

PLANNING BOARD AFTER ACTION REPORT

Tuesday, July 28, 2015

1:06 PM – 7:00 PM

Board: Seven (7) of Seven (7) members present – Brian Elias, Jeff Feldman, Regan Pace, Jonathon Beloff, Jack Johnson, Roberto Rovira & Randy Gumenick

Staff: Thomas Mooney, Eve Boutsis, Nick Kallergis, Michael Belush, Rogelio Madan, Tui Munday

I. Administration

A. After Action Report – June 23, 2015

APPROVED - Elias / Johnson 7-0

1:10

II. Requests for Continuances / Withdrawals / Other

A. File No. 2194. 1501 Collins Avenue – El Lio. The applicant, UBV Hospitality Group, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment Including an Entertainment Establishment with an occupant content exceeding 199 persons, pursuant to Section 142, Article V. **[The Planning Department is requesting a Continuance to September 30, 2015.]**

CONTINUED to September 30, 2015 - Johnson / Feldman 7-0

1:10

B. FILE NO. 2233. ALCOHOLIC BEVERAGES AND ASSOCIATED DEFINITIONS - AN ORDINANCE. [Withdrawn by City Commission]

WITHDRAWN

C. FILE NO. 2234. ALCOHOLIC BEVERAGES AND ASSOCIATED USE REGULATIONS IN ALL DISTRICTS - AN ORDINANCE. [Withdrawn by City Commission]

WITHDRAWN

D. FILE NO. 2235. CONSOLIDATION OF ALCOHOLIC BEVERAGE REGULATIONS - AN ORDINANCE. [Withdrawn by City Commission]

WITHDRAWN

E. FILE NO. 2273. CONSOLIDATION AND STANDARDIZING OF NOTIFICATION PROCEDURES FOR QUASI-JUDICIAL APPLICATIONS BEFORE HISTORIC PRESERVATION BOARD, BOARD OF ADJUSTMENT, PLANNING BOARD, AND DESIGN REVIEW BOARD. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING THE FOLLOWING SECTIONS TO STRIKE ALL NOTICE PROVISIONS THEREIN, AT CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE II "BOARDS" DIVISION 5 "BOARD OF ADJUSTMENT" AT SECTION 118-134, AND ARTICLE IV "CONDITIONAL USE PROCEDURE" AT SECTION 118-193, AND ARTICLE VI "DESIGN REVIEW PROCEDURES" AT SECTION 118-254, AND ARTICLE

X "HISTORIC PRESERVATION" DIVISION 2 "HISTORIC PRESERVATION BOARD REVIEW OF PROJECTS AT SECTIONS 118-534, 118-537, AND 118-563, AND DIVISION 4 "DESIGNATION" AT SECTION 118-591, IN ORDER TO PLACE ALL NOTICE PROVISIONS IN ONE CODE PROVISION AND STANDARDIZE THE NOTICE AT THE NEWLY CREATED SECTION 118-33 ENTITLED "NOTICE PROCEDURES", WITHIN CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES" RATHER THAN MAINTAIN THE NOTICE PROVISIONS IN THE VARIOUS SUBSECTIONS OF THE CODE; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. **[Continuance requested to September 30, 2015]**

CONTINUED to September 30, 2015 - Elias / Rovira 7-0

F. FILE NO. 2276. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CONSOLIDATING AND STANDARDIZING THE REHEARING AND APPEAL PROCEDURES, INCLUDING ADMINISTRATIVE APPEALS AND QUASI-JUDICIAL APPLICATIONS BEFORE HISTORIC PRESERVATION BOARD, BOARD OF ADJUSTMENT, PLANNING BOARD, AND DESIGN REVIEW BOARD, BY DELETING ALL REFERENCES TO THE FOLLOWING SECTIONS: CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE II "BOARDS" DIVISION 3 "DESIGN REVIEW BOARD" AT SECTION 118-71, AND DIVISION 5 "BOARD OF ADJUSTMENT" AT SECTIONS 118-134, 118-136, 118-137, AND ARTICLE III "AMENDMENT PROCEDURE" AT SECTIONS 118-168 AND 118-169, AND ARTICLE IV "CONDITIONAL USE PROCEDURE" AT SECTIONS 118-193, AND 118-196, AND ARTICLE VI "DESIGN REVIEW PROCEDURES" AT SECTIONS 118-253, 118-255, 118-258, 118-260, 118-261, 118-262, 118-263, AND ARTICLE VIII "PROCEDURES FOR VARIANCES AND ADMINISTRATIVE APPEALS" AT SECTIONS 118-351, 118-352, 118-355, 118-357 AND 118-358, AND ARTICLE IX "NONCONFORMANCES" AT SECTIONS 118-395 AND 118-397, AND ARTICLE X "HISTORIC PRESERVATION" DIVISION 2 "HISTORIC PRESERVATION BOARD REVIEW OF PROJECTS" AT SECTIONS 118-532, 118-536, AND 118-537, AND DIVISION 3 "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION" AT SECTIONS 118-563, 118-564, 118-565, AND DIVISION 5 "SINGLE-FAMILY AD VALOREM TAX EXEMPTION" AT SECTION 118-609, AND CONSOLIDATING ALL APPEALS AND REHEARING PROCEDURES FOR LAND USE BOARDS AND ADMINISTRATIVE APPEALS IN ONE SECTION OF THE CODE AT THE NEWLY CREATED ARTICLE XIII, ENTITLED "APPEAL AND REHEARING PROCEDURES", AT SECTION 118-900; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. **[Continuance requested to September 30, 2015]**

CONTINUED to September 30, 2015 - Elias / Rovira 7-0

G. File No. 2249. 605 Lincoln Road – The applicant, HHG Holding I, LLLP, is requesting Conditional Use approval for a Neighborhood Impact Establishment Including an Outdoor Entertainment Establishment with an occupant content exceeding 200 persons, pursuant to Section 142, Article V. **[Previously Continued from May 26, 2015.]**

WITHDRAWN

H. File 2255. 875 71st Street – Gasoline Service Station. The applicant, Sunshine Gasoline Distributors, Inc., is requesting a Conditional Use Permit for the expansion of an existing convenience store for a gasoline service station, pursuant to section 118, Article IX. **[Previously Continued from June 23, 2015.]**

CONTINUED to September 30, 2015 - Johnson / Rovira 7-0

**III. Discussion: Convention Center Hotel
DISCUSSED**

1:15 – 2:00

IV. Previously Continued Applications

- A. File No. 2151. 709, 721 and 745 Alton Road (“700 Alton”) –**The applicants, South Beach Heights II, LLC and KMC Equities, LLC, are requesting a modification of conditions for a previously issued Conditional Use Permit to allow the of use the building for medical offices and related uses, and to change the name of the owner to Alton Road Development, LLC, pursuant to Section 118, Article IV. **[Previously continued form June 23, 2015 meeting.]**

APPROVED - Johnson / Rovira 6-1 (Feldman opposed)

2:00 – 5:00

VI. Progress Reports / Revocatioin/Modification hearings

- A. File No. 1933. 875 71st Street – Gasoline Service Station** Revocation/Modification hearing as requested by the Board. **[Previously Continued from June 23, 2015.]**

CONTINUED to September 30, 2015 - Johnson / Feldman 7-0

5:20

- B. File No. 2192. 1450 Collins Avenue - Señor Frogs.** 90 Day progress report as required by the Conditional Use Permit.

DISCUSSED – No further progress reports at this time - Johnson / Elias 7-0

5:22

- C. File No. 1901 – 1200 Ocean Drive – Palace.** Progress report required due to pending Code violations.

CONTINUED to September 30, 2015 - Elias / Feldman 7-0

5:25

VII. New Applications

- A. File No. 2265. 158 Palm Avenue –** The applicant, 158 Palm LLC, is requesting a Division of Land/Lot Split, pursuant to Chapter 118, Article VII, to divide the existing site comprised of two platted lots, into two individual buildable parcels.

APPROVED - Elias / Rovira 7-0

5:30

- B. File No. 2268. 1052 Ocean Drive –** The applicant, Congress Hotel on Ocean Drive, LLC, is requesting Conditional Use approval for an Outdoor Entertainment Establishment, pursuant to Section 142, Article V.

CONTINUED to September 30, 2015 - Feldman / Johnson 7-0

3:47 – 3:49

- C. File No. 2269. 400-420 Collins Avenue –** The applicant, Savoy Hotel Partners, LLC, is requesting Conditional Use approval for the construction of a new building exceeding 50,000 square feet including a parking garage, pursuant to Section 118, Article IV, Section 142, Article II, Division 18.

CONTINUED to September 30, 2015 - Johnson / Rovira 7-0

5:30 – 6:15

- D. E. File No. 2042. 2000 Collins Avenue –** The applicant, Zilkatur, LLC, is requesting a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118, Article IV.

APPROVED – Elias / Gumenick 7-0

6:15 – 6:45

VIII. Code Amendments (Filed pursuant to Chapter 118, Article III of the Land Development Regulations of the City Code.)

- A. FILE NO. 2260. FAENA DISTRICT OVERLAY REVISIONS - 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 III "OVERLAY DISTRICTS', AMENDING DIVISION 9 "FAENA DISTRICT OVERLAY", TO ADD THE ALLOWABLE SETBACKS, REQUIRED YARDS, AND ENCROACHMENTS INTO REQUIRED YARDS FOR THOSE LOTS THAT CONTAIN A CONTRIBUTING HISTORIC BUILDING OR STRUCTURE; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. [Previously Continued from June 23, 2015 meeting]**

CONTINUED to September 30, 2015 - Gumenick / Elias 7-0

VII. NEXT MEETING DATE REMINDER:

Wednesday, September 30, 2015 @ 8:30 a.m. Note: August meeting canceled.

VIII. Adjournment