

**PLANNING BOARD MINUTES**  
**1700 CONVENTION CENTER DRIVE 3RD FL.**  
Tuesday, May 22, 2018, 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
- 

ATTENDANCE

APPROVAL OF MINUTES

1. After Action Report – April 17, 2018

**Motion**

**Motion to Approve**  
**Moved By: Mark Meland**  
**Supported By: David Wieder**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder**

**MOTION Passed**

REQUEST FOR CONTINUANCES/WITHDRAWALS

VIDEO 2. PB 17-0091 fka File No. 1609. 2000 Collins Ave et al

**Continued to June 26, 2018.**

**Motion to Continue**  
**Moved By: Daniel Veitia**  
**Supported By: Mark Meland**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder**

**MOTION Passed**

3. PB File No. 2077. 2038 Collins Ave–Bagatelle

**Continued to June 26, 2018.**

**Motion to Continue**

**Moved By:**

**Supported By:**

**MOTION Passed**

**DISCUSSION ITEMS**

- VIDEO 4. Discussion regarding North Beach Town Center

**Continued to June 26, 2018.**

**Motion to Other**

**Moved By:**

**Supported By:**

**MOTION**

- VIDEO 5. Discussion regarding short term rental occupancy in apartment units

**Discussed, no recommendation.**

**Motion to Other**

**Moved By:**

**Supported By:**

**MOTION**

**PROGRESS REPORT**

- VIDEO 6. PB 17-0171. 1052 Ocean Drive – The Palace Bar & Restaurant

**No further progress report.**

**Motion to Approve**

**Moved By: Daniel Veitia**

**Supported By: Kareem Brantley**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder**

**MOTION Passed**

VIDEO 7. PB 16-0069 f.k.a. File No. 1361. 1236 Ocean Drive – Il Giardino

**No further progress report.**

**Motion to Approve**

**Moved By: Kareem Brantley**

**Supported By: David Wieder**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder**

**MOTION Passed**

VIDEO 8. PB 17-0108 f.k.a. File No. 2032. 1545 Collins Ave—James Royal Palm

**Modification hearing, to be re-noticed to July 24, 2018**

**Motion to Continue**

**Moved By: David Wieder**

**Supported By: Daniel Veitia**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder**

**MOTION Passed**

#### **MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER**

VIDEO 9. PB18-0197 -125-151 Collins Avenue

Carribean Parking Systems

**Motion**

**Motion to Approve**

**Moved By: Daniel Veitia**

**Supported By: Nick Gelpi**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder**

**MOTION Passed**

#### **CONTINUED ITEMS**

VIDEO 10. PB 17-0104. 121 Collins Avenue – Permanent parking lot

Asta Parking, Inc.

**Motion**

**Motion to Approve**

**Moved By: Kareem Brantley**

**Supported By: Mark Meland**

**Ayes: Barrineau, Brantley, Elias, Meland, Veitia, Wieder**

**Nays: Gelpi**

VIDEO 11. PB 17-0138 -1600 Washington Avenue – Mixed-Use Project

420 LINCOLN ROAD DEVELOPMENT, LLC

To separate the CUP for Time Out Market (1601-1619 Drexel Avenue).

Motion to Approve  
Moved By: Daniel Veitia  
Supported By: Mark Meland

**Ayes:** Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder

**MOTION Passed**

To approve 1600 Washington and 1601 Drexel Avenue.

Motion to Approve  
Moved By: Mark Meland  
Supported By: David Wieder

**Ayes:** Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder

**MOTION Passed**

### NEW APPLICATIONS

VIDEO 12. PB18-0191 -191 North Hibiscus Drive  
Marc Laukien

#### **Motion**

Motion to Approve  
Moved By: Daniel Veitia  
Supported By: Kareem Brantley

**Ayes:** Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Wieder

**MOTION Passed**

VIDEO 13. PB 18-0184. 5775 Collins Avenue  
Miami Beach Associates, LLC

#### **Motion**

Motion to Approve  
Moved By: Daniel Veitia  
Supported By: Mark Meland

**Ayes:** Brantley, Elias, Gelpi, Meland, Veitia  
**Nays:** Barrineau, Wieder

**MOTION Passed**

VIDEO 14. PB18-0190. 4701 North Meridian Avenue  
4701 North Meridian LLC

#### **Motion**

Motion to Approve

**Moved By: Michael Barrineau**  
**Supported By: David Weder**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Weder**

**MOTION Passed**

VIDEO 15. PB 18-0192 aka PB16-0062 7118-7140 Collins Avenue and 7121-7145 Harding Avenue  
Collins and 72nd Developers, LLC, Casa Grande Shopping Center, LLC, and AHM Advisors, LLC

**Motion**

**Motion to Approve**  
**Moved By: Daniel Veitia**  
**Supported By: David Weder**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Weder**

**MOTION Passed**

CODE AMENDMENTS: (Filed pursuant to Chapter 118, Article III of the Land Development Regulations of the City Code.)

VIDEO 16. PB 18-0207. RPS OPEN SPACE REGULATIONS

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

**Motion to Approve**  
**Moved By: Nick Gelpi**  
**Supported By: Kareem Brantley**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Weder**

**MOTION Passed**

VIDEO 17. PB 18-0208. CD-3 ARCHITECTURAL DISTRICT PARKING GARAGE HEIGHTS

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

**Motion to Approve**  
**Moved By: Michael Barrineau**  
**Supported By: Nick Gelpi**

**Ayes: Barrineau, Brantley, Elias, Gelpi, Meland, Veitia, Weder**

**MOTION Passed**

**ADJOURNMENT**

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).