MIAMIBEACH
LAND USE BOARDS

PLANNING BOARD
MINUTES
October 24, 2023 Hybrid meeting
10:00 A.M.

AGENDA ITEMS

APPROVAL OF MINUTES

1. **After Action Report – September 26, 2023**

   Approved by acclamation.

REQUESTS FOR CONTINUANCES/WITHDRAWALS

DISCUSSION ITEMS

2. **Uses in Residential Marinas. [Continued from 6-27-23].**

   CONTINUED to January 30, 2024 by acclamation.

3. **Lot Split Unit Size Criteria**

   The item was discussed and concluded.

PROGRESS REPORTS

REVOCATION/MODIFICATION HEARING

PREVIOUSLY CONTINUED CODE AMENDMENTS (Filed pursuant to Chapter 118, Article III of the Land Development Regulations of the City Code. – including Previously continued items)

NEW APPLICATIONS

4. **PB23-0621. 624 Collins Avenue – Isabelle.**

Continued to December 19, 2023 by acclamation, at the request of the applicant.

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

5. **PB23-0630. Live Local Act Administrative Review Process.**

Transmit to the City Commission with a favorable recommendation.

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

MOTION Passed

Recommend that the ordinance be modified as follows:

1. Public facility levels of service be reviewed in accordance with potential density increases.

2. Sub-section 2.5.5.6.d of the proposed ordinance be modified to include a reference to floor area ratio (FAR) as follows:

d. Compliance with Land Development Regulations. No development shall be administratively approved unless and until the Planning Director has determined that the site plan complies with all applicable land development regulations that are not pre-empted by the Live Local Act, including Floor Area Ratio.

3. The ordinance be modified to direct the Planning Director to notify surrounding

residents that an application has been received, to the extent possible, including staff contact information and a link to view the submitted plans.

4. The City Commission direct the Administration to review ordinances that have been adopted by other municipalities and report any applicable findings to the City Commission.

5. The City Commission explore the possibility of issuing a development moratorium to the extent permitted by law.

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

MOTION Passed

6. **PB23-0631. South Beach Development Regulations.**

Transmit to the City Commission with a favorable recommendation.

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

MOTION Passed

Recommend that the City Commission explore allowing existing buildings with legal nonconforming building height to be considered legally conforming.

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

MOTION Passed

Recommend that the City Commission direct staff to review the development regulations of other neighborhoods in the City to ensure that the existing regulations are appropriate.

Motion to: Approved

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

MOTION Passed

ADJOURNMENT