

PLANNING BOARD AFTER ACTION REPORT

Tuesday, August 26, 2014

1:05 PM - 7:05 PM

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

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

I. Discussion

A. Flooding and Sea Level Rise

DISCUSSED - Presentation given by Scott Robbins

1:05 – 2:10

II. Administration

A. After Action Report

1. July 22, 2014

APPROVED -- Kruszewski / Johnson / 6-0

2:10

III. Items for Continuance / Withdrawal / Other

A. **File No. 2198. Demolition Procedures for Historic Structures - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 118, "ADMINISTRATION AND REVIEW PROCEDURES," ARTICLE X, "HISTORIC PRESERVATION," DIVISION 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," SECTION 118-563, "REVIEW PROCEDURE;" AND BY AMENDING SECTION 118-564, "DECISIONS ON CERTIFICATES OF APPROPRIATENESS;" BY AMENDING THE PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT, BY ESTABLISHING CRITERIA TO OBTAIN A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF A FULL BUILDING PERMIT FOR STRUCTURES THAT ARE LOCATED WITHIN LOCAL HISTORIC DISTRICTS, INDIVIDUALLY DESIGNATED AS AN HISTORIC SITE OR INDIVIDUALLY DESIGNATED AS AN HISTORIC STRUCTURE; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

NO ACTION TAKEN – To be re-noticed for a future agenda

- B. File No. 2199. Demolition Procedures Outside of Historic Districts - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 114, "GENERAL PROVISIONS," SECTION 114-1, "DEFINITIONS," BY INCLUDING A DEFINITION FOR A PHASED BUILDING PERMIT; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," SECTION 142-108, "PROVISIONS FOR THE DEMOLITION OF SINGLE-FAMILY HOMES LOCATED OUTSIDE OF HISTORIC DISTRICTS;" BY AMENDING THE PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT, BY ESTABLISHING CRITERIA TO OBTAIN A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF A FULL BUILDING PERMIT FOR ARCHITECTURALLY SIGNIFICANT PRE-1942 SINGLE FAMILY HOMES; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," BY CREATING NEW DIVISION 8, "DEMOLITION RULES AND PROCEDURES," TO ESTABLISH FORMAL DEMOLITION RULES AND PROCEDURES FOR ALL STRUCTURES THAT ARE NOT LOCATED WITHIN A LOCAL HISTORIC DISTRICT, THAT ARE NOT INDIVIDUALLY DESIGNATED AS AN HISTORIC SITE, THAT ARE NOT INDIVIDUALLY DESIGNATED AS AN HISTORIC STRUCTURE OR THAT ARE NOT ARCHITECTURALLY SIGNIFICANT PRE-1942 SINGLE-FAMILY HOMES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

NO ACTION TAKEN – To be re-noticed for a future agenda

- C. File No. 2185. 72 La Gorce Circle – Lot Split.** The applicant, Shlomi Ben Shmuel / 72 LGC, LLC, is requesting a Division of Land/Lot Split, pursuant to Chapter 118, Article VII, to divide the existing site comprised of two lots, into two individual buildable parcels.

CONTINUED to September 23, 2014 - Johnson / Gumenick 6-0

2:10

IV. Modifications to previously approved projects

- A. File No. 2136. 4041 Collins Avenue - The Thompson Miami Beach Hotel (f/k/a The Crown and The Crown Roosevelt).** The applicant, Crown Miami Hotel Owner, LLC, is requesting a Modification to a previously issued Conditional Use Permit for a Neighborhood Impact Establishment (NIE) pursuant to Section 118, Article IV. Specifically, the applicant is requesting to increase the previously approved occupant content.

APPROVED – Elias / Kruszewski 5-0 (Johnson absent)

2:12 – 2:15

V. Public Hearings

D. Previously Continued from July 22, 2014

1. **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.

APPROVED – Elias / Gumenick 6-0

2:15 – 2:55

E. New Applications

1. **File No. 2195. 4121 Indian Creek Drive through 5101 Collins Avenue. (Indian Creek Waterway from 41st Street to 51st Street) - 2015 Yacht & Brokerage Show.** The applicant, Yachting Promotions, Inc. is requesting Conditional Use approval to install temporary floating docks, temporary pilings and temporary ramps adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 51st Street; also to install 3 floating refreshment barges, food and beverage concessions, and temporary restroom trailers for the 2015 Yacht and Brokerage Show scheduled for February 12-16, 2015, pursuant to Article IV Section 118, and Article III Section 66-113.

APPROVED – Johnson / Elias 6-0

2:55 – 3:10

2. **File No. 2192. 1450 Collins Avenue - Neighborhood Impact Establishment.** Senor Frogs Miami, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content exceeding 200 persons pursuant to Section 118, Article IV and Section 142, Article V.

APPROVED – Kruszewski / Elias 6-0

3:10 – 3:38

3. **File No. 2193. 8421-8427 Crespi Boulevard - Mechanical Parking.** The applicant, 8421 Crespi, LLC, is requesting Conditional Use approval to build a parking garage with a mechanical lift system as required parking for a new, 5-story multifamily residential building, pursuant to Article II Section 130-38, Article IV Section 118-192, and Article II Section 142-153.

APPROVED – Johnson / Kruszewski 6-0

3:38 – 3:53

4. **File No. 2197. Faena District Overlay - 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", CREATING DIVISION 9 "FAENA DISTRICT OVERLAY", TO EXPAND THE ALLOWABLE USES IN THE FAENA DISTRICT OVERLAY TO INCLUDE PLACE OF ASSEMBLY, RETAIL AND GENERAL OFFICE AS A MAIN PERMITTED USE IN LIMITED CIRCUMSTANCES, TO PERMIT PARKING GARAGES TO BE 8 STORIES OR 75 FEET IN HEIGHT, TO PERMIT A REDUCTION IN REQUIRED SETBACKS FOR THE PORTION OF A PARKING GARAGE OVER 50 FEET IN HEIGHT, TO PERMIT NEW**

CONSTRUCTION IN THE UNDERLYING RM-3 PORTION OF THE FAENA DISTRICT OVERLAY TO BE 220 FEET IN HEIGHT; AND TO ENCOURAGE AND PERMIT NON-STANDARD PAVING OF PUBLIC SIDEWALKS AND A PORTION OF 34TH STREET; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

APPROVAL recommended – Kruszewski / Johnson 6-0

3:53 – 5:17

5. **File No. 2202. Faena District Comprehensive Plan Amendment** - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING POLICY 1.2 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, BY MODIFYING THE MEDIUM DENSITY MULTI FAMILY RESIDENTIAL (RM-2) AND THE HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3) FUTURE LAND USE CATEGORIES TO ESTABLISH THE 'FAENA DISTRICT OVERLAY' IN ORDER TO ALLOW FOR PLACE OF ASSEMBLY, RETAIL AND GENERAL OFFICE AS MAIN PERMITTED USES WITHIN ITS BOUNDARIES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

APPROVAL recommended – Johnson / Feldman 5-0

(Elias absent)

3:53 – 5:17

6. **File No. 2200. 226 87th Terrace Zoning Map Change** - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 142-72 OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL LOCATED AT 226 87TH TERRACE, FROM THE CURRENT ZONING CLASSIFICATION OF GU, "GOVERNMENT USE DISTRICT," TO THE PROPOSED ZONING CLASSIFICATION OF RM-2, "MULTIFAMILY RESIDENTIAL, MEDIUM INTENSITY"; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

APPROVAL recommended – Kruszewski / Johnson 6-0

5:17 – 6:10

7. **File No. 2203. Parking Comprehensive Plan Amendment** - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING POLICY 1.2 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, BY MODIFYING THE PARKING (P) FUTURE LAND USE CATEGORY TO ALLOW FOR RESIDENTIAL USES WHEN ABUTTING A LAND USE CATEGORY THAT PERMITS SUCH USES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

APPROVAL recommended – Kruszewski / Johnson 6-0

5:17 – 6:10

- 8. File No. 2201. RM-2 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," DIVISION 3 "RESIDENTIAL MULTIFAMILY DISTRICTS" BY AMENDING SECTIONS 142-215, AND 142-218 AND ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS" IN ORDER TO PERMIT OUTDOOR BAR COUNTERS AS ACCESSORY USES IN OCEANFRONT HOTELS IN THE RM-2 DISTRICT, MODIFY INTERIOR SIDE SETBACK REQUIREMENTS FOR DRIVES OR SIDEWALKS PROVIDING ACCESS BETWEEN PARCELS IN THE RM-2 DISTRICT, AND MODIFY THE INTERIOR SIDE TOWER SETBACK REQUIREMENTS FOR OCEANFRONT RM-2 PARCELS WITHIN 250 FEET OF NORTH SHORE OPEN SPACE PARK; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," DIVISION 3 "ACCESSORY USES," BY AMENDING SECTION 142-902 TO PERMIT NEIGHBORHOOD IMPACT ESTABLISHMENTS AS CONDITIONAL USES FOR OCEANFRONT HOTELS IN THE RM-2 DISTRICT; BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE III, "DESIGN STANDARDS," BY AMENDING SECTION 130-68 TO ESTABLISH REGULATIONS FOR MAIN USE PARKING GARAGES LOCATED ON NON-OCEANFRONT LOTS IN THE RM-2 DISTRICT WITH A PROPERTY LINE WITHIN 250 FEET OF A PUBLIC PARK BOUNDARY; BY AMENDING CHAPTER 138, "SIGNS," ARTICLE V, "SIGN REGULATIONS BY DISTRICT" AND "SPECIFIC USE SIGNS," BY AMENDING SECTION 138-172 IN ORDER TO ESTABLISH SIGN CRITERIA FOR GROUND FLOOR COMMERCIAL USES IN PARKING GARAGES LOCATED ON NON-OCEANFRONT LOTS IN THE RM-2 DISTRICT WITH A PROPERTY LINE WITHIN 250 FEET OF A PUBLIC PARK BOUNDARY AND CREATING SECTION 138-206 IN ORDER TO ESTABLISH THE PROCESS IN WHICH THE CITY MAY ERECT CITY IDENTIFICATION SIGNS NEAR THE CITY'S MAIN ENTRY POINTS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

APPROVAL recommended – Kruszewski / Feldman 6-0

5:17 – 6:10

- 9. File No. 2204. Short Term Rentals in Collins Waterfront Historic District.** 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 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 3, "SUPPLEMENTARY USE REGULATIONS", TO MODIFY THE REGULATIONS AND REQUIREMENTS FOR SHORT TERM RENTALS TO INCLUDE PROPERTIES LOCATED WITHIN THE COLLINS WATERFRONT LOCAL HISTORIC DISTRICT; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

APPROVAL recommended – Kruszewski / Feldman 6-0

6:10 – 7:05

- 10. File No. 2205. Conditional Uses in Collins Waterfront District.** 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 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS", SUBDIVISION II, "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY", TO MODIFY THE CONDITIONAL USE REQUIREMENTS FOR PROPERTIES LOCATED WITHIN THE COLLINS WATERFRONT LOCAL HISTORIC DISTRICT; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

APPROVAL recommended – Johnson / Kruszewski 6-0

Recommended a definition be created for 'hall for hire' - Johnson / Kruszewski 6-0

5:17 – 6:10

V. NEXT MEETING DATE REMINDER:

Tuesday, September 23, 2014 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).

VI. Adjournment

Planning Board members: Please mark your calendars and inform staff if you have a schedule conflict. Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.