

PLANNING BOARD MINUTES
Tuesday, April 25, 2023

AGENDA ITEMS

APPROVAL OF MINUTES

1. **After Action Report – February 28, 2023**

Approved by acclamation.

2. **After Action Report – March 28, 2023**

Approved by acclamation.

REQUESTS FOR CONTINUANCES/WITHDRAWALS

3. **PB23-0572. f.k.a PB20-0416. 1501 Collins Avenue.**

Continued to May 23, 2023.

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

MOTION Passed

4. **PB23-0584. Live Work FAR Bonus in CD-2 Districts.**

Renoticed for the May 23, 2023 hearing.

5. **PB23-0589. Below Grade FAR.**

Renoticed for the May 23, 2023 hearing.

PROGRESS REPORTS

6. **PB 0616-0033. 915-955 Washington Avenue. Moxy. Progress Report. [Continued from 2-28-23]**

Conclude the progress report.

Motion to: Approve
Moved by: Yechiel Ciment

Supported by: Melissa Beattie
Ayes: Durham, Elias, Freidin, Ciment, Bhatt, Magazine, Beattie
Nays:
Absent:

MOTION Passed

REVOCATION/MODIFICATION HEARING

7. **PB21-0435, aka PB 19-0310, aka PB 18-0239. 723 North Lincoln Lane. Lincoln Eatery.**

Suspend outdoor entertainment on the rooftop terrace and continue the Revocation/Modification hearing to the July 25, 2023 meeting.

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

MOTION Passed

NEW APPLICATIONS

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. **PB23-0578. North Beach Single Family Home Overlay - Comprehensive Plan Amendment.**

Transmit to the City Commission with an unfavorable recommendation.

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

MOTION Passed

9. **PB23-0579. North Beach Single Family Overlay – LDR Amendment.**

Transmit to the City Commission with an unfavorable recommendation.

Motion to: Approve
Moved by: Gayle Durham
Supported by: Joseph Magazine

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

MOTION Passed

Transmit a recommendation to the City Commission that if it is inclined to approve the amendment that “bed and breakfast inns” and other high impact uses be excluded from the list of permitted uses.

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

MOTION Passed

10. PB23-0581. ARCHITECTURAL DISTRICT RM-3 SINGLE STORY ROOFTOP ADDITIONS.

Transmit to the City Commission with a favorable recommendation.

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

MOTION Passed

Encourage the City Commission to accelerate the public infrastructure improvements.

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

MOTION Passed

11. PB23-0585. North Beach Nuisance Uses.

Continue to the May 23, 2023 meeting.

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

Nays:
Absent:

MOTION Passed

12. PB23-0586. Landscape Requirements – Palm Trees as Street Trees.

Continue to the June 27, 2023 meeting.

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

MOTION Passed

13. PB23-0587. CD-3 Zoning Regulations to Permit Convenience Stores on Lincoln Road, East of Washington Avenue.

Transmit to the City Commission with a favorable recommendation with a modification that it include an 18-month sunset provision for obtaining a Conditional Use Permit.

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

MOTION Passed

14. PB23-0590. Ocean Terrace Overlay - Hostel Prohibition.

Transmit to the City Commission with a favorable recommendation.

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

MOTION Passed

15. PB23-0592. 6th Street Overlay – CPS-2 Development Regulation.

Continue to the May 23, 2023 meeting.

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

MOTION Passed

16. PB23-0593. Apartment Hotel Revised Definition.

Transmit to the City Commission with a favorable recommendation.

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

MOTION Passed

OTHER BUSINESS

Schedule a discussion item on uses for residential marinas for the June 27, 2023 meeting.

Schedule a discussion item related to the Good Time Hotel with notification to the applicant for the June 27, 2023 meeting.

ADJOURNMENT