

PLANNING BOARD AFTER ACTION REPORT

Wednesday, January 28, 2015

1:07 PM - 10:06 PM

Board: Six (6) of Six (6) members present – Brian Elias, Jeff Feldman, Randy Gumenick, Jack Johnson, Jonathon Beloff, & Regan Pace.

Staff: Thomas Mooney, Eve Boutsis, Michael Belush, Rogelio Madan, Tui Monday

I. Discussion

A. Selection of Chair and Vice Chair

Chairman: Beloff - Feldman / Johnson / 6-0

Vice-Chairman: Feldman - Feldman / Elias / 6-0

B. Progress Report on Single Family Home Regulations

DISCUSSED and Continued to March 24, 2014 –

1:15

II. Administration

A. After Action Report

1. December 15, 2014

APPROVED - Johnson / Feldman 6-0

1:12

III. Items for Continuance / Withdrawal / Other

1. **File No. 2229. 4000 Alton Road.** The applicants, Talmudic College 4000 Alton Road, Inc. and M-4000 Alton Owner, LLC are requesting an amendment to 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," SUBDIVISION IV, "RM-2 – RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-217, "AREA REQUIREMENTS," TO MODIFY AND INCREASE THE MAXIMUM BUILDING HEIGHT AND MAXIMUM NUMBER OF STORIES WITHIN THE RM-2 DISTRICT ALONG ALTON ROAD BETWEEN ARTHUR GODFREY ROAD AND WEST 34TH STREET; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

No Action Required – Application re-noticed for February 24, 2015

1:12

IV. Progress Reports/Other

1. **File No. 2032. 1545 Collins Avenue.** The applicant, Patria Shorecrest, Inc., is appearing before the Board to affirm their understanding of the conditions of approval in the previously issued Conditional Use Permit, as the new operator of the Neighborhood Impact Establishment.

DISCUSSED no action required –

1:28

2. **File No. 2139. 404 Washington Avenue** – 90-day Progress Report as required by the Conditional Use Permit.
DISCUSSED and Continued to March 24, 2015 – Johnson / Elias 6-0 **1:35**

3. **File No. 1947. 550 Washington Avenue** – 30-day Progress Report as directed by the Board.
DISCUSSED no further progress reports at this time – Feldman / Elias 6-0 **1:47**

4. **File No. 1294-A. 4025 Pine Tree Drive** – Progress Report requested by staff with regards to an increase in enrollment exceeding what was approved in the existing Conditional Use Permit.
DISCUSSED progress report continued to February 24, 2015 and revocation/modification hearing set for March 24, 2015 – Johnson / Feldman 6-0 **1:50 – 2:10**

5. **File No. 1933. 875 71 Street** – Progress Report requested by staff via Cure Letter due to Code Violations.
DISCUSSED and Continued to February 24, 2015 – Elias / Johnson 6-0 **2:10**

V. Previously Continued Applications

1. **File No. 1563. 1719 Lenox Avenue** – The applicant, Cuban Hebrew Congregation of Miami, is requesting a modification to a previously issued Conditional Use Permit to add a classroom to the existing school, pursuant to Section 118, Article IV. **[Time certain of 2:00 PM or shortly thereafter.]**
APPROVED – Johnson / Gumenick 6-0 **2:15**

2. **File No. 2219. 1501 Collins Avenue** – The applicant, Meats on the Beach, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content in excess of 300 persons, pursuant to Section 142, Article V. **[Application approved on December 15, 2014, except for the traffic analysis, which was continued to a date certain of January 28, 2014].**
APPROVED – Elias / Johnson 6-0 **2:38**

VI. Modifications to Previously Approved Projects

1. **File No. 1886. 1111 and 1119 Collins Avenue.** The applicant, SB Hospitality, LLC, is requesting a modification to a previously issued Conditional Use Permit to change the name of the owner from TBS Realty, LLC., Tudor South Beach Resort Condominium, Inc., and Tudor South Beach Resort-North Condominium, Inc. to SB Hospitality, LLC, and to affirm its understanding of the conditions, pursuant to Section 118, Article IV.
APPROVED – Johnson / Elias 6-0 **2:35**

2. **File No. 2117. 825 and 835 E. Dilido Drive.** The applicant, AML Investment IX, LLC, is requesting a modification to a previously issued Lot Split Final Order. Specifically, the applicant is requesting to eliminate a condition which prohibits variances, pursuant to Section 118, Article IV and Article VII.
APPROVED – Feldman / Johnson 6-0 **3:00**

3. **File No. 2094. "500 – 700 Alton" (500 - 650 Alton Road; 1220 Sixth Street and 525 - 737 West Avenue.** South Beach Heights I, LLC, 500 Alton Road Ventures, LLC, 1220 Six, LLC, and KGM Equities, LLC, (collectively the applicant) is requesting a modification to a previously issued Conditional Use Permit to incorporate the existing surface parking lot north of Sixth Street at 659 - 737 West Avenue, and to change the name of the owner in order to add KGM Equities, LLC, as an owner, pursuant to Section 118, Article IV.

CONTINUED to February 24, 2015 – Johnson / Elias 6-0

3:05 - 3:38

4. **File No. 2151. 709, 721 and 745 Alton Road ("700 Alton")** –The applicants, South Beach Heights II, LLC and KMC Equities, LLC, are requesting a clarification, or in the alternative, a modification of conditions for a previously issued Conditional Use Permit to allow the of use the building for medical offices and related uses, and to change the name of the owner to Alton Road Development, LLC, pursuant to Section 118, Article IV. [Time certain of 4:00 PM or shortly thereafter.]

CONTINUED to March 24, 2015 and Resolution to City Commission recommending an independent impact study be performed by the City – Feldman / Elias 6-0

4:28 – 8:10

VI. New Applications

1. **File No. 1362. 1030 15th Street** – The applicant, BellSouth Telecommunications LLC, d/b/a AT&T Florida, is requesting a modification to a previously issued Conditional Use Permit to modify the layout and reduce the size of the existing main use parking lot, pursuant to Section 118 Article IV.

CONTINUED to February 24, 2015 – Johnson / Feldman 6-0

3:45

2. **File No. 2223. 1030 15 Street** – The applicant, BellSouth Telecommunications LLC, d/b/a AT&T Florida, 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 February 24, 2015 – Johnson / Feldman 6-0

3:45

3. **File No. 2227. 1825 Collins Avenue.** The applicant, Quadrum Miami Beach, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment with an occupant content exceeding 300 persons, and for an Outdoor Entertainment Establishment, pursuant to Section 142, Article V.

APPROVED – Johnson / Gumenick 6-0

3:50 – 4:28

4. **File No. 2228. 4712 N. Meridian Avenue.** The applicant, 4701 North Meridian, LLC, is requesting a Division of Land/Lot Split to divide the existing site into six individual buildable lots, pursuant to Section 118, Article VII.

APPROVED – Johnson / Elias 6-0

8:10 – 8:44

5. **File No. 2226. 633 Alton Road.** The applicant, Alton 633 Properties, LLC, is requesting Conditional Use approval for the construction of a new self-storage facility, pursuant to Section 118, Article IV and Section 142, Article II.

APPROVED – Johnson / Gumenick 6-0

8:44 – 9:18

6. **File No. 2215. 1901 Alton Road.** The applicant, Wells Fargo Bank is requesting Conditional Use approval for the construction of a new 4-story commercial building exceeding 50,000 square feet including a parking garage, pursuant to Section 118, Article IV, Section 142, Article II.

CONTINUED to February 24, 2015 – Johnson / Elias 6-0

9:18 – 10:06

V. **NEXT MEETING DATE REMINDER:**

Tuesday, February 24, 2015 @ 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.