

MIAMIBEACH

LAND USE BOARDS

PLANNING BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

November 4, 2025, 9:00 A.M.

ATTENDANCE

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

Staff: Debbie Tackett, Jake Seiberling, Nick Kallergis

APPROVAL OF MINUTES

1. October 16, 2025 meeting

APPROVED; Marks/Freidin 6-0 (Latone absent)

CITY ATTORNEY UPDATES

SWEARING IN OF PUBLIC

REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. 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.

CONTINUED to the December 9, 2025 meeting; Ciment/Latone 7-0

3. 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.

CONTINUED to the December 9, 2025 meeting; Ciment/Latone 7-0

4. PB25-0779 a.k.a. PB17-0108 a.k.a. PB 2032, **1545 Collins Avenue**. An application has been filed requesting modifications to a previously issued conditional use permit, to operate an aggregate of uses, as a Neighborhood Impact Establishment (NIE). Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues, the introduction of ambient level outdoor entertainment and a second floor rooftop alcoholic beverage establishment within 200 feet of a property containing a residential unit, pursuant to Chapter 1, Article II; Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

CONTINUED to the December 9, 2025 meeting; Beattie/Freidin 7-0

REQUESTS FOR EXTENSIONS OF TIME

DISCUSSION ITEMS

PROGRESS REPORTS

5. PB24-0715. **1800, 1810, & 1818 Michigan Avenue and 1039 18th Street**. Progress report due to code violations and non-compliance with the conditions of approval.

CONTINUED to the January 6, 2026 meeting; Ciment/Latone 7-0

REVOCAION/MODIFICATION HEARING

MODIFICATIONS OF PREVIOUSLY APPROVED PROJECTS

PREVIOUSLY CONTINUED ITEMS

NEW APPLICATIONS

6. PB25-0784, **120 MacArthur Causeway**. An application has been filed requesting a conditional use permit for a Neighborhood Impact Lot, pursuant to Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

APPROVED; Ciment/Beattie 7-0

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. PB25-0805, **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 from the October 16, 2025 meeting]**

Transmitted to the City Commission with a FAVORABLE recommendation, including a recommendation for a notice provision; Latone/Ciment 7-0

8. PB25-0794, **Faena District Overlay – 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 GOAL RLU 1, "LAND USE," OBJECTIVE RLU 1.1, "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES," POLICY 1.1.7 ENTITLED "HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)", TO ESTABLISH A 5,000 SQUARE FOOT FLOOR AREA RATIO ("FAR") BONUS FOR THE RM-3 LAND USE CATEGORY FOR OCEANFRONT PROPERTIES WITHIN THE FAENA OVERLAY DISTRICT THAT CONTAIN A CONTRIBUTING HISTORIC STRUCTURE; AND PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

Transmitted to the City Commission with a FAVORABLE recommendation; Beattie/Ciment 7-0

9. PB25-0795, **Faena District Overlay – FAR Preservation Incentive**. 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 III, "OVERLAY DISTRICTS," SUBSECTION 7.3.5, "FAENA DISTRICT OVERLAY," TO PROVIDE A 5,000 SQUARE FOOT FLOOR AREA RATIO ("FAR") BONUS FOR OCEANFRONT PROPERTIES THAT ARE 65,000 SQUARE FEET OR LARGER AND CONTAIN A CONTRIBUTING HISTORIC STRUCTURE; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Transmitted to the City Commission with a FAVORABLE recommendation; Beattie/Ciment 7-0

OTHER BUSINESS

ADJOURNMENT