorable recommendation.

Motion to: Approve
Moved by: Yechiel Ciment
Supported by: Tanya Bhatt
Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie
Nays:
Absent:

MOTION Passed

14. PB23-0575. LDR Amendment – Square Footage for FAR Increases.

Transmit to the City Commission a favorable recommendation.

Motion to: Approve

Moved by: Tanya Bhatt

Supported by: Melissa Beattie

Ayes: Durham, Elias, Freidin, Magazine, Ciment, Bhatt, Beattie

Nays:

Absent:

MOTION Passed

ADJOURNMENT