

# MIAMIBEACH

## Land Use Boards

### **PLANNING BOARD**

**Hybrid Meeting - Commission Chambers and Zoom**

**Please click the link below to join the webinar:**

<https://miamibeachfl-gov.zoom.us/j/86143426327>

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**Webinar ID: 861 4342 6327**

**May 05, 2026 - 9:00 AM**

Brian Elias, Chair

Melissa Beattie, Vice-Chair

Jonathan Freidin, Board Member

Yechiel Ciment, Board Member

Elizabeth K. Latone, Board Member

Keith Marks, Board Member

Scott Needleman, Board Member

Deborah Tackett, Liaison

James Seiberling, Support Staff

Gabriela Freitas, Support Staff

Miriam Herrera, Support Staff

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### **ATTENDANCE**

### **CITY ATTORNEY UPDATES**

05-05-26 PLANNING BOARD JURIS MEMO

### **SWEARING IN OF PUBLIC**

### **APPROVAL OF MINUTES**

1. APRIL 7, 2026 MEETING

### **REQUESTS FOR CONTINUANCES/ WITHDRAWALS**

2. PB26-0838, 1 OCEAN DRIVE – CONCESSION AGREEMENT.

**PROGRESS REPORTS**

3. PB21-0442, 743 WASHINGTON AVENUE. PROGRESS REPORT DUE TO VIOLATIONS.

**REVOCATION/ MODIFICATION HEARING (PLANNING BOARD ONLY)**

**PREVIOUSLY CONTINUED APPLICATIONS**

4. PB25-0812, ALTON CITY CENTER OVERLAY – COMPREHENSIVE PLAN AMENDMENT.
5. PB26-0813, ALTON CITY CENTER OVERLAY – LDR AMENDMENT

**NEW APPLICATIONS**

6. PB25-0801, 1826 COLLINS AVENUE – MECHANICAL PARKING
7. PB26-0829, 1691 MICHIGAN AVENUE – LEASE AGREEMENT.

**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.)**

8. PB26-0824, GU ZONING DISTRICT – LDR AMENDMENT.
9. PB26-0825, 1 OCEAN DRIVE – COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT.
10. PB26-0827, NORTH BEACH RESIDENTIAL INCENTIVES – LDR AMENDMENT.
11. PB26-0828, NORTH BEACH RESIDENTIAL INCENTIVES – COMPREHENSIVE PLAN AMENDMENT.
12. PB26-0830, DRB ADMINISTRATIVE REVIEW PROCEDURES.
13. PB26-0831, EXTEND TEMPORARY CONDITIONAL USE REGULATIONS IN COMMERCIAL DISTRICTS.
14. PB26-0832, WEBSITE ADVERTISING FOR LDR AMENDMENTS AND GU WAIVERS.

**DISCUSSION ITEMS**

- 15 SINGLE-FAMILY DRIVEWAY REGULATIONS

**FUTURE MEETING DATE REMINDER: Tuesday, June 2, 2026**

**ADJOURNMENT**

Applications listed herein have been filed with the Planning Department for review by the Planning Board, pursuant Section 118-51 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Planning Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service)