

PLANNING BOARD AFTER ACTION REPORT

Tuesday, January 26, 2016

1:00 PM – 5:30 PM

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

Staff: Thomas Mooney, Michael Belush, Rogelio Madan & Eve Boutsis

I. Administration

A. Introduction of new Board member: Mark Meland

B. Selection of Chair: Brian Elias

APPROVED - Feldman / Meland 7-0 **1:05**

C. Selection of Vice Chair: Jeff Feldman

APPROVED - Elias / Gumenick 7-0 **1:06**

D. After Action Report – December 15, 2015

APPROVED - Feldman / Elias 7-0 **1:07**

E. Unscheduled discussion on water pollution related to 2016 Yacht show.

II. Discussion

A. Alcoholic beverage establishment concentrations

DISCUSSED & Continued to March 22, 2016 to include further review of such establishments by types (restaurant/bar and entertainment) in close proximity to residential districts, including west side of Washington Avenue **1:27**

III. Requests for Continuances / Withdrawals / Other

A. **File No. 2306. WEST AVENUE AND PALM VIEW ALCOHOL OVERLAY. 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," BY AMENDING DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS," SUBDIVISION V, "RM-3 RESIDENTIAL**

MULTIFAMILY, HIGH INTENSITY,” AND DIVISION 4, “CD-1 COMMERCIAL MEDIUM INTENSITY DISTRICT,” BY AMENDING SECTION 142-273, “CONDITIONAL USES,” BY MODIFYING AND CLARIFYING CONDITIONAL USES IN CD-1 DISTRICTS AND DIVISION 5, “CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT,” BY AMENDING SECTION 142-303, “CONDITIONAL USES,” BY MODIFYING AND CLARIFYING CONDITIONAL USES IN CD-2 DISTRICTS AND DIVISION 6, “CD-3 COMMERCIAL MEDIUM INTENSITY DISTRICT,” BY AMENDING SECTION 142-333, “CONDITIONAL USES,” BY MODIFYING AND CLARIFYING CONDITIONAL USES IN CD-3 DISTRICTS ADDING RESTAURANTS WITH MORE THAN 100 SEATS OR 3,500 SQUARE FEET, STAND ALONE ALCOHOL BEVERAGE ESTABLISHMENTS, DANCE HALLS AND ENTERTAINMENT ESTABLISHMENTS AS A CONDITIONAL USES IN THE ALTON ROAD COMMERCIAL CORRIDOR AND THE 17TH STREET CORRIDOR AS DEFINED IN THE PROPOSED ORDINANCE PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE. **[Withdrawn - No action required].**

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

IV. Previously Continued Applications (including associated progress reports / Revocation / Modification hearings)

- A. File No. 2293. 1824 Alton Road –** The applicant, Saber 1800, LLC., is requesting Conditional Use approval for the construction of a new commercial building exceeding 50,000 square feet including a parking garage and a restaurant with an occupant content exceeding 100 persons, pursuant to Chapter 118, Article IV and Chapter 142 Article II of the City Code. **[Previously continued from 12-15-15]**

APPROVED - Johnson / Gumenick 7-0

1:28 – 2:44

V. Progress Reports / Revocation/ Modification hearings

- A. File No. 2136. 4041 Collins Avenue – The Thompson Miami Beach Hotel.** Progress report due to Code violations. **[Previously continued from 11-24-15]**
DISCUSSED, No further progress reports at this time - Johnson / Rovira 7-0

2:44 – 2:49

- B. File No. 1840. 2301-2399 Collins Avenue – The 1 Hotel.** Progress report due to Code violations. **[Previously continued from 11-24-15]**
DISCUSSED and continued to February 23, 2016 - Johnson / Feldman 7-0

2:50 – 3:50

- C. File No. 2219. 1501 Collins Avenue – Quality Meats.** Progress Report as required and previously scheduled by the Board. **[Previously continued from 11-24-15]**
DISCUSSED, No further progress reports at this time - Feldman / Pace 7-0

1:18 – 1:50

- D. File No. 1898. 1100 West Avenue – Mondrian.** Progress report required due to pending Code violations. **[Previously continued from 11-24-15]**
DISCUSSED, No further progress reports at this time - Johnson / Rovira 6-0 (Gumenick recused).

3:52 – 3:54

- E. File No. 2286. 4525 Collins Avenue – Nobu.** 90 Day progress report as required by the Conditional Use Permit.

DISCUSSED, No further progress reports at this time - Feldman / Pace 7-0 **3:54 – 3:56**

VI. New Applications (including associated requests for Modifications)

- A. File No. 2295. 7145 Abbott Avenue** – The applicant, Sixt Rent A Car, LLC, is requesting Conditional Use approval for vehicles for rent or lease utilized in connection with the operation of an automobile rental agency not located within a substantially enclosed permanent building, pursuant to Chapter 118, Article IV, and Chapter 142, Article IV of the City Code.

APPROVED - Johnson / Gumenick 7-0 **3:56 – 4:14**

- B. File No. 2304. 25-135 N Shore Drive** – The applicant, Normandy Ventures, LLC, is requesting Conditional Use approval for a mechanical lift parking system in the privately-owned parking garages in up to 43 townhomes, pursuant to Chapter 118, Article IV, and Chapter 130, Article II of the City Code.

APPROVED - Rovira / Meland 7-0 **4:14 – 4:29**

- C. File No. 2309. 1301 Bay Drive** – The applicant, Carmen Santamarina, 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. **[Previously advertised as File No 2303]**

APPROVED - Johnson / Pace 7-0 **4:29 – 4:47**

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

- A. File No. 2290B. SUSTAINABILITY AND RESILIENCY. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR'S) OF THE CITY CODE, BY ESTABLISHING CHAPTER 133, ENTITLED "SUSTAINABILITY AND RESILIENCY;" ESTABLISHING REQUIREMENTS FOR GREEN BUILDING CERTIFICATION AS A REQUIREMENT DURING ZONING REVIEW OF NEW PROJECTS OVER A CERTAIN SIZE ("ELIGIBLE PROJECT(S)"); ESTABLISHING A SUSTAINABILITY FEE PROGRAM FOR PROJECTS THAT DO NOT ACHIEVE THE REQUIRED GREEN BUILDING CERTIFICATION LEVEL; AUTHORIZING PROPERTY OWNERS AND DEVELOPERS TO PAY A SUSTAINABILITY FEE, OR, IN THE ALTERNATIVE, POST A BOND, IN THE AMOUNT OF FIVE PERCENT (5%) OF THE TOTAL CONSTRUCTION COST FOR THE ELIGIBLE PROJECT(S), INTO THE CITY'S SUSTAINABILITY FUND, WHICH BOND OR FUNDS ARE REIMBURSABLE TO THE PROPERTY OWNER OR DEVELOPER PURSUANT TO THE LEVEL OF GREEN BUILDING COMPLIANCE ACHIEVED BY THE "ELIGIBLE PROJECT"; ESTABLISHING A SUSTAINABILITY AND RESILIENCY FUND FOR THE DEPOSIT OF THE SUSTAINABILITY FEES GENERATED THROUGH THE SUSTAINABILITY FEE PROGRAM, AND PROVIDING THE USES FOR WHICH THE FEES DEPOSITED IN THE SUSTAINABILITY AND RESILIENCY FUND CAN BE USED; AND REPEALING CHAPTER 100, ENTITLED "SUSTAINABILITY" AS DUPLICATIVE AND**

CONTRADICTORY TO THE SUSTAINABILITY AND RESILIENCY REVISIONS OF CHAPTER 133; PROVIDING FOR REVIEW; APPLICABILITY; CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. **[Corrected title for the Sustainability and Resiliency Ordinance identified as File No. 2290B.]**

TRANSMIT THE ORDINANCE TO THE CITY COMMISSION WITH A FAVORABLE RECOMMENDATION- Johnson / Gumenick 7-0 **4:48 – 5:06**

B. File No. 2307. VACANT STORE FRONT COVERS AND SIGNS. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 138 OF THE MIAMI BEACH CITY CODE, ENTITLED "SIGNS," ARTICLE IV ENTITLED "TEMPORARY SIGNS," AT SECTION 138-140 ENTITLED "VACANT STOREFRONT COVERS AND SIGNS" TO MANDATE THAT ALL VACANT STOREFRONT WINDOWS AND DOORS BE WRAPPED IN NON-COMMERCIAL PAPER DESIGNS; PROVIDING FOR ENFORCEMENT AND PENALTIES; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

TRANSMIT THE ORDINANCE TO THE CITY COMMISSION WITH A FAVORABLE RECOMMENDATION - Johnson / Rovira 7-0 **5:07 – 5:21**

C. File No. 2308. HISTORIC HOTEL UNIT SIZES. 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," BY AMENDING ARTICLE II, "DISTRICT REGULATIONS," BY AMENDING DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS," BY AMENDING SECTION 142-155 TO MODIFY THE REQUIREMENTS FOR MINIMUM HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE RM-1 DISTRICT; BY AMENDING SECTION 142-217 TO MODIFY THE REQUIREMENTS FOR MINIMUM HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE RM-2 DISTRICT; BY AMENDING SECTION 142-246 TO MODIFY THE REQUIREMENTS FOR MINIMUM HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE RM-3 DISTRICT; 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.

TRANSMIT THE ORDINANCE TO THE CITY COMMISSION WITH A FAVORABLE RECOMMENDATION - Johnson / Rovira 7-0 **5:07 – 5:21**

VII. NEXT MEETING DATE REMINDER:

Tuesday, February 23, 2016 @ 1:00 pm

VIII. 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.