



PLANNING BOARD AFTER ACTION

Tuesday, October 29, 2013

1:11 PM – 11:38 pm

ATTENDANCE:

Board: Seven (7) of seven (7) members present - Jack Johnson, Charles Urstadt, Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune, Frank Kruszewski, & Jonathon Beloff.

Staff: Richard Lorber, Thomas Mooney, Gary Held, Michael Belush, Katia Hirsh

I. Administration

- A. Board Meeting Guidelines: The Board will review changes to be incorporated into revised By-Laws.

CONTINUED to November 19, 2013

1:11 – 1:50

- B. Discussion of special meeting scheduled for October 30, 2013
Cancel October 30, 2013 meeting, and reschedule agenda items for November 19, 2013 and December 17, 2013 meetings, both meetings to start at 12:00 pm. -

Stolar/Beloff 7-0

1:50 – 2:08

- C. Discussion of 2014 meeting schedule
Discussed

2:08 – 2:10

- D. Code Compliance Reports
Discussed

2:10 – 2:12

- E. After Action Report – September 24, 2013
APPROVED w/amendment– Stolar/Johnson 7-0

2:12 – 2:16

II. Items for Continuance / Withdrawal / Other

- A. **File No. 2137. ST. PATRICKS'S CHURCH OVERLAY DISTRICT.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY CODE, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," BY CREATING DIVISION 9, "ST PATRICKS CHURCH OVERLAY DISTRICT," AND BY ADDING SECTIONS 142-861 "LOCATION AND PURPOSE," 142-862 "COMPLIANCE WITH REGULATIONS," REQUIRING CONDITIONAL USE APPROVAL FOR RELIGIOUS INSTITUTIONS IN THE ST. PATRICKS'S CHURCH OVERLAY DISTRICT, AND 142-863 "OFF-STREET PARKING REGULATIONS," AND AMENDING ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2 "RS-1,

RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS,” SECTION 142-103 “CONDITIONAL USES,” TO ADD RELIGIOUS INSTITUTIONS AS A CONDITIONAL USE FOR PROPERTIES IN THE ST. PATRICKS’S CHURCH OVERLAY DISTRICT; AND AMENDING ARTICLE IV, “SUPPLEMENTARY DISTRICT REGULATIONS,” DIVISION 4 “SUPPLEMENTARY YARD REGULATIONS,” SECTION 142-1131(d) “GENERALLY,” TO EXEMPT PROPERTIES IN THE ST. PATRICKS’S CHURCH OVERLAY DISTRICT FROM ADDITIONAL 50 FEET MINIMUM SIDE YARD REQUIREMENT FOR PUBLIC AND SEMI-PUBLIC BUILDINGS; AND TO INCLUDE WITHIN THE BOUNDARIES OF THE ST PATRICKS CHURCH OVERLAY DISTRICT THOSE PROPERTIES FRONTING THE SOUTH SIDE OF WEST 37TH STREET/BARRY STREET BETWEEN ALTON ROAD AND MERIDIAN AVENUE; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

NO ACTION TAKEN – will be re-noticed if brought back to the Board in the future 2:17

- B. File No. 2139. 404 Washington Avenue – Siena Tavern Restaurant.** The applicant, The Italian Job Miami, LLC, is requesting approval for a Conditional Use Permit pursuant to Chapter 118, Articles IV and V of the Miami Beach City Code for a Neighborhood Impact Establishment, serving alcohol, with an occupant content over 300 persons, and no entertainment.

CONTINUED to November 19, 2013 - Beloff/Wolfarth 7-0. 2:18 - 2:20

- C. File No. 2065. 309 23rd Street. Villa Azur.** The applicant, MMPB Group, LLC, is requesting approval for a Modification to a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, to expand the Neighborhood Impact Establishment to the adjacent space, including a private lounge connected to the existing restaurant.

WITHDRAWN 2:21

III. Progress Reports

A. Previously Continued

- 1. File No. 1959. 4385 Collins Avenue - Soho Beach House.** A modification/revocation hearing for this application was set on August 27, 2013 by the Board.

APPROVED w/no further progress reports - Johnson/Lejeune 7-0. 2:21 - 2:22

- 2. File No. 1724. 1437-1439 Washington Avenue – Axis Club.** A modification/revocation hearing for this application was set on August 27, 2013 by the Board.

CONTINUED to November 19, 2013 - Stolar/Beloff 7-0. 2:22 - 2:27

- 3. File No. 2051. 1701 Collins Avenue – SLS Hotel.** Progress Report due to Code violations.

CONTINUED to November 19, 2013 - Stolar/Wolfarth 6-1. (Lejeune opposed) 2:27 - 2:42

IV. Public Hearings

A. Previously Continued Items

1. **File No. 2122. SIDEWALK CAFÉ DISTANCE REQUIREMENTS.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 82, "PUBLIC PROPERTY," ARTICLE IV, "USES IN PUBLIC RIGHTS-OF-WAY," DIVISION 5, "SIDEWALK CAFES," SUBDIVISION II, "PERMIT", TO CREATE A REQUIRED DISTANCE SEPARATION OF 100' FROM RESIDENTIAL DISTRICTS AND BY MODIFYING THE OPERATIONAL REQUIREMENTS OF SIDEWALK CAFES WITHIN 100' OF A RESIDENTIAL DISTRICT; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

**RECOMMENDED that the City Commission NOT approve the Ordinance -
Beloff/ Kruszewski 6-1. (Johnson opposed)**

2:42 -4:38

2. **File No. 2135. ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOME RETENTION INCENTIVES.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY REVISING THE STANDARDS, REGULATIONS, PROCEDURES AND REVIEW REQUIREMENTS FOR DEMOLITION, PARTIAL DEMOLITION, NEW CONSTRUCTION, ADDITIONS AND MODIFICATIONS TO PROPERTIES THAT CONTAIN AN ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOME NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT, INCLUDING MODIFICATIONS TO THE REQUIREMENTS AND REGULATIONS FOR LOT COVERAGE, UNIT SIZE, SETBACKS, OVERALL HEIGHT AND THE AUTHORITY OF THE DESIGN REVIEW BOARD; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

APPROVED with amendments- Johnson/ Stolar 6-1. (Beloff opposed)

4:55 -7:46

3. **File No. 2000. 49 Collins Avenue - Mechanical Lifts.** The applicant, Southpointe Heights, LLC, is requesting approval for a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV and Chapter 130, Article II of the Miami Beach City Code, in order to replace the approved robotic parking system with a traditional mechanical lift system.

CONTINUED to November 19, 2013 - Stolar/Lejeune 5-2 (Beloff and Johnson opposed)

7:55 -8:56

4. **File No. 2130. 929 Alton Road - Mixed Use.** The applicant, Alton Sobe LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article II, Chapter 142, Article II and Chapter 118, Article IV of the Miami Beach City Code to build a mixed use development project exceeding 50,000 square feet,

containing residential units and ground level commercial space, as well as a mechanical parking system.

CONTINUED to November 19, 2013 - Kruszewski /Wolfarth 7-0

8:56 -9:15

5. **File No. 1898 1100 West Avenue – Mondrian Hotel.** The applicant, 1100 West Properties, LLC, is requesting approval for a modification to a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to modify certain conditions.

APPLICATION BIFORCATED - PARTIAL APPROVAL striking part of Condition 26.g of existing CUP; The remaining application is CONTINUED to December 17, 2013 - Johnson /Lejeune. 7-0

9:15 -11:00

B. New Applications

1. **File No. 2138. 2301 and 2377 Collins Avenue - The Perry Hotel.** The applicant, 2377 Collins Resort, L.P., a Delaware Limited Partnership, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II, and Chapter 118, Article IV, of the Miami Beach City Code, for a mechanical parking system within the existing parking garage.

APPROVED with amendments - Beloff /Wolfarth 6-0 (Lejeune absent)

11:00 -11:07

2. **File No. 1875. 619-623 Washington Avenue - San Angel Bar (f/k/a Rachel's).** The applicant, MAJ Management, LLC, is requesting approval for a Modification to an existing Conditional Use Permit for a Neighborhood Entertainment Establishment, pursuant to Chapter 118, Articles IV of the Miami Beach City Code to change the owner and operator.

APPROVED with amendments - Beloff /Johnson 6-0 (Lejeune absent)

11:07 -11:38

V. NEXT MEETING DATE REMINDER:

Tuesday, November 19, 2013 @ 12:00 p.m.

VI. Adjournment