



### PLANNING BOARD AFTER ACTION REPORT

*Monday, May 5, 2014*

**1:05 PM – 3:50 PM**

#### **ATTENDANCE:**

**Board:** Seven (7) of seven (7) members present – Jonathon Beloff, Brian Elias, Jack Johnson, Jeff Feldman, Frank Kruszewski, Jean-Francois Lejeune & Randy Gumenick

**Staff:** Thomas Mooney, Gary Held, Michael Belush

#### **I. Discussion**

##### **A. Mail Notice Draft**

**DISCUSSED – Planning email address to be added, along with notification that file available for inspection in the Planning Dept.** **1:10**

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##### **B. Discussion Items**

**DISCUSSED - Traffic to be discussed on June 24<sup>th</sup>, One-Way of Ocean Dr. to be discussed on July 22<sup>nd</sup>, and Flooding and Sea Level Rise to be discussed at a special meeting after August 18<sup>th</sup> (final date to be determined) between 5pm and 9pm.** **1:15**

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#### **II. Administration**

##### **A. After Action Reports**

##### **1. March 25, 2014**

**APPROVED - Kruszewski/Elias 7-0** **2:00**

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#### **III. Items for Continuance / Withdrawal / Other**

- A. File No. 2146. 1220 S. Biscayne Point - Boat Dock.** The applicant, William Pizzorni, is requesting a Conditional Use Permit pursuant to Article III Section 66, and Article IV Section 142, of the Miami Beach City Code, to construct a new L-shaped dock, 14 wood dock piles, a boat lift with 2 wood support piles, and 3 additional mooring piles for a total projection of 65' 6" from the seawall. **[The applicant is requesting withdrawal.]**

**WITHDRAWN**

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- B. File No. 2163. 1729 Lenox Avenue, Cuban Hebrew Congregation - FLUM Amendment.** The applicant, The City of Miami Beach, is requesting an amendment to the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach pursuant to Section 118-166 of the Code of the City Of Miami Beach, Florida, Chapter 163.3181 Fla. Stat., and Chapter 163.3187 Fla. Stat., by changing the Future Land Use Designation for the parcel of land located at 1729 Lenox Avenue, and which is comprised of less than 10 acres, from the current RS, "Single Family, Residential," to the Future Land Use Category of RM-1 "Residential, Multifamily Low Intensity."

**REMOVED FROM AGENDA**

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- C. File No. 2164. 1729 Lenox Avenue, Cuban Hebrew Congregation - Zoning Map Change.** The applicant, The City of Miami Beach, is requesting an amendment to the Official Zoning District Map, referenced in Section 142-72 of the Code of the City Of Miami Beach, Florida, pursuant to Section 118-162, "Petitions for Changes and Amendments," by changing the Zoning District Classification for the parcel of land located at 1729 Lenox Avenue, and which is comprised of less than 10 acres, from the current RS-4, "Single Family Residential" District, to RM-1, "Residential, Multifamily Low Intensity" District.

**REMOVED FROM AGENDA**

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- D. File No. 2167. 4528 Prairie – Lot split.** The applicant, 4528 Prairie, LLC, is requesting a Division of Land/Lot Split pursuant to Chapter 118, Article VII in order to divide the existing site comprised of two lots, into two individual buildable lots. [The applicant is requesting continuance to the May 27, 2014 meeting.]

**CONTINUED to May 27,2014 - Johnson/ Kruszewski 7-0**

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**1:10**

#### **IV. Progress Reports**

- 1. File No. 1875. 619-623 Washington Avenue - San Angel Bar (f/k/a Rachel's).** Progress Report as per Condition 1 of the Modified Conditional Use Permit approved on September 29, 2013.

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

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**2:22**

#### **V. Public Hearings**

##### **A. Previously Continued from February 25, 2014**

- 1. 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: The application was approved on February 25, 2014, with the exception of the final review of the traffic study, which was continued to a date certain of April 22, 2014, re-scheduled for May 5, 2014].

**APPROVED - Johnson/ Kruszewski 7-0**

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**2:05**

**B. New Applications**

1. **File No. 2170. 3026 N. Bay Road – Mooring Piles.** The applicant, Starboard Florida IV, LLC, 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 two wood mooring piles waterward of the existing boat dock, with a total projection of 66 linear feet from the seawall.

**WITHDRAWN**

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2. **File No. 2083. 2000 Park Avenue – Collins Park Hotel.** The applicants, CG Sunny Isles, LLC, CG Sunny Isles I, LLC, and CG Sunny Isles II, LLC, are requesting a one-year extension of time to obtain a full building permit for a previously issued Conditional Use approval for the construction of a valet-only mechanical parking garage located within a new 5-story structure, which is part of the redevelopment and restoration of seven historic buildings. The applicants are also requesting a modification to the existing Conditional Use Permit in order to reduce the number of parking spaces, pursuant to Article IV Section 118 of the Miami Beach City Code.

**APPROVED - Johnson/ Kruszewski 7-0**

**2:30**

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3. **File No. 2052. 1155 Collins Avenue –** The applicant, EDY Inc., is requesting a modification to certain conditions in the existing Conditional Use Permit, as well as to reduce the amount of commercial accessory uses and increase the number of parking spaces using mechanical lifts, pursuant to Article IV Section 118 of the Miami Beach City Code.

**APPROVED - Johnson/ Lejeune 7-0**

**3:30**

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4. **File No. 2171. Accessory Structures, FPL Transformers, ADA Walkways and Height Encroachments - An Ordinance** of the Mayor and City Commission of the City of Miami Beach, Florida, by amending Chapter 142, "Zoning Districts and Regulations," by amending Article IV, "Supplementary District Regulations," Division 4 "Supplementary Yard Regulations," by amending Section 142-1132, "Allowable Encroachments within Required Yards", to modify setback requirements and development regulations for accessory buildings and FPL transformers in single family districts, and Americans with Disabilities Act (ADA) walkways; by amending Chapter 142, "Zoning Districts and Regulations," by amending Article IV, "Supplementary District Regulations," Division 5 "Height Regulations," by amending Section 142-1161, "Height regulations exceptions", to modify height exceptions to add bathrooms on roof decks required under the Building Code; providing for Codification; Repealer; Severability; and an Effective Date.

**APPROVAL recommended - Johnson/ Lejeune 7-0**

**2:56**

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5. **File No. 2172. Rooftop Additions – An Ordinance** of the Mayor and City Commission of the City of Miami Beach, Florida, by amending Chapter 142, "Zoning Districts and Regulations," by amending Article IV, "Supplementary District Regulations," Division 5 "Height Regulations," by amending Section 142-1161, "Height regulations exceptions", by modifying the prohibition of rooftop additions of more than one story in the Morris Lapidus/Mid-20<sup>th</sup> Century

Historic District to allow additional stories; by amending Chapter 142, "Zoning Districts and Regulations," by amending Article II, "District Regulations," Division 3 "Residential Multifamily Districts," Subdivision V "RM-3 Residential Multifamily, High Intensity," by amending Section 142-247, "Setback requirements", by modifying the setback requirements for rooftop additions in the Morris Lapidus/Mid-20th Century Historic District; providing for Codification; Repealer; Severability; and an Effective Date.

**APPROVAL recommended - Lejeune/ Kruszewski 7-0**

**2:04**

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**V. Adjournment**

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