

PLANNING BOARD  
MINUTES  
March 26, 2024 Hybrid meeting  
10:00 A.M.

AGENDA ITEMS

APPROVAL OF MINUTES

1. **After Action Report – February 27, 2024**

Motion to: Approved

Moved by: Yechiel Ciment

Supported by: Elizabeth Latone

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

Nays:

Absent: Beattie

**Approved by acclamation.**

REQUESTS FOR CONTINUANCES/WITHDRAWALS

DISCUSSION ITEMS

2. **Uses in Residential Marinas. Discussion concluded.**

3. **Office Incentives. Discussion concluded.**

4. **Repeal of .5 FAR Bonus for Hotels in CD-2 zoning along Alton Road, Normandy Isle, and Collins Avenue. Discussion concluded, needs more information.**

PROGRESS REPORTS

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

Motion to: Continued to April 25, 2024

Moved by: Jonathan Freidin

Supported by: Yechiel Ciment

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

Nays:

Absent: Beattie

**MOTION Approved**

REVOCAATION/MODIFICATION HEARING

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

Motion to: Reinstate the entertainment with the conditions of the raised speakers to be lowered to the floor and have a progress report hearing on June 25, 2024.

Moved by: Jonathan Freidin

Supported by: Yechiel Ciment

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

Nays:

Absent: Beattie

**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)

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

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

Motion to: Approved

Moved by: Yechiel Ciment

Supported by: Elizabeth Latone

Ayes: Elias, Freidin, Ciment, Latone, Needelman

Nays: Gultanoff

Absent: Beattie

**MOTION Passed**

NEW APPLICATIONS

8. **PB23-0624. 1901 Alton Road. Whole Foods & Wells Fargo.**

Motion to: Approved with modifications.

Moved by: Yechiel Ciment

Supported by: Jonathan Freidin

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

Nays: .

Absent: Beattie

**MOTION Passed**

9. **PB23-0635. 976 W 41<sup>st</sup> Street, 3901-3925 Alton Road. Mixed-use office building**

Motion to: Approved  
Moved by: Yechiel Ciment  
Supported by: Jonathan Freidin  
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman  
Nays:  
Absent: Beattie

**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.)

10. **PB24-0653. Conform to State Law the Fine Schedule for Violations of Prohibition of Commercial Uses in Single Family Districts**

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

Motion to: Approved  
Moved by: Yechiel Ciment  
Supported by: Jonathan Freidin  
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman  
Nays:  
Absent: Beattie

**MOTION Passed**

11. **PB24-0655. Alcohol Hours of Sale – RM-3 Oceanfront Properties Between 53<sup>rd</sup> Street and 72<sup>nd</sup> Street.**

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

Motion to: Approved  
Moved by: Yechiel Ciment  
Supported by: Elizabeth Latone  
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman  
Nays:  
Absent: Beattie

**MOTION Passed**

**12. PB23-0644. Residential Use Incentives – Comprehensive Plan Amendment.**

Motion to: Continue to May 28, 2024

Moved by: Yechiel Ciment

Supported by: Jonathan Freidin

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

Nays:

Absent: Beattie

**MOTION Passed**

**13. PB23-0637. Residential Use Incentives – Land Development Regulations.**

Motion to: Continue to May 28, 2024

Moved by: Yechiel Ciment

Supported by: Jonathan Freidin

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

Nays:

Absent: Beattie

**MOTION Passed**

ADJOURNMENT