MIAMIBEACH
LAND USE BOARDS

PLANNING BOARD
MINUTES
April 25, 2024 Hybrid meeting
10:00 A.M.

AGENDA ITEMS

APPROVAL OF MINUTES

1. **After Action Report – March 26, 2024**

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

   MOTION Passed

OTHER BUSINESS

REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. **PB23-0609 a.k.a. PB File No. 2279. 1716 – 1750 Alton Road. Palomar Hotel.**

   Motion to: Continued to July 30, 2024
   Moved by: Yechiel Ciment
   Supported by: Jonathan Freidin
   Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
   Nays:
   Absent:

   MOTION Approved

DISCUSSION ITEMS

3. **Resiliency Code Updates (to be continued to a future date)**

PROGRESS REPORTS

4. **PB0616-0034, 1100 West Avenue – Mondrian Hotel.**

Motion to: Set for June 25, 2024 for Revocation/Modification.
Moved by: Elizabeth K. Latone
Supported by: Scott Needelman
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
Nays:
Absent:
MOTION Approved

REVOCATION/MODIFICATION HEARING

5. **PB16-0075, a.k.a. PB 0616-0031, f.k.a. PB 2320. 601-685 Washington Avenue. The Goodtime Hotel.**

Motion to: (1st Motion) Approved with modifications do a new sound study with peer review, 2 weekends a month Sat and Sun with DJ entertainment from 1:00pm to 6:00pm only and the other weekends only ambient music.
Moved by: Yechiel Ciment
Supported by: Elizabeth Latone
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Beattie
Nays: Needleman
Absent:

MOTION Passed

Motion to: (2nd Motion) Continued to May 28, 2024 Revocation/ Modifications and July 23, 2024 for Progress Report.
Moved by: Jonathan Freidin
Supported by: Yechiel Ciment
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
Nays:
Absent:

MOTION Passed

PREVIOUSLY CONTINUED ITEMS

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

6. **PB23-0643. a.k.a PB File No. 2325. 1200 – 1212 Lincoln Road. 1600 – 1628 Alton Road. Padel Courts.**

Motion to: Continued to May 28, 2024.
Moved by: Scott Needelman
Supported by: Yechiel Ciment
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
Nays:
Absent:

MOTION Approved

7. **PB23-0647. 900, 910, 920 S Shore Drive. Single Family Home Lot Split/Subdivision of Land.**

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

MOTION Passed

8. **PB23-0625. 1509 – 1515 Washington Avenue and 1500 Collins Avenue. New Hotel.**

Motion to: Continued to May 28, 2024.
Moved by: Jonathan Freidin
Supported by: Elizabeth K Latone
Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
Nays:
Absent:

MOTION Passed

9. **PB23-0636. 1100 5th Street. New Office Project.**

Motion to: Approved
Moved by: Matthew Gultanoff
Supported by: Elizabeth K 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.)

10. **PB24-0650. Development Regulations creating the Normandy Isles Overlay District for certain CD-1 zoned properties.**

    Motion to: **Continued to June 25, 2024**
    Moved by: Yechiel Ciment
    Supported by: Melissa Beattie
    Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
    Nays:
    Absent:
    MOTION Passed

11. **PB24-0651. Normandy Isles Overlay District – Workforce Housing Comprehensive Plan Amendement.**

    Motion to: **Continued to June 25, 2024.**
    Moved by: Yechiel Ciment
    Supported by: Melissa Beattie
    Ayes: Elias, Freidin, Ciment, Gultanoff, Latone, Needelman, Beattie
    Nays:
    Absent:

    MOTION Approved

12. **PB24-0661. Commercial / Industrial/ Residential Height and Setback Regulation Modifications Citywide.**

    Deferred no action taken.

13. **PB24-0663. Repeal of CD-2 Co-Living Incentives and Reduction in TC-C Co-Living Maximum Units.**

    Transmit to the City Commission with a favorable recommendation.

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

    MOTION Passed

14. **PB24-0664. Sexually Transmitted Infection (STI) Testing Regulations.**

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, Beattie
Nays:
Absent:

MOTION Passed

ADJOURNMENT