

1. After Action Report – March 4, 2025

APPROVAL OF MINUTES 1

MIAMI BEACH  
Land Use Boards

Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: April 8, 2025  
TITLE: AFTER ACTION REPORT – MARCH 4, 2025

**PROPERTY**

After Action Report – March 4, 2025

**FILE NO.**

After Action Report – March 4, 2025

**APPLICANT**

After Action Report – March 4, 2025

**IN RE:**

After Action Report – March 4, 2025

**PRIOR ORDER NUMBER:**

**Applicable Area**

N/A

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond  
Funds?**

No

PLANNING BOARD AFTER ACTION  
Tuesday, March 4, 2025

I. ATTENDANCE

**Board:** Seven (7) of seven (7) Members present:

Brian Elias, Jonathan Freidin, Melissa Beattie, Yechiel Ciment, Keith Marks, Elizabeth Latone, Scott Needelman

**Absent:**

**Staff:** Nick Kallergis, Michael Belush, Giselle Deschamps

II. CITY ATTORNEY UPDATES

III. SWEARING IN OF PUBLIC

IV. APPROVAL OF MINUTES

1. After Action Report – February 4, 2025

**APPROVED – Ciment / Beattie 7-0**

---

V. REQUESTS FOR CONTINUANCES / WITHDRAWALS / OTHER

2. **PB24-0656. 1235 Washington Avenue. Night Club.** An application has been filed requesting a conditional use permit for a Neighborhood Impact Establishment (NIE) for a Nightclub/dancehall/bar; Specifically, the applicant is requesting to increase the occupant load for this non-conforming establishment, pursuant to Chapter 2, Article V, Section 2.5.2 of the Miami Beach Resiliency Code. **[Continued from 2/4/2025]**

**CONTINUED to 4/8/2025 – Freidin / Ciment 7-0**

---

3. **PB24-0734. Increasing and Enhancing Porous Surface Requirements for Parking Lots and Driveways. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED “MIAMI BEACH RESILIENCY CODE,” BY AMENDING CHAPTER 5, ENTITLED “OFF-STREET PARKING,” ARTICLE III, ENTITLED “DESIGN STANDARDS,” SECTION 5.3.11, ENTITLED “PARKING LOT DESIGN STANDARDS,” BY MODIFYING THE POROUS PAVEMENT REQUIREMENTS FOR SURFACE PARKING LOTS; BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” SECTION 7.2.2, ENTITLED “RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS,” BY MODIFYING THE MINIMUM OPEN SPACE AND PERVIOUS AREA REQUIREMENTS IN SINGLE FAMILY DISTRICTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.** **[Continued from 2/4/2025]**

**CONTINUED to 4/8/2025 – Ciment / Beattie 7-0**

---

VI. PROGRESS REPORTS

4. **PB22-0553. 455 Lincoln Road.** Progress report as required by the Conditional Use Permit for a Neighborhood Impact Establishment with entertainment and an

occupant content in excess of 200 persons.

**CONTINUED to 5/6/2025 – Freidin / Latone 7-0**

---

5. **PB24-0707, a.k.a PB23-0577. 230 1<sup>st</sup> Street & 81 Washington Avenue – Le Jardin Boucherie & Genzo-Omakase Room.** Progress report due to code violations.

**CONTINUED to 6/10/2025 – Freidin / Ciment 7-0**

---

VII. **PREVIOUSLY CONTINUED APPLICATIONS**

6. **PB24-0719. 1350 Collins Avenue.** An application has been filed requesting a Conditional Use Permit for an outdoor entertainment establishment in association with a restaurant, pursuant to Chapter 2, Article V, and Chapter 7, Article II, Section 7.2.13 of the Miami Beach Resiliency Code. **[Continued from 1/7/2025 and 2/4/2025]**

**CONTINUED to 6/10/2025 – Freidin / Latone 7-0**

---

7. **PB24-0703, 1250 West Avenue - ALTON BEACH BAYFRONT OVERLAY DISTRICT COMPREHENSIVE PLAN AMENDMENT. AN ORDINANCE OF THE** MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, BY AMENDING GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; POLICY 1.1.6: MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2) AND POLICY 1.1.7: HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3) CREATING THE ALTON BEACH BAYFRONT OVERLAY LAND USE CATEGORY, PROVIDING FOR TRANSFER OF DEVELOPMENT INTENSITY, PROVIDING FLOOR AREA BONUSES FOR DEVELOPMENTS THAT INCLUDE CERTAIN PUBLIC BENEFITS; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. **[Continued from February 4, 2025]**

**Transmit to the City Commission with a NEGATIVE recommendation**

**Marks / Needleman 4-3 (Ciment, Beattie, & Elias opposed to the negative rec.)**

---

8. **PB24-0698, 1250 West Avenue - DEVELOPMENT REGULATIONS FOR THE ALTON BEACH BAYFRONT OVERLAY DISTRICT. AN ORDINANCE OF THE** MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, “ZONING DISTRICTS AND REGULATIONS,” ARTICLE 3. “OVERLAY DISTRICTS” BY INCORPORATING SECTION 7.3.11 ENTITLED “ALTON BEACH BAYFRONT OVERLAY DISTRICT” TO PROVIDE DEVELOPMENT REGULATIONS FOR LOT 3, BLOCK 80 OF BAY GARDEN MANOR CONDO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND LOTS 8 AND 9 OF THE BAY VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 110, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. **[Continued from February 4, 2025]**

**Transmit to the City Commission with a NEGATIVE recommendation**

**Marks / Needleman 4-3 (Ciment, Beattie, & Elias opposed to the negative rec.)**

---

VIII. **NEW COMPREHENSIVE PLAN & CODE AMENDMENTS** (Filed pursuant to Chapter 2, Article IV of the Land Development Regulations of the City Code and Chapter 163, Part II, Florida Statutes.)

9. **PB25-0737. Lincoln Road West Residential Use Incentives - Comprehensive Plan Amendment.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES" AT TABLE RLU 1.1 TO PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) REGULATIONS; BY AMENDING POLICY RLU 1.1.10, ENTITLED "HIGH INTENSITY COMMERCIAL (CD-3)," TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO NON-TRANSIENT RESIDENTIAL USES FOR APPLICABLE PROPERTIES FRONTING LINCOLN ROAD FROM ALTON ROAD TO DREXEL AVENUE AND PROPERTIES LOCATED BETWEEN 17<sup>TH</sup> STREET AND LINCOLN LANE NORTH; BY AMENDING OBJECTIVE 1.2, ENTITLED "LAND USE REGULATION," TO ESTABLISH POLICY 1.2.8, ENTITLED "RESIDENTIAL USE INCENTIVES," TO PROVIDE MINIMUM STANDARDS FOR OBTAINING THE FAR AND DENSITY INCENTIVES SET FORTH IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

**CONTINUED to 5/6/2025 – Ciment / Beatie 7-0**

---

10. **PB24-0731. Lincoln Road West Residential Use Incentives.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE II, ENTITLED "VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS," AT SECTION 5.2.4, ENTITLED "VEHICLE OFF-STREET PARKING REQUIREMENTS," BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 3; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY AMENDING SECTION 7.1.11, ENTITLED "RESIDENTIAL USE INCENTIVES," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES FROM THE EAST SIDE OF ALTON ROAD TO THE WEST SIDE OF DREXEL AVENUE AND LOCATED BETWEEN THE SOUTH SIDE OF 17TH STREET AND THE NORTH SIDE OF LINCOLN LANE SOUTH; BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.12 ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," TO MODIFY SECTION 7.2.12.3, ENTITLED, "DEVELOPMENT REGULATIONS (CD-3)." TO MODIFY AND CLARIFY DEVELOPMENT REGULATIONS PERTAINING TO HOTEL USES, TO DELETE SECTION 7.2.12.4, ENTITLED "ADDITIONAL REGULATIONS (CD-3)"; BY AMENDING ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT

REGULATIONS,” BY AMENDING SECTION 7.5.2.1 ENTITLED “HEIGHT REGULATION EXCEPTIONS AND ROOFTOP ADDITIONS,” TO ALLOW FOR MULTI-STORY ROOFTOP ADDITIONS FOR PROJECTS THAT QUALIFY FOR THE LINCOLN ROAD RESIDENTIAL USE INCENTIVES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**CONTINUED to 5/6/2025 – Ciment / Beatie 7-0**

---

11. **PB25-0738. Lincoln Road East Residential Use Incentives - Comprehensive Plan Amendment.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE “RESILIENT LAND USE & DEVELOPMENT ELEMENT,” GOAL RLU 1, ENTITLED “LAND USE,” OBJECTIVE RLU 1.1, ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES” AT TABLE RLU 1.1 TO PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) REGULATIONS; BY AMENDING POLICY RLU 1.1.10, ENTITLED “HIGH INTENSITY COMMERCIAL (CD-3),” TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO NON-TRANSIENT RESIDENTIAL USES FOR APPLICABLE PROPERTIES WITH A LOT LINE ON LINCOLN ROAD AND PROPERTIES LOCATED SOUTH OF 17TH STREET, BETWEEN THE EAST SIDE OF DREXEL AVENUE AND THE WEST SIDE OF COLLINS AVENUE; BY AMENDING OBJECTIVE 1.2, ENTITLED “LAND USE REGULATION,” TO ESTABLISH POLICY 1.2.8, ENTITLED “RESIDENTIAL USE INCENTIVES,” TO PROVIDE MINIMUM STANDARDS FOR OBTAINING THE FAR AND DENSITY INCENTIVES SET FORTH IN THIS ORDINANCE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

**CONTINUED to 5/6/2025 – Ciment / Beatie 7-0**

---

12. **PB25-0739. Lincoln Road East Residential Use Incentives – LDR Amendments.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 5, ENTITLED “OFF-STREET PARKING,” ARTICLE II, ENTITLED “VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS,” AT SECTION 5.2.4, ENTITLED “VEHICLE OFF-STREET PARKING REQUIREMENTS,” BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 1, BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 2 AND BY AMENDING THE PARKING REQUIREMENTS IN PARKING TIER 3; BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICT REGULATIONS,” ARTICLE I, ENTITLED “GENERAL TO ALL ZONING DISTRICTS,” BY AMENDING SECTION 7.1.11, ENTITLED “RESIDENTIAL USE INCENTIVES,” TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES FROM EAST SIDE OF DREXEL AVENUE TO THE WEST SIDE OF COLLINS AVENUE AND LOCATED BETWEEN THE SOUTH PROPERTY LINE OF THOSE LOTS FRONTING ON THE SOUTH SIDE OF LINCOLN ROAD AND SOUTH SIDE OF 17TH STREET; BY AMENDING ARTICLE II, ENTITLED “DISTRICT REGULATIONS,” SECTION 7.2.12, ENTITLED “CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT,” TO DELETE SECTION 7.2.12.4, ENTITLED “ADDITIONAL REGULATIONS (CD-3)”; BY AMENDING

ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," BY AMENDING SECTION 7.5.2.1 ENTITLED "HEIGHT REGULATION EXCEPTIONS AND ROOFTOP ADDITIONS," TO ALLOW FOR MULTI-STORY ROOFTOP ADDITIONS FOR PROJECTS THAT QUALIFY FOR THE LINCOLN ROAD RESIDENTIAL USE INCENTIVES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**CONTINUED to 5/6/2025 – Ciment / Beatie 7-0**

---

13. **PB25-0743. Historic Preservation Board Fee Waiver for Single Family Home Applications.** **AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, SUBPART B, ENTITLED "MIAMI BEACH RESILIENCY CODE," BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE II, ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," SECTION 2.2.3, ENTITLED "DEVELOPMENT APPLICATION SUBMISSION AND REVIEW," BY AMENDING SECTION 2.2.3.5, ENTITLED "FEES FOR THE ADMINISTRATION OF LAND DEVELOPMENT REGULATIONS," TO PROVIDE A FEE WAIVER FOR CERTIFICATE OF APPROPRIATENESS APPLICATIONS IN SINGLE FAMILY ZONING DISTRICTS; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmit to the City Commission with a FAVORABLE recommendation**  
**Latone / Ciment 7-0**

---

ADJOURNMENT