

1. After Action Report – November 26, 2024

PLANNING BOARD AFTER ACTION  
Tuesday, November 26, 2024

I. ATTENDANCE

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

Brian Elias, Jonathan Freidin, Melissa Beattie, Yechiel Ciment, Matthew Gultanoff, 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 – October 29, 2024

**APPROVED – Ciment / Beattie 7-0**

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V. REQUESTS FOR CONTINUANCES / WITHDRAWALS / OTHER

2. **PB23-0625, 1509 – 1515 Washington Avenue and 1500 Collins Avenue - New Hotel.** An application has been filed requesting a conditional use approval for a Neighborhood Impact Structure (NIS) for a new 7-story hotel exceeding 50,000 square feet, including a new rooftop addition onto 1500 Collins Avenue, and a Neighborhood Impact Establishment (NIE) that includes an alcoholic beverage establishment or restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, and a Neighborhood Impact Establishment (NIE) with an occupancy of more than 300 persons, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

**CONTINUED to 1/7/2025 – Gultanoff / Beattie 7-0**

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3. **PB24-0662. Conditional Use Regulations for Grocery and Convenience Stores in CD-3 zoning on Lincoln Road. 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 CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATION," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.12. "CD-3 COMMERCIAL HIGH INTENSITY DISTRICT," BY AMENDING SECTION 7.2.12.2. "USES (CD-3)," TO LIST GROCERY AND CONVENIENCE STORES LOCATED ON LINCOLN ROAD OR 16th STREET EAST OF DREXEL AVENUE AND WEST OF WASHINGTON AVENUE AS A CONDITIONAL USE SUBJECT TO STRICT CRITERIA; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**[Continued from 10-29-2024. Continuance requested to 1-7-2025]**

**CONTINUED to 1/7/2025 – Gultanoff / Beattie 7-0**

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4. **PB23-0609. a.k.a. PB File No. 2279. 1716 - 1750 Alton Road. Palomar Hotel.** An application has been filed requesting modifications to a previously issued conditional use permit, for a hotel exceeding 50,000 square feet, including a mechanical parking garage and an accessory restaurant. Specifically, the applicant is requesting to allow the public to access to the rooftop and to become a Neighborhood Impact Establishment (NIE) by combining the occupancy load for both accessory hotel uses, the rooftop and the existing ground floor restaurant, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code. **[Continued from 9-24-2024]**

**CONTINUED to 2/4/2025 – Ciment / Latone 7-0**

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5. **PB22-0539. 600 - 660 Washington Ave. Angler's Hotel.** An application has been filed requesting a conditional use approval for a Neighborhood Impact Establishment (NIE) with Entertainment and Outdoor Entertainment on the rooftop including an alcoholic beverage establishment or restaurant located on the top floor of a building, whether fully enclosed, partially open, or open to the sky, including all open-air portions above the roof-top, which is located on a property that is within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2 of the Miami Beach Resiliency Code.

**CONTINUED to 2/4/2025 – Ciment / Gultanoff 7-0**

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6. **PB24-0650. Development Regulations creating the Normandy Isles Overlay District for certain CD-1 zoned properties.** 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 7.3.10 ENTITLED "NORMANDY ISLES OVERLAY DISTRICT" TO PROVIDE DEVELOPMENT REGULATIONS FOR THOSE PROPERTIES SOUTH OF NORMANDY DRIVE, NORTH OF 71 STREET AND BORDERED BY VERDUN COURT ON THE WEST AND AN ALLEY IMMEDIATELY EAST OF LOT 9 IN BLOCK 36 OF "ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. **[continued from 4-25-2024; 6-25-2024, 7-30-2024 & 9-24-20]**

**WITHDRAWN**

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7. **PB24-0651. Normandy Isles Overlay District – Workforce Housing 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 1.1.8: LOW DENSITY COMMERCIAL (CD-1) PROVIDING FOR ADDITIONAL DENSITY WHERE NEW CONSTRUCTION PROPOSES WORKFORCE HOUSING; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. **Continued from 4-25-2024; 6-25-2024, 7-30-2024 & 9-24-20]**

**WITHDRAWN**

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## VI. DISCUSSION ITEMS

8. **Loading, including truck sizes and safety.**  
**DEFERRED to 1/7/2025**
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## VII. REVOCATION/MODIFICATION HEARINGS

9. **PB21-0442. 743 Washington Avenue – Vendome.** Public hearing to consider a revocation, modification, or imposition of additional or supplemental conditions to a previously issued conditional use permit for a neighborhood impact establishment with entertainment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code. **[CUP modified on 9-24-2024 and revocation/modification hearing continued to 11-26-2024]**

**CONTINUED to 2/4/2025 – Freidin / Beattie 7-0**

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10. **PB24-0678, a.k.a. PB0616-0034. 1100 West Avenue – Mondrian Hotel.** Public hearing to consider a revocation, modification, or imposition of additional or supplemental conditions to a previously issued conditional use permit for a Neighborhood Impact Establishment, pursuant to Section 2.5.2.5 of the Miami Beach Resiliency Code. **[CUP modified on 9-24-2024 and revocation/modification hearing continued to 11-26-2024]**

**CONTINUED to 1/7/2025 (only if new citations are issued prior to 1/7/2025, otherwise revocation/modification hearing will be dismissed)– Ciment/Freidin 7-0**

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## VIII. PREVIOUSLY CONTINUED APPLICATIONS

11. **PB24-0695. Washington Avenue Residential Plan – 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 1.1.6, ENTITLED “MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2),” 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 LOCATED ON WASHINGTON AVENUE; BY AMENDING POLICY RLU 1.1.9, ENTITLED “MEDIUM INTENSITY COMMERCIAL (CD-2),” 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 LOCATED ON WASHINGTON AVENUE; 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 LOCATED ON WASHINGTON AVENUE; BY AMENDING POLICY RLU 1.1.28, ENTITLED "GENERAL MIXED USE COMMERCIAL PERFORMANCE STANDARD (C-PS2)," 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 LOCATED ON WASHINGTON 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 from 10-29-2024]**

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

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12. **PB24-0696. Washington Avenue Residential Plan – Land Development Regulations 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 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.1, ENTITLED "GENERAL DEFINITIONS," BY AMENDING THE DEFINITION OF FLOOR AREA AND CREATING A DEFINITION FOR MICRO-MOBILITY STATION; 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 2; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," BY CREATING SECTION 7.1.10, ENTITLED "RESIDENTIAL USE INCENTIVES," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES IN APPLICABLE UNDERLYING ZONING DISTRICTS AND PROPERTIES FRONTING WASHINGTON AVENUE FROM 5TH STREET TO 17TH STREET; BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.5 ENTITLED "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," TO CREATE SECTION 7.2.5.5, ENTITLED "MID BEACH RESIDENTIAL USE INCENTIVE AREAS (RM-2)," TO ESTABLISH RESIDENTIAL USE INCENTIVES SPECIFIC TO PROPERTIES IN APPLICABLE RM-2 ZONING DISTRICTS AND PROPERTIES FRONTING WASHINGTON AVENUE FROM 6TH STREET TO 7TH STREET; BY AMENDING SECTION 7.2.11, ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," AT SUBSECTION 7.2.11.5, ENTITLED "WASHINGTON AVENUE (CD-2)," TO MODIFY EXISTING DEVELOPMENT REGULATIONS SPECIFIC TO PROPERTIES FRONTING WASHINGTON AVENUE AND TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT." BY CREATING SECTION 7.2.12.5, ENTITLED "WASHINGTON AVENUE RESIDENTIAL INCENTIVE AREA – CD-3," TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO

WASHINGTON AVENUE; BY AMENDING SECTION 7.2.15 ENTITLED "PERFORMANCE STANDARD DISTRICT (PS)," AT SECTION 7.2.15.3, ENTITLED "COMMERCIAL PERFORMANCE STANDARDS DISTRICTS (C-PS)," TO CREATE A RESIDENTIAL INCENTIVE AREA SPECIFIC TO WASHINGTON AVENUE; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. **[Continued from 10-29-2024]**

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

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**IX. NEW APPLICATIONS**

13. **PB24-0686, 6747 Collins Ave – New Hotel.** An application has been filed requesting conditional use approval for mechanical parking, and a Neighborhood Impact Establishment (NIE) that includes a restaurant located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, as part of the construction of a new 16-story new hotel, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f, of the Miami Beach Resiliency Code.

**APPROVED – Latone / Ciment 7-0**

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14. **PB24-0715, 1800, 1810, & 1818 Michigan Ave, and 1039 18<sup>th</sup> Street – Single Family Home Lot Split.** An application has been filed requesting a division of land/lot split to divide the one existing site which is comprised of four (4) platted lots, into four (4) individual buildable parcels, pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.

**APPROVED – Freidin / Beattie 7-0**

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**X. 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.)

15. **PB24-0708, 6701 Collins Avenue - NORTH BEACH OCEANFRONT 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 1.1.7: HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3), PROVIDING AUTHORITY TO ESTABLISH FLOOR AREA INCENTIVES FOR SUBSTANTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS, PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. [Time Certain of 11:00 AM or shortly thereafter]**

**REVIEWED & CONTINUED to 2/4/2025 – Ciment / Latone 7-0**

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16. **PB24-0693, 6701 Collins Avenue - DEVELOPMENT REGULATIONS FOR THE NORTH BEACH OCEANFRONT 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 II, "DISTRICT REGULATIONS," SECTION 7.2.6 3, "DEVELOPMENT REGULATIONS (RM-3)," TO REFERENCE MODIFIED DEVELOPMENT REGULATIONS FOR THE NORTH BEACH OCEANFRONT OVERLAY, FURTHER AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE 3. "OVERLAY DISTRICTS" BY INCORPORATING SECTION 7.3.10 ENTITLED "NORTH BEACH OCEANFRONT OVERLAY DISTRICT" TO PROVIDE DEVELOPMENT REGULATIONS THAT INCENTIVIZE SUBSTANTIAL RECONSTRUCTION OF CONTRIBUTING BUILDINGS AT CERTAIN EXISTING OCEANFRONT LOTS WITHIN THE NORTH BEACH RESORT HISTORIC DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. [Time Certain of 11:00 AM or shortly thereafter]

**REVIEWED & CONTINUED to 2/4/2025 – Ciment / Latone 7-0**

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17. **PB24-0723, FAR Exception for Gender Neutral Restrooms. 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," CHAPTER 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.1, ENTITLED "GENERAL DEFINITIONS," BY AMENDING THE DEFINITION FOR FLOOR AREA; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmit to the City Commission with a FAVORABLE recommendation  
Latone / Freidin 6-0 (Ciment absent)**

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18. **PB24-0724, Hotel Approval Process. AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE VII, ENTITLED "COMMISSION WARRANT," TO CREATE SECTION 2.7.2, ENTITLED "HOTEL APPROVAL PROCEDURES"; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmit to the City Commission with a FAVORABLE recommendation  
Beattie / Freidin 6-0 (Ciment absent)**

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19. **PB24-0726, Visibility Triangle Requirements Oceanfront Property. 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, ENTITLED "ZONING DISTRICTS AND REGULATIONS, ARTICLE III, ENTITLED "OVERLAY DISTRICTS," SECTION 7.3.1.2, ENTITLED "OCEANFRONT," BY REFERENCING COMPLIANCE WITH NEWLY CREATED SECTION 14-1 OF THE MIAMI BEACH CODE, ENTITLED "BEACHWALK ACCESS AND VISIBILITY"; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmit to the City Commission with a FAVORABLE recommendation  
Beattie / Latone 6-0 (Ciment absent)**

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**XI. ADJOURNMENT**