

PLANNING BOARD AFTER ACTION
Tuesday, September 9, 2025, 9:00 A.M.

I. **ATTENDANCE**

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

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

Staff: Nick Kallergis, Michael Belush

II. **CITY ATTORNEY UPDATES**

III. **SWEARING IN OF PUBLIC**

IV. APPROVAL OF MINUTES

1. After Action Report – July 28, 2025

APPROVED – Ciment / Freidin 7-0

REQUESTS FOR CONTINUANCES / WITHDRAWALS / OTHER

2. **PB25-0776. Liquor Store Prohibition on Lincoln Rd. 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, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 7 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.12 ENTITLED, "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," TO AMEND THE LIST OF PROHIBITED USES TO INCLUDE LIQUOR STORES ON LINCOLN ROAD; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. **[Continued from 7-28-2025 meeting]**

CONTINUED to 3/10/2026 – Needelman / Ciment 7-0

3. **PB25-0777. Increase Distance Separation for Tobacco and Vape Stores. 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," BY AMENDING ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.5, ENTITLED "SPECIALIZED USE REGULATIONS," TO MODIFY AND INCREASE THE MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR TOBACCO AND VAPE DEALERS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. **[Continued from 7-28-2025 meeting]**

CONTINUED to 3/10/2026 – Ciment / Marks 7-0

4. **PB25-0773. 1784 West Ave.** An application has been filed requesting Conditional Use approval for a restaurant with more than 100 seats and an occupancy content in excess of 125, pursuant to Sections 2.5.2, and 7.2.23 of the Miami Beach Resiliency Code.

CONTINUED to 10/16/2025 – Ciment / Beattie 7-0

5. **PB25-0763. 1600 Washington Ave.** An application has been filed requesting a Conditional Use approval for a Neighborhood Impact Structure, for the construction of a new 15-story mixed-use building exceeding 50,000 square feet, pursuant to Sections 2.5.2, and 7.2.12 of the Miami Beach Resiliency Code.

CONTINUED to 10/16/2025 – Ciment / Beattie 7-0

CONSENT AGENDA ITEMS

6. **PB25-0742. 3925 Collins Avenue.** An application has been filed requesting modifications to a previously issued Conditional Use Permit for the operation of a mechanical parking garage. Specifically, the applicant is requesting to change the owner/operator and update the conditions of approval, pursuant to Chapter 2, Article V, Section 2.5.2 of the Miami Beach Resiliency Code. **[Continued from 7-1-2025 due to lack of a quorum]**
7. **PB25-0759. 3500 Flamingo Drive – Lot Split.** An application has been filed requesting a division of land/lot split to divide the existing single site, comprised of two platted lots, into two individual buildable parcels pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code. **[Continued from 7-1-2025 due to lack of a quorum]**
8. **PB25-0780. 7605 Collins Ave – Comprehensive Plan and Future Land Use Map Amendments. 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 SMALL SCALE AMENDMENT PROCESS OF SECTION 163.3187, 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 POLICY RLU 1.1.17, ENTITLED “PUBLIC FACILITY: GOVERNMENTAL USES (PF),” BY MODIFYING AND EXPANDING USES ALLOWED; AND AMENDING THE FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FOR A PARCEL OF LAND LOCATED AT 7605 COLLINS AVENUE, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT DESIGNATION OF “SINGLE FAMILY RESIDENTIAL (RS),” TO “PUBLIC FACILITY: GOVERNMENTAL USES (PF)””; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.
9. **PB25-0781. 7605 Collins Ave – Zoning District Change. AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 7.2.1.2 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED “DISTRICT MAP,” PURSUANT TO SECTION 2.5.1, ENTITLED “CHANGE TO ZONING DISTRICT BOUNDARIES (REZONING),” BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 7605 COLLINS AVENUE, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF RS-4 “SINGLE FAMILY RESIDENTIAL,” TO GU, “GOVERNMENT USE”;

AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

10. **PB25-0787. Good Standing Requirements for Zoning Amendments. 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, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 1 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.1, ENTITLED "GENERAL DEFINITIONS," BY ADDING A DEFINITION FOR "HABITUAL OFFENDER;" BY AMENDING CHAPTER 2 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE IV, ENTITLED "AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS," BY AMENDING SECTION 2.4.1, ENTITLED "GENERALLY," TO ESTABLISH PROCEDURES TO ADDRESS OUTSTANDING VIOLATIONS, FINES, FEES, OR OTHER OPEN BILLS, FOR APPLICATIONS TO AMEND THE LAND DEVELOPMENT REGULATIONS OR THE COMPREHENSIVE PLAN; AND PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.
11. **PB25-0788. Notice Requirements for Rescheduled LUB Meetings. 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, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 2 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE II, ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," BY AMENDING SECTION 2.2.4, ENTITLED "PUBLIC HEARING," TO MODIFY THE PUBLIC NOTICE REQUIREMENTS FOR LAND USE BOARD APPLICATIONS; AND PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.
12. **PB25-0767. 515 Jefferson Avenue.** An application has been filed requesting a conditional use approval for an educational institution in a CPS-2 zoning district pursuant to Chapter 7, Article II, Section 7.2.15.3 of the Miami Beach Resiliency Code.

For all Consent Agenda Items: APPROVED (Lot Split and CUP applications) or Transmitted to City Commission with a favorable recommendation (for ordinances) – Ciment / Latone 7-0

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.)

13. **PB25-0782. Distance Separation Exemption for Tobacco and Vape Uses in North Beach. 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," BY AMENDING ARTICLE III, ENTITLED "OVERLAY DISTRICT," SECTION 7.3.10, ENTITLED "NORTH BEACH COMMERCIAL CHARACTER OVERLAY DISTRICTS," TO MODIFY REQUIREMENTS FOR TOBACCO AND VAPE DEALERS; BY AMENDING ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.5, ENTITLED "SPECIALIZED USE REGULATIONS," TO MODIFY THE MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR TOBACCO AND

VAPE DEALERS IN NORTH BEACH; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmit to the City Commission with an UNFAVORABLE recommendation –
Ciment / Beattie 7-0**

14. **PB25-0783. Concurrency and Mobility Fee Installment Plan. 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, "LAND DEVELOPMENT REGULATIONS," BY AMENDING CHAPTER 3 OF THE MIAMI BEACH RESILIENCY CODE, ENTITLED "CONCURRENCY MANAGEMENT AND MOBILITY FEES," BY AMENDING ARTICLE II, ENTITLED "CONCURRENCY," BY CREATING SECTION 3.2.3, ENTITLED "IMPOSITION AND COLLECTION OF CONCURRENCY MITIGATION FEES," TO PROVIDE AN OPTION FOR AN INSTALLMENT PLAN FOR THE PAYMENT OF APPLICABLE CONCURRENCY MITIGATION FEES; BY AMENDING ARTICLE III, ENTITLED "MOBILITY FEES," BY AMENDING SECTION 3.3.3, ENTITLED "IMPOSITION AND COLLECTION OF MOBILITY FEES," TO PROVIDE AN OPTION FOR AN INSTALLMENT PLAN FOR THE PAYMENT OF APPLICABLE MOBILITY FEES; AND PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

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

15. **PB25-0786. 40th Street Overlay – LDR Amendments. 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 II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE FAMILY RESIDENTIAL DISTRICTS," AT SUBSECTION 7.2.2.6, ENTITLED "40TH STREET OVERLAY (RS)", TO AMEND THE REGULATIONS FOR RELIGIOUS INSTITUTION USES INCLUDING ASSOCIATED DORMITORIES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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

PROGRESS REPORTS

16. **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 from 5-6-2025 and from 7-1-2025]**

Progress report CONCLUDED – Freidin / Ciment 7-0

17. **PB24-0715. 1800, 1810, & 1818 Michigan Ave, and 1039 18th Street – Single Family Home Lot Split.** Progress report due to code violations and non-compliance with the conditions of approval.

**CONTINUED to 11/4/2025 meeting w/direction to properly fence the property –
Needelman / Marks 7-0**

PREVIOUSLY CONTINUED APPLICATIONS

18. **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 6-10-2025]**

APPROVED – Latone / Marks 7-0

19. **PB25-0757, f.k.a. PB File No. 2058. 1426A Alton Rd, a.k.a 1218 14th Court.** An application has been filed requesting the re-approval of a Conditional Use Permit for a Neighborhood Impact Establishment, consisting of an alcoholic beverage establishment with entertainment, and an occupant content above 199 persons, pursuant to Chapter 2, Article V, Section 2.5.2.4 of the Miami Beach Resiliency Code. **[Continued from 7-1-2025 due to lack of a quorum]**

APPROVED – Ciment / Latone 7-0

20. **PB25-0741. 1100 Lincoln Road.** An application has been filed requesting a Conditional Use Permit for a Neighborhood Impact Establishment, including indoor entertainment with an occupant content exceeding 199 persons, pursuant to Chapter 1, Article II, Section 1.2.3.4; 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 from 7-1-2025 due to lack of a quorum]**

APPROVED – Latone / Ciment 7-0

NEW APPLICATIONS

21. **PB25-0775. 801 South Pointe Drive, Unit CU-2.** An application has been filed requesting modifications to a previously approved Conditional Use Permit for a neighborhood impact establishment. Specifically, the applicant is requesting to modifying the conditions of approval related to required sound mitigation measures, pursuant to Sections 2.5.2 and 7.2.15 of the Miami Beach Resiliency Code.

CONTINUED to 10/16/2025 – Marks / Needelman 7-0

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.)

22. **PB25-0766. 1600 Washington Ave - Urban Core Residential Incentives 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 CONFORM TABLE RLU 1.1 WITH THE AMENDED FLOOR AREA RATIO (FAR) REGULATIONS FOR THE RESPECTIVE FUTURE LAND USE CATEGORY; BY AMENDING POLICY RLU 1.1.10, ENTITLED "HIGH INTENSITY COMMERCIAL (CD-3)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF NON-TRANSIENT RESIDENTIAL USES**

FOR APPLICABLE PROPERTIES LOCATED ON WASHINGTON AVENUE FROM 16TH STREET TO LINCOLN ROAD; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

REVIEWED AND CONTINUED to 11/4/2025 – Ciment / Beattie 7-0

23. **PB25-0765. 1600 Washington Ave – CD-3 Urban Core 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, 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 FOR PARKING TIER 2; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND 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 BOUNDED BY DREXEL AVENUE AND WASHINGTON AVENUE FROM 16TH STREET TO LINCOLN ROAD; BY AMENDING SECTION 7.2.12, ENTITLED "CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT," BY CREATING SUBSECTION 7.2.12.6, ENTITLED "URBAN CORE RESIDENTIAL INCENTIVE AREA (CD-3)," TO CREATE A RESIDENTIAL INCENTIVE AREA BOUNDED BY DREXEL AVENUE AND WASHINGTON AVENUE FROM 16TH STREET TO LINCOLN ROAD; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

REVIEWED AND CONTINUED to 11/4/2025 – Ciment / Beattie 7-0

ADJOURNMENT

FUTURE MEETING DATES REMINDER:

Thursday, October 16
Tuesday, November 4
Tuesday, December 9