

# MIAMIBEACH

## LAND USE BOARDS

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### PLANNING BOARD AFTER ACTION REPORT

FOR MEETING HELD ON

April 7, 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. March 10, 2026 meeting

**APPROVED; Freidin/Latone 6-0 (Beattie absent)**

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#### REQUESTS FOR CONTINUANCES/WITHDRAWALS

#### PROGRESS REPORTS

2. PB26-0822 a.k.a. PB22-0495, **1801 Collins Avenue – Shelborne Hotel**. Standard progress report as required by the CUP.

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

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3. PB18-0251, **500 Alton Road**. Progress report due to parking violations.

**Progress Report CONTINUED to the October 6, 2026 meeting; Freidin/Ciment 7-0**

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#### MODIFICATIONS OF PREVIOUSLY APPROVED PROJECTS

#### PREVIOUSLY CONTINUED APPLICATIONS

4. 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.

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

**Additionally, the Board made the following recommendations; Ciment/Marks 7-0:**

1. Introduce a cap on the amount of square footage required for the micro-mobility facilities. A cap of ten (10 )square feet per residential unit was suggested.
  2. Allow the Planning Board to grant a waiver to provide up to 80% of parking required pursuant to Parking District 1.
  3. Introduce a maximum unit size or a maximum average unit size.
  4. Allow non-residential use above the ground floor for rental buildings.
  5. Introduce setback requirements above a certain height within areas 1a. and 1b.
  6. Explore increasing the proposed minimum setback adjacent to Lincoln Lane South.
  7. Recommendation that developments which include a public parking component make every effort to charge the City approved parking rate.
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5. 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.

**Transmitted to the City Commission with a FAVORABLE recommendation;**

**Ciment/Latone 7-0**

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**NEW APPLICATIONS**

6. PB25-0811, **1685 Collins Avenue – Delano Hotel**. An application has been filed requesting a Conditional Use Permit for a Neighborhood Impact Establishment with an occupant content exceeding 299 persons, including indoor and outdoor/open-air entertainment, 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; Freidin/Latone 7-0**

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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.)

7. PB25-0812, **Alton City Center 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 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.) AND DENSITY REGULATIONS; BY AMENDING POLICY RLU 1.1.9, ENTITLED "MEDIUM INTENSITY COMMERCIAL (CD-2)," TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE REDEVELOPMENT OF DORMANT COMMERCIAL PARCELS INTO MIXED-USE PROJECTS WITH SUBSTANTIAL NON-TRANSIENT RESIDENTIAL USES FOR ELIGIBLE PROPERTIES LOCATED BETWEEN THE WEST SIDE OF ALTON ROAD AND THE EAST SIDE OF WEST AVENUE AND BETWEEN LINCOLN ROAD AND 17TH STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

**CONTINUED to the May 5, 2026 meeting; Beattie/Freidin 7-0**

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8. PB26-0813, **Alton City Center Overlay – LDR Amendment**. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICT REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.11. ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT" TO CREATE NEW SECTION 7.2.11.11 ENTITLED "ALTON CITY CENTER OVERLAY (CD-2)" FOR PROPERTIES LOCATED BETWEEN THE WEST SIDE OF ALTON ROAD AND THE EAST SIDE OF WEST AVENUE AND BETWEEN LINCOLN ROAD AND 17TH STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

**CONTINUED to the May 5, 2026 meeting; Beattie/Freidin 7-0**

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**DISCUSSION ITEMS**

9. Single-family driveway regulations  
**To be heard at the May 5, 2026 meeting**
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10. Exterior paint color requirements

**WITHDRAWN**

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**OTHER BUSINESS**

**ADJOURNMENT**