

**PLANNING BOARD MINUTES**  
**1700 CONVENTION CENTER DRIVE 3RD FL.**  
Tuesday, October 24, 2017, 1:00 PM | City Commission Chambers

- I. ATTENDANCE
- II. APPROVAL OF MINUTES
- III. CITY ATTORNEY UPDATES
- IV. SWEARING IN OF PUBLIC
- V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- VI. REQUESTS FOR EXTENSIONS OF TIME
- VII. DISCUSSION ITEMS
- VIII. PROGRESS REPORT
- IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
- X. CONTINUED ITEMS
- XI. OPEN AND CONTINUED ITEMS
- XII. NEW APPLICATIONS
- XIII. APPEALS (BOA ONLY)
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT

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ATTENDANCE

1. After Action Report -September 26, 2017

**Motion**

**Motion to Approve**  
**Moved By: Jeffrey Feldman**  
**Supported By: Mark Meland**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

DISCUSSION ITEMS

2. Sea Level Rise Criteria - Land Use Board Orientation

REQUEST FOR CONTINUANCES/WITHDRAWALS

3. PB16-0085 -Terminal Island -Comp Plan Amendments -Ordinance  
Miami Beach Port, LLC.

**No action taken**

**Motion to Other**  
**Moved By:**  
**Supported By:**

**MOTION Other**

4. PB16-0087 -Terminal Island -LDR Amendments -Ordinance  
Miami Beach Port, LLC.

**No action taken**

**Motion to Other**  
**Moved By:**  
**Supported By:**

**MOTION Other**

5. PB17-0138 1600 Washington Avenue - Mixed Use Project

**No action taken**

**Motion to Other**  
**Moved By:**  
**Supported By:**

**MOTION Other**

**PROGRESS REPORT**

6. PB 2245 -500 Alton Road and 1220 Sixth Street -Verbal Update  
500 Alton Road Ventures, LLC. and 1220 Sixth, LLC.

**Continued to November 21, 2017**

**Motion to Continue**  
**Moved By: Randy Gumenick**  
**Supported By: Daniel Veitia**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

7. PB 2012 -444 40th Street -Verbal Update  
Congregation Anshei Gezah V'Chasidey Lubavitch, Inc (a/k/a Bais Menachem)

**No action taken**

**Motion to Other**

**Moved By:**  
**Supported By:**

**MOTION Other**

8. PB16-0069 fka PB 1361 -1236 Ocean Drive -Verbal Update  
Il Giardino

**No action taken**

**Motion to Other**  
**Moved By:**  
**Supported By:**

**MOTION Other**

9. PB File No. 1467 -960 Ocean Drive  
Ocean's Ten

**No action taken**

**Motion to Other**  
**Moved By:**  
**Supported By:**

**MOTION Other**

10. PB File No. 1653 -1300 Ocean Drive  
Cafe Cardozo

**No action taken**

**Motion to Other**  
**Moved By:**  
**Supported By:**

**MOTION Other**

**CONTINUED ITEMS**

11. PB17-0140 - North Beach National Register Conservation District Overlay Comp Plan Amendments -Ordinance  
City of Miami Beach

**Continued to November 21, 2017**

**Motion to Continue**  
**Moved By: Jeffrey Feldman**  
**Supported By: Kareem Brantley**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland**  
**Nays: Veitia**

**MOTION Passed**

12. PB17-0134 -North Beach National Register Conservation District Overlay -Ordinance  
City of Miami Beach

**Continued to November 21, 2017**

**Motion to Continue**  
**Moved By: Jeffrey Feldman**  
**Supported By: Kareem Brantley**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland**  
**Nays: Veitia**

**MOTION Passed**

13. PB16-0065 -1238-1250 Normandy Drive  
Caruso Group of Companies Corp.

**Motion**

**Motion to Approve**  
**Moved By: Randy Gumenick**  
**Supported By: Kareem Brantley**

**Ayes: Brantley, Elias, Gelpi, Gumenick, Meland**  
**Nays: Feldman**  
**Absent: Veitia**

**MOTION Passed**

#### **NEW APPLICATIONS**

14. PB17-0144 -3921-3925 Collins Avenue -The Courtyard Cadillac Hotel  
HHLP Miami Beach Associates, LLC., HHLP Miami Beach Lessee, LLC., and 3921 Collins Avenue LLC.

**Motion**

**Motion to Approve**  
**Moved By: Randy Gumenick**  
**Supported By: Mark Meland**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

15. PB17-0149, fka PB File No.1724, -1437-1441 Washington Avenue  
Gideon/Espanola Partners, LLC.

**Motion**

**Motion to Approve**  
**Moved By: Mark Meland**  
**Supported By: Randy Gumenick**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

16. PB17-0163 -RM1 Washers/Dryers-An Ordinance  
City of Miami Beach

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

**Motion to Approve**  
**Moved By: Nick Gelpi**  
**Supported By: Daniel Veitia**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

17. PB17-0164 -RM-1 Restaurant Use - An Ordinance  
City of Miami Beach

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

**Motion to Approve**  
**Moved By: Mark Meland**  
**Supported By: Randy Gumenick**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

18. PB 17-0165 -Provisional Parking Lots Amendment -An Ordinance  
City of Miami Beach

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

**Motion to Approve**  
**Moved By: Daniel Veitia**  
**Supported By: Jeffrey Feldman**

**Ayes: Brantley, Elias, Feldman, Gelpi, Gumenick, Meland, Veitia**

**MOTION Passed**

## **ADJOURNMENT**

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Applications listed herein have been filed with the Planning Department for review by the Design Review Board, pursuant Section 118-252, and 118-71 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items. Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim

record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).