

# MIAMIBEACH

## LAND USE BOARDS

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### PLANNING BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

March 10, 2026, 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, Justin Alexander

#### ELECTION OF CHAIR AND VICE-CHAIR

#### APPROVAL OF MINUTES

1. February 3, 2026 meeting

**APPROVED; Ciment/Beattie 7-0**

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#### REQUESTS FOR CONTINUANCES/WITHDRAWALS

#### PROGRESS REPORTS

2. PB24-0684 a.k.a. PB 1481-A, **1921 Collins Avenue – Mynt**. Progress report due to code violations.

**Progress Report CONCLUDED; Ciment/Beattie 7-0**

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#### MODIFICATIONS OF PREVIOUSLY APPROVED PROJECTS

3. PB25-0810 a.k.a. PB23-0625, **1500 Collins Avenue and 1509 & 1515 Washington Avenue**. An application has been filed requesting modifications to a previously issued conditional use permit 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. Specifically, the applicant is requesting approval for the reconfiguration of the previously approved venues, 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.

**APPROVED; Latone/Needelman 7-0**

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#### PREVIOUSLY CONTINUED APPLICATIONS

#### NEW APPLICATIONS

4. PB25-0789, 323 23rd Street. 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 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

**APPROVED; Latone/Marks 6-1 (Freidin)**

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**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.)

5. PB24-0731. **Lincoln Road West 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 THE EAST SIDE OF WEST AVENUE 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 AND 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 the April 7, 2026 meeting.**

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6. 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 1.1.9, ENTITLED “MEDIUM INTENSITY COMMERCIAL (CD-2),” AND 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 SPECIFIC TO PROPERTIES FROM THE EAST SIDE OF WEST AVENUE 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 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 the April 7, 2026 meeting.**

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7. PB25-0797, **Periodic Updates to the Resiliency Code.** 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," AT ARTICLE II THEREOF, ENTITLED "DEFINITIONS," TO CLARIFY AND ESTABLISH DEFINITIONS TO ADDRESS INCONSISTENCIES IN THE CODE; CHAPTER 2, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES," AT ARTICLE II, ENTITLED "GENERAL DEVELOPMENT APPLICATION AND HEARING PROCEDURES," SECTION 2.2.3 THEREOF, ENTITLED "DEVELOPMENT APPLICATION SUBMISSION AND REVIEW," TO ESTABLISH FEES FOR COMMISSION WARRANTS; SECTION 2.2.4 THEREOF, ENTITLED "PUBLIC HEARING," TO CLARIFY QUASI-JUDICIAL HEARING PROCEDURES; AT ARTICLE IV ENTITLED "AMENDMENTS TO COMPREHENSIVE PLAN AND TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS," TO CLARIFY PROCEDURES FOR CODE AMENDMENTS; ARTICLE V THEREOF, ENTITLED "REZONINGS AND DEVELOPMENT APPROVALS," TO CLARIFY ADVERTISEMENT REQUIREMENTS FOR DESIGN REVIEW BOARD ADVISORY REVIEWS; ARTICLE XII THEREOF, ENTITLED "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," TO CLARIFY THAT APPEALS ARE TO A SPECIAL MAGISTRATE; SECTION 2.4.1 THEREOF ENTITLED "GENERALLY," TO CLARIFY PROCEDURES FOR AMENDMENTS; CHAPTER 4, ENTITLED "LANDSCAPE REQUIREMENTS," ARTICLE I THEREOF, ENTITLED "INTENT AND APPLICABILITY," TO CLARIFY THAT ADMINISTRATIVE REVIEWS ARE PROCESSED AS PLANNING AND ZONING PERMITS; ARTICLE II THEREOF, ENTITLED "REQUIREMENTS," TO CLARIFY LANDSCAPE MITIGATION FEES; CHAPTER 5, ENTITLED "OFF-STREET PARKING," ARTICLE I THEREOF, ENTITLED "IN GENERAL," TO CLARIFY INTERPRETATION OF PARKING CALCULATIONS; CHAPTER 6, ENTITLED "SIGNS," ARTICLE I THEREOF, ENTITLED "IN GENERAL," TO CLARIFY PERMITTING REQUIREMENTS; ARTICLE III THEREOF, ENTITLED "TEMPORARY SIGNS," TO CLARIFY THAT CERTAIN TEMPORARY SIGNS DO NOT REQUIRE A PERMIT; CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I THEREOF, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," TO CLARIFY UNDERSTORY LEVEL AND FIRST FINISHED FLOOR STANDARDS AND CLARIFY PAINT PERMIT REQUIREMENTS; ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.2 THEREOF, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," TO CLARIFY ACCESSORY USE REGULATIONS AND SINGLE-FAMILY DEVELOPMENT REGULATIONS; SECTION 7.2.4 THEREOF, ENTITLED "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," SECTION 7.2.5 THEREOF, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 7.2.6 THEREOF, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," AND SECTION 7.2.23 THEREOF, ENTITLED "I-1 LIGHT INDUSTRIAL DISTRICT," TO CLARIFY PERMITTED USES AND USE

REQUIREMENTS; SECTION 7.2.16 THEREOF, ENTITLED "GU GOVERNMENT USE DISTRICT," TO CLARIFY PERMITTED USES AND USE REQUIREMENTS; ARTICLE V THEREOF, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," TO CLARIFY ALLOWABLE HEIGHT EXCEPTIONS, SUPPLEMENTARY YARD REGULATIONS, AND SUPPLEMENTARY USE REGULATIONS; AMENDING THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING "APPENDIX A – FEE SCHEDULE" TO ESTABLISH FEES FOR CERTIFICATES OF USE, LANDSCAPE REQUIREMENTS, AND COMMISSION WARRANTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmitted to the City Commission with a FAVORABLE recommendation;  
Marks/Needelman 7-0**

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8. PB26-0818; **Suspension of Exterior Color Review Requirements – Extension of Sunset Provision.** 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 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE I, ENTITLED "GENERAL TO ALL ZONING DISTRICTS," SECTION 7.1.7, ENTITLED "COLOR OF EXTERIOR SURFACES," TO EXTEND THE DEADLINE FOR APPLICABILITY OF THE REGULATIONS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**Transmitted to the City Commission with a UNFAVORABLE recommendation;  
Marks/Needelman 7-0**

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**OTHER BUSINESS**

**ADJOURNMENT**