

PLANNING BOARD AFTER ACTION REPORT (DRAFT)

Tuesday, September 23, 2014
1:00 PM

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

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

I. Discussion

A. Approval of the 2015 Planning Board Meeting Schedule
APPROVED -

B. Selection of Topics for Discussion at future meetings
DISCUSSED -

II. Administration

A. After Action Report - August 26, 2014
APPROVED with Modifications

B. Review of a Waiver of Development Regulations in a GU (Government Use) District for alcoholic beverage service at the Byron Carlyle Theater for O-Cinema and at the Miami Beach Cinematheque.
APPROVAL recommended

III. Items for Continuance / Withdrawal / Other

A. **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.
NO ACTION TAKEN

B. **File No. 2206. 6080 Collins Avenue – Hotel with Mechanical Parking.** The applicant, 6080 Collins, LLC., is requesting Conditional Use approval for a mechanical lift parking system for a 6-story hotel, pursuant to Section 118, Article IV, and Section 130, Article II.
CONTINUED to October 28, 2014

C. **File No. 2051. 1701 Collins Avenue – SLS Hotel.** The applicant, 1701 Miami, LLC, is requesting a modification to a previously issued Conditional Use Permit for an aggregate of Neighborhood Impact Establishment in the Ritz Plaza Hotel property, to be operated as the SLS Hotel, including various restaurants, lounges, bars and pool area venues.

Specifically, the applicant is requesting to change the name of the owner, pursuant to Section 118, Article IV.

REMOVED from agenda

D. File No. 2198. Demolition Procedures for Structures in Historic Districts and 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.

CONTINUED to October 28, 2014

E. 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.

CONTINUED to October 28, 2014

IV. Modifications to Previously Approved Projects

A. File No 1993. 1415 Euclid Avenue – Temple House. The applicant, Grandioso Management, d/b/a The Temple House, is requesting a modification to a previously

issued Conditional Use Permit for the use the facility for non-entertainment uses including, but not limited to, art exhibits, corporate seminars, and educational lectures and presentations. Specifically the applicant is requesting to extend the hours of operation, pursuant to Section 118, Article IV.

APPROVED

- B. File No. 1683. 4332 Collins Avenue – Charles Garage.** The applicant, Charles Garage, LLC, is requesting a modification to a previously issued Conditional Use Permit in order to use the underutilized parking spaces in the garage, pursuant to Section 118, Article IV.

APPROVED

V. Progress Reports

A. Previously Continued from July 22, 2014

- 1. File No. 2042. 2000 Collins Avenue (spaces 11 and 12 along 20th Street) Adore Night Club.** Progress report required, as per Condition 1 of the Conditional Use Permit, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. **[Verbal Update]**

DISCUSSED

VI. Previously Continued from July 22, 2014

- A. 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. **[Time Certain of 5:00 pm or shortly thereafter]****

CONTINUED to October 28, 2014

VII. New Applications

- A. File No. 2207. 1614-1634 Alton Road "1212 Lincoln Road" – Commercial Development.** ARRP Miami, LLC, and Wells Fargo Bank, collectively the applicant, is requesting Conditional Use approval to build a commercial development exceeding 50,000 square feet, pursuant to Section 118, Article IV, and Section 142, Article II.

APPROVED

- B. File No. 2208. 1420 W. 22nd Street – Single Family Home Lot Split.** The applicant, Daniel Hertzberg, is requesting a division of land/lot split to divide the existing site into two buildable lots, pursuant to Section 118, Article VII.

CONTINUED to October 28, 2014

- C. File No. 2209. 400-420 Collins Avenue – Mixed Use Development.** The applicant, Savoy Hotel Partners, LLC, is requesting Conditional Use approval to build a mixed-use structure with a mechanical parking lift system exceeding 50,000 square feet, pursuant to Section 118, Article IV, Section 142, Article II, and Section 130, Article II.

APPROVED

- D. File No. 2211. Revised Setbacks for Retail and Commercial Structures in the MXE District. 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 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 13, "MXE MIXED USE ENTERTAINMENT DISTRICT," SECTION 142-547, "SETBACK REQUIREMENTS," BY AMENDING THE SETBACK REQUIREMENTS TO INCLUDE SEPARATE, REDUCED SETBACK REQUIREMENTS FOR COMMERCIAL BUILDINGS WHICH DO NOT CONTAIN ANY HOTEL OR RESIDENTIAL UNITS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY, AND AN EFFECTIVE DATE.

APPROVAL recommended

- E. FILE NO. 2213. Single Family Home Development Regulations. 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 DEFINITIONS FOR 'INTERIOR SIDE YARD OPEN SPACE', 'INTERNAL COURTYARD', 'TERRACE' AND 'ROOF DECK'; 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," BY AMENDING THE CRITERIA AND PROCEDURES FOR THE REVIEW AND APPROVAL OF SINGLE-FAMILY RESIDENTIAL CONSTRUCTION TO INCLUDE THE REQUIREMENT THAT ALL HOMES ON LOTS RESULTING FROM A LOT SPLIT SHALL BE REVIEWED BY THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, BY AMENDING AND CLARIFYING THE CALCULATION OF LOT COVERAGE AND UNIT SIZE, BY AMENDING AND CLARIFYING THE CALCULATION OF THE PHYSICAL VOLUME OF THE SECOND FLOOR, BY AMENDING AND CLARIFYING THE REGULATIONS REGARDING ROOF DECKS, BY REVISING THE YEAR OF REVIEW FOR ARCHITECTURAL SIGNIFICANCE OF SINGLE FAMILY HOMES FROM THE CURRENT 1942 TO THE YEAR 1966, BY MODIFYING THE PROCEDURES PERTAINING TO THE ISSUANCE OF EMERGENCY DEMOLITION ORDERS AND THE REVIEW AND APPROVAL OF DEMOLITION REQUESTS FOR SINGLE FAMILY HOMES NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT, AND BY AMENDING AND CLARIFYING THE POSTING AND MAIL NOTICE REQUIREMENTS FOR THE FORMAL DETERMINATIONS OF ARCHITECTURAL SIGNIFICANCE OF AN ELIGIBLE SINGLE-FAMILY HOME THAT IS PROPOSED TO BE SUBSTANTIALLY RETAINED; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE.

APPROVAL recommended

- F. File No. 2210. RPS Heights and Lot Aggregation. 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 142, "ZONING DISTRICTS AND REGULATIONS" ARTICLE II, "DISTRICT REGULATIONS" DIVISION 18, "PS PERFORMANCE STANDARD DISTRICT," AMENDING SECTION 142-696 "RESIDENTIAL PERFORMANCE STANDARD AREA REQUIREMENTS," BY AMENDING THE MAXIMUM BUILDING HEIGHT AND LOT AGGREGATION REQUIREMENTS IN THE R-PS1, R-PS2, R-PS3 AND R-PS4 ZONING DISTRICTS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

APPROVAL recommended

- G. File No. 2212. Parking District No. 5 - Sunset Harbor. 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 "DISTRICT; REQUIREMENTS," SECTION 130-33, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NOS. 2, 3 4, 5 AND 6," BY AMENDING THE SUNSET PROVISION FOR PARKING DISTRICT NO. 5; BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS," DIVISION 5, "CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT," BY AMENDING SECTION 142-303, "CONDITIONAL USES," BY CLARIFYING AND AMENDING THE PERMITTED, CONDITIONAL USES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.**

APPROVAL recommended

- H. File No. 2214. Covenants in Lieu and Unity Of Title. 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 I, "IN GENERAL," SECTION 118-5, "UNITY OF TITLE; COVENANT IN LIEU THEREOF," BY AMENDING THE REQUIREMENTS AND STANDARDS FOR A COVENANT IN LIEU AND BY PROVIDING A DEFINITION FOR UNIFIED DEVELOPMENT SITE; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

APPROVAL recommended

VIII. NEXT MEETING DATE REMINDER:

Tuesday, October 28, 2014 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).

IX. Adjournment