

# MIAMI BEACH

## LAND USE BOARDS

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### PLANNING BOARD MINUTES February 27, 2024 Hybrid meeting 10:00 A.M.

#### AGENDA ITEMS

##### APPROVAL OF MINUTES

1. **After Action Report – January 30, 2024**

**Approved by acclamation.**

##### OTHER BUSINESS

2. Election of Chair and Vice Chair

Chair - Vote: by majority of votes, to Nominate Brian Elias

Motion to Other

Moved By: Yechiel Ciment

Supported By: Melissa Beattie

**Approved by acclamation.**

Vice Chair - Vote: To nominate Melissa Beattie

Motion to Approve

Moved By: Yechiel Ciment

Supported By: Jonathan Freidin

**Approved by acclamation.**

##### REQUESTS FOR CONTINUANCES/WITHDRAWALS

3. **PB23-0634 Height Limits for Main Use Parking Garages – Terminal Island.**

Deferred from December 19, 2023

**CONTNUED to March 26, 2024 by acclamation.**

Motion to: Continue to March 26, 2024

Moved by: Yechiel Ciment

Supported by: Melissa Beattie  
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie  
Nays:  
Absent:

**MOTION Passed**

#### DISCUSSION ITEMS

4. **Uses in Residential Marinas. [Continued from 6-27-2023 and 1-30-2024 and 2-27-2024].**

**CONTINUED to March 26, 2024 by acclamation .**

5. **Establishing consent agendas.**

**The item was discussed and concluded.**

#### PROGRESS REPORTS

6. **PB21-0446 - 800 Lincoln Road. Mila.**

Motion to: Conclude the Progress Report.  
Moved by: Jonathan Freidin  
Supported by: Melissa Beattie

**MOTION Passed by Acclamation**

7. **PB06-0075. 601- 685 Washington Avenue. Goodtime Hotel.**

**Continued to March 26, 2024 by Acclamation.**

#### REVOCATION/MODIFICATION HEARING

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

**Continued from 4-25-2023, 7-25-2023, 9-26-2023 and 1-30-2024]**

**CONTINUED to March 26, 2024.**

Motion to: Continue to March 26, 2024.  
Moved by: Jonathan Freidin  
Supported by: Melissa Beattie

**MOTION Passed by Acclamation**

**PREVIOUSLY CONTINUED ITEMS**

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

**[Continued from 10-24-2023 and 1-30-2024]**

Motion to: Approve with Modifications.

Moved by: Yechiel Ciment

Supported by: Matthew Gultanoff

Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie

Nays:

Absent:

**MOTION Passed**

**10. PB23-0638. 6444, 6450, 6470 Allison Road. Single Family Home Lot Split/Subdivision of Land.**

**[Continued from 1-30-2024]**

Motion to: Approve with Modifications.

Moved by: Elizabeth Latone

Supported by: Scott Needelman

Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie

Nays:

Absent:

**MOTION Passed**

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

**11. PB23-0634. Height Limits for Main Use Parking Garages – Terminal Island.**

**[Continued from 1-30-2024 ]**

**CONTINUED to March 26, 2024 by acclamation .**

Motion to: Continue to March 26, 2024.

Moved by: Yechiel Ciment

Supported by: Melissa Beattie

**MOTION Passed by Acclamation**

**NEW APPLICATIONS**

12. **PB23-0642. 400 Alton Road. La Terrazza Restaurant - Murano Grande at Portofino Condominium.**

Motion to: Approve with Modifications.

Moved by: Yechiel Ciment

Supported by: Jonathan Freidin

Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie

Nays:

Absent:

**MOTION Passed**

13. **PB23-0632, fka PB17-0144. 3921-3925 Collins Avenue. Cadillac Hotel.**

Motion to: Approve.

Moved by: Melissa Beattie

Supported by: Elizabeth Latone

Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, 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.)

14. **PB23-0646. Watercraft Rental and Hotel Requirements.**

**Transmit to the City Commission with a favorable recommendation.**

Motion to: Transmit to the City Commission with a favorable recommendation.

Moved by: Yechiel Ciment

Supported by: Melissa Beattie

Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie

Nays:

Absent:

**MOTION Passed**

15. **PB24-0652. Height Regulations in CCC District.**

**Transmit to the City Commission with a favorable recommendation.**

Motion to: Transmit to the City Commission with a favorable recommendation

Moved by: Elizabeth Latone

Supported by: Yechiel Ciment

Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie

Nays:

Absent:

**MOTION Passed**

ADJOURNMENT