MIAMIBEACH
LAND USE BOARDS

PLANNING BOARD
MINUTES
July 25, 2023 Hybrid meeting
9:00 A.M.

AGENDA ITEMS

APPROVAL OF MINUTES

1. **After Action Report – May 23, 2023**

   Approved by acclamation.

REQUESTS FOR CONTINUANCES/WITHDRAWALS

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

   Continue to September 26, 2023

   Motion to: approve
   Moved by: Gayle Durham
   Supported by: Melissa Beattie
   Ayes: Durham, Elias, Freidin, Bhatt, Magazine, Beattie, Ciment
   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.)

3. **PB23-0612. Review of Future FAR Policy**

   Transmit to the City Commission with a favorable recommendation.

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

MOTION: Passed

Recommend to the City Commission that the following modifications be made to the ordinance:

- Incorporate an appropriate way to exempt smaller proposals with a percentage and a upper limit to be studied by staff.
- Clarify that notice provisions are for properties within 375 feet and include neighborhood associations.
- Require that the community meeting take place within 45 days of the first hearing.

Approved

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

MOTION: Passed

4. **PB23-0613. FAR increases require 6/7th vote.**

Transmit to the City Commission with a favorable recommendation.

Approved

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

MOTION Passed

5. **PB23-0614. ADU Regulations in the Palm View Historic District**

Transmit to the City Commission with a favorable recommendation.

Approved

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

MOTION Passed

6. **PB23-0615. Administrative Review of ADUs in Single Family Historic Districts.**

Transmit to the City Commission with a favorable recommendation.

Approved

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

MOTION Passed

7. **PB23-0616. Electric Vehicle Parking Requirements Revision.**

Transmit to the City Commission with a favorable recommendation.

Approved

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

MOTION Passed

8. **PB23-0617. Fencing Requirements for Vacant and Abandoned Lots.**

Transmit to the City Commission with a favorable recommendation with a modification to exclude the additional requirement for aluminum fencing and landscaping.

Approved

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

MOTION Passed

9. **PB23-0618. Bed and Breakfast Exception – West Avenue Overlay.**

Transmit to the City Commission with a favorable recommendation.

Approved

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

MOTION Passed

Recommend a modification to the Ordinance that upon change of ownership outside family structure the use reverts to residential.

Motion to: approve
Moved by: Joseph Magazine
Supported by: Gayle Durham
Ayes: Durham, Bhatt, Magazine
Nays: Melissa Beattie, Yechiel Ciment, Brian Elias, Jonathan Freidin
Absent:

MOTION Fails

10. **PB23-0619. Alcohol Hours of Sale on Belle Isle.**

Transmit to the City Commission with a favorable recommendation.

Approved

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

MOTION Passed

11. **PB23-0620. Alcohol Hours of Sale on Alton Road/West Avenue.**

Transmit to the City Commission with a favorable recommendation with a modification to exempt properties with a Land Use Board approval on the eastside of Alton Road.

Approved

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

MOTION Passed

Recommendation that the City Commission refer an ordinance to include the RM-2 properties between Lincoln Road and the Collins Canal.

Approved

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

MOTION Dies

NEW APPLICATIONS

12. **PB23-0595. 4230 N. Bay Road. Single Family Home Lot Split/Subdivision of Land.**

Approved

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

MOTION Passed

13. **PB23-0598. 1 Collins Avenue Units CU-1 and CU-2. Philippe Miami Beach - restaurant.**

Approved with modifications

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

MOTION Passed

14. **PB23-0599. 1120 Bay Drive. Single Family Home Lot Split/Subdivision of Land**

CONTINUED to September 26, 2023 by acclamation

Motion to: approve by acclamation
Moved by: Tanya Bhatt
Supported by: Jonathan Freidin
Ayes:
Nays:
Absent:

MOTION

15. **PB23-0600. 1766 Bay Road**. **The Harbour Club – Restaurant**

Approved with clarifications

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

MOTION Passed

ADJOURNMENT