

# MIAMIBEACH

## LAND USE BOARDS

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### PLANNING BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

October 16, 2025, 9:00 A.M.

#### I. ATTENDANCE

**Board:** Six (6) of seven (7) members present: Brian Elias, Melissa Beattie, Yechiel Ciment, Jonathan Freidin, Keith Marks & Scott Needelman (Elizabeth Latone absent)

**Staff:** Debbie Tackett, Jake Seiberling, Nick Kallergis

#### II. APPROVAL OF MINUTES

1. September 9, 2025 meeting

**APPROVED; Marks/Needelman 6-0**

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#### III. CITY ATTORNEY UPDATES

#### IV. SWEARING IN OF PUBLIC

#### VI. REQUESTS FOR CONTINUANCES/WITHDRAWALS

#### VII. REQUESTS FOR EXTENSIONS OF TIME

#### VIII. DISCUSSION ITEMS

#### IX. PROGRESS REPORTS

2. PB21-0441, **2038 Collins Avenue**. Progress report for a change of owner/operator, as required by the Conditional Use Permit for a Neighborhood Impact Establishment with entertainment and an occupant content in excess of 200 persons.

**Progress Report CONCLUDED; Freidin/Marks 6-0**

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#### X. REVOCATION/MODIFICATION HEARING

#### XI. MODIFICATIONS OF PREVIOUSLY APPROVED PROJECTS

#### XII. PREVIOUSLY CONTINUED ITEMS

3. PB25-0773, **1784 West Avenue**. 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 from the September 9, 2025**

meeting]

**APPROVED; Beattie/Freidin 6-0**

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4. 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 modify 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 from the September 9, 2025 meeting]**

**APPROVED; Marks/Freidin 6-0**

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5. PB25-0763, **1600 Washington Avenue.** 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 from the September 9, 2025 meeting]**

**APPROVED; Marks/Ciment 6-0**

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#### XIII. NEW APPLICATIONS

6. PB24-0660, **1620 Drexel Avenue.** An application has been filed requesting a conditional use permit for a Neighborhood Impact Establishment (NIE), 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, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

**APPROVED; Freidin/Marks 6-0**

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#### XIV. **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.)

7. PB25-0798, **Side Yard Open Space Requirements in Single-Family Districts.** 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 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 TWO STORY HOUSE STANDARDS SPECIFIC TO OPEN SPACE REQUIREMENTS FOR SIDE ELEVATIONS OF SINGLE-FAMILY HOMES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmitted to the City Commission with a FAVORABLE recommendation; Freidin/Beattie 6-0**

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8. PB25-0799, **Bicycle Ride Share Station Incentives.** 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 1, ENTITLED "GENERAL PROVISIONS," ARTICLE II, ENTITLED "DEFINITIONS," SECTION 1.2.1, ENTITLED "GENERAL DEFINITIONS," CREATING A DEFINITION FOR BICYCLE RIDE SHARE STATION; BY AMENDING CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE II, ENTITLED "VEHICLE PARKING, BICYCLE PARKING AND OFF-STREET LOADING REQUIREMENTS," SECTION 5.2.14 ENTITLED "ALTERNATIVE PARKING INCENTIVES," BY MODIFYING THE ALTERNATIVE PARKING INCENTIVES TO INCLUDE A PROVISION FOR BICYCLE RIDE SHARE STATIONS; BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I ENTITLED "GENERAL TO ALL ZONING DISTRICTS," SECTION 7.1.11 ENTITLED "RESIDENTIAL USE INCENTIVES," TO INCLUDE A PROVISION REQUIRING BICYCLE RIDE SHARE STATIONS; BY AMENDING ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.3, ENTITLED "SUPPLEMENTARY YARD REGULATIONS," BY AMENDING THE ALLOWABLE SETBACK ENCROACHMENTS TO INCLUDE BICYCLE RIDE SHARE STATIONS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmitted to the City Commission with a FAVORABLE recommendation;  
Ciment/Marks 6-0**

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9. PB25-0805, **Temporary Conditional Use Regulations in Commercial Districts.** 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 V, ENTITLED "REZONINGS AND DEVELOPMENT APPROVALS," SECTION 2.5.2, ENTITLED "CONDITIONAL USE," BY AMENDING SECTION 2.5.2.1, ENTITLED "PURPOSE," TO EXEMPT CERTAIN NEIGHBORHOOD IMPACT ESTABLISHMENTS FROM CONDITIONAL USE REGULATIONS IN DESIGNATED COMMERCIAL DISTRICTS AND TO CREATE PENALTIES; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**CONTINUED to the November 4, 2025 meeting; Needelman/Marks 6-0**

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XV. **OTHER BUSINESS**

XVI. **ADJOURNMENT**