



PLANNING BOARD AFTER ACTION REPORT

Tuesday, January 28, 2014

12:00 pm – 4:05 pm

CITY COMMISSION CHAMBERS

ATTENDANCE:

Board: Six (6) of seven (7) members present – Jonathon Beloff, Brian Elias, Jack Johnson, Henry Stolar, Jeff Feldman & Jean-Francois Lejeune (Frank Kruszewski absent)

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

I. Discussion

A. Staff Introductions and Job Descriptions

DISCUSSED

II. Administration

A. After Action Report – December 17, 2013

APPROVED

III. Items for Continuance / Withdrawal / Other

A. **File No. 1317. 1100 Stillwater Drive – Boat Lift.** The applicant, Philippe Garoche, is requesting a modification of an existing Conditional Use Permit, pursuant to Article III Section 66, Article IV Section 142, and Section 118-195 of the Miami Beach City Code, to install a new 20,000 lb boatlift supported by four new wood piles with a total projection of 78.1 linear feet from the seawall. [This application was re-noticed for the February 25, 2014 meeting]

NO ACTION TAKEN OR REQUIRED

B. **File No. 2127. 1215 West Avenue – Domus Hotel Group.** The applicant, 1201 Chelsea, LLP, is requesting a Conditional Use approval, pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system, in association with the construction of a new 6-story hotel. [Note: This application was re-noticed for the February 25, 2014.]

NO ACTION TAKEN OR REQUIRED

C. **File No. 2150. 176 S. Hibiscus Drive – Mooring Piles.** The applicant, Jose Antonio Barrios, is requesting a Conditional Use Permit, pursuant to Article III Section 66, and Article IV Section 142 of the Miami Beach City Code, to install four new wood

piles to support a new 30,000 lb. boat lift in the existing western slip, with a total projection of 64'2" linear feet from the seawall. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Johnson/Stolar 6-0

D. File No. 2152. 4567 Pine Tree Drive – Single Family Home Lot Split. The applicant, BAW Realty, LLC., is requesting a division of land/lot split, pursuant to Article VII, Section 118 of the Miami Beach City Code, to divide the existing site comprised of two lots into two individual buildable sites. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Johnson/Stolar 6-0

E. File No. 2154. 2206 – 2216 Park Avenue and 427 22nd Street – Vintro II Hotel. The applicants, Vintro Villas and Encotel, LLC., are requesting Conditional Use approval, pursuant to Article IV Section 118, Article II Section 130, Article II Section 142, Article V Section 118 of the Miami Beach City Code, to develop a mixed use commercial, hotel, and residential project, in excess of 50,000 square feet, with a mechanical parking lift system and a Neighborhood Impact Establishment. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Johnson/Stolar 6-0

F. File No. 1718. 4000 Alton Road – Talmudic University Modification to Conditional Use Permit. The applicant, Talmudic College 4000 Alton Road, Inc., is requesting a Modification to the existing Conditional Use Permit, pursuant to Article IV Section 118 of the Miami Beach City Code, to construct a new 5-story addition to the front of the existing building for accessory uses, and a new 8-story detached multifamily building on the south side of the property. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Johnson/Stolar 6-0

G. File No. 2153. 4000 Alton Road – Talmudic University Lot Split. The applicant, Talmudic College 4000 Alton Road, Inc., is requesting a division of land/lot split, pursuant to Article VII, Section 118 of the Miami Beach City Code, to create two buildable lots. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Johnson/Stolar 6-0

H. File No. 2151. 709, 721, and 745 Alton Road - Commercial Building with Parking. The applicants, South Beach Heights II, LLC and KMC Equities, LLC, are requesting a Conditional Use Permit, pursuant to Article IV Section 118, and Article II Section 142 of the Miami Beach City Code, for the construction of a commercial building exceeding 50,000 square feet, including parking. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Johnson/Stolar 6-0

I. File No. 2014. 730-814 1st Street – Radio Bar and Residence. The applicants, NF First Street LLC and BK First Street LLC, BK First Street Development, LLC, and 814 Property Holdings, LLC, are requesting modifications to a previously issued Conditional Use approval, pursuant to Section 118-195 of the Miami Beach City Code, for the construction a new 7-story mixed use building, with mechanical

parking. Specifically, the applicant is requesting to expand the building and site to the west on an additional parcel, modify the previously proposed uses, modify the names of the owners, and modify previously approved conditions limiting the number of restaurants on the site. [To be continued to the February 6, 2014 meeting]

CONTINUED to February 6, 2014 – Elias/Stolar 6-0

IV. Public Hearings

A. Previously Continued Items from November 19, 2013.

- 1. File No. 2145. BED AND BREAKFAST CRITERIA - 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 V "SPECIALIZED USE REGULATIONS," DIVISION 7 "BED AND BREAKFAST INNS," SECTION 142-1401, "CONDITIONS FOR BED AND BREAKFAST INNS," TO ADDRESS AND CLARIFY THE ELIGIBILITY FOR CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS TO BE CONVERTED TO BED & BREAKFAST INNS WITHIN THE CITY OF MIAMI BEACH; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.**

CONTINUED to February 6, 2014 – Stolar/Johnson 6-0

12:25 – 12:50

B. New Applications

- 1. File No. 2155 Prohibition on the Advertisement of Short Term Rentals in Single Family Districts - 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 "LAND DEVELOPMENT REGULATIONS," OF CHAPTER 142, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING DIVISION 2, ENTITLED "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY AMENDING SECTION 142-109, ENTITLED "COMMERCIAL USE OF SINGLE-FAMILY HOMES PROHIBITED," BY AMENDING THE DEFINITIONS THEREIN, AND BY ADDING NEW SUBSECTION (c)(1)d, WHICH PROHIBITS ADVERTISING OF UNLAWFUL OCCUPANCY AND USE; BY AMENDING SUBSECTION (c)(2), WHICH REMOVES THE LIMITATIONS ON ENFORCEMENT; BY AMENDING ARTICLE IV, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," BY AMENDING DIVISION 2, ENTITLED "ACCESSORY USES"; BY AMENDING SECTION 142-905, ENTITLED "PERMITTED ACCESSORY USES IN SINGLE-FAMILY DISTRICTS," BY ADDING NEW SUBSECTION (b)(5)a WHICH PROHIBITS THE ADVERTISEMENT FOR THE LEASE OF SINGLE FAMILY HOMES FOR LESS THAN SIX MONTHS AND ONE DAY, BY ADDING NEW SUBSECTION (b)(5)b, WHICH PROVIDES THE ENFORCEMENT FOR A VIOLATION OF SECTION (b)(5); BY AMENDING ARTICLE IV, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," BY AMENDING DIVISION 3,**

ENTITLED "SUPPLEMENTARY USE REGULATIONS," BY AMENDING SECTION 142-1111, ENTITLED "SHORT-TERM RENTAL OF APARTMENT UNITS OR TOWNHOMES," BY AMENDING SECTION (A) TO PROHIBIT THE ADVERTISEMENT OF SHORT TERM RENTAL OF APARTMENTS UNITS OR TOWNHOMES; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

APPROVED with amendments – Johnson/Stolar 6-0

12:25 – 12:50

2. **File No. 2156 Minimum Unit Sizes for Historic Hotels in Commercial Districts - 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", SECTION 142-306, "DEVELOPMENT REGULATIONS" TO MODIFY THE REQUIREMENTS FOR MINIMUM HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE CD-2 DISTRICT; AND BY AMENDING SECTION 142-337, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS" TO MODIFY THE REQUIREMENTS FOR MINIMUM HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE CD-3 DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

APPROVAL recommended with amendments – Lejeune/Johnson 6-0

12:51

3. **File No. 2157. North Beach Parking Requirements - AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," SECTION 130-32, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICT NO. 1," BY ADDING NEW PARKING REGULATIONS FOR APARTMENT AND APARTMENT-HOTEL BUILDINGS IN PARKING DISTRICT NO.1, INCLUDING A REDUCTION IN OFF-STREET PARKING REQUIREMENTS FOR CONTRIBUTING BUILDINGS IN NATIONAL REGISTER HISTORIC DISTRICTS; BY AMENDING SECTION 130-33, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NO. 2, 3, 4 AND 5" BY ADDING NEW PARKING REGULATIONS FOR APARTMENT AND APARTMENT-HOTEL BUILDINGS IN PARKING DISTRICT NO. 4, INCLUDING A REDUCTION IN OFF-STREET PARKING REQUIREMENTS FOR CONTRIBUTING BUILDINGS IN NATIONAL REGISTER HISTORIC DISTRICTS; BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE V, "FEE IN LIEU OF PARKING PROGRAM", SECTION 130-131 "GENERALLY", BY CREATING A NEW PARKING IMPACT FEE CATEGORY FOR ADDITIONS TO CONTRIBUTING BUILDINGS IN NATIONAL REGISTER HISTORIC DISTRICTS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

CONTINUED to February 25, 2014 – Stolar/Lejeune 6-0

2:00 – 2:25

- 4. File No. 2158. North Beach RM-1 Zoning Amendments - AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SUBDIVISION 2, "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," SECTION 142-155, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS", AND SECTION 142-156, "SETBACK REQUIREMENTS," BY ADDING NEW HEIGHT AND SETBACK REGULATIONS FOR MULTIFAMILY BUILDINGS IN NORTH BEACH; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

CONTINUED to February 25, 2014 – Johnson/Lejeune 6-0

2:55 – 3:15

- 5. File No. 2159 RM-2 Accessory Office Uses for Bay Front Apartments - 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 3 "RESIDENTIAL MULTIFAMILY DISTRICTS", SUBDIVISION IV "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-213, "CONDITIONAL USES," TO EXPAND THE CONDITIONAL USES IN THE RM-2 DISTRICT TO INCLUDE CERTAIN TYPES OF NON-MEDICAL OFFICE USES FOR BAY FRONT APARTMENT BUILDINGS; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

APPROVAL recommended with amendments – Lejeune/Johnson 6-0

3:14 – 4:00

V. NEXT MEETING DATES REMINDER:

Thursday, February 6, 2014 @ 1:00 p.m. (Special Meeting)

Tuesday, February 25, 2014 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).

VI. Adjournment