

## PLANNING BOARD AFTER ACTION REPORT

*Tuesday, October 28, 2014*  
**1:05 PM – 6:35 PM**

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

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

### **A. Workshops**

Joint Special City Commission and Planning Board Workshop to discuss the Draft Telecommunications Ordinance, as well as policies and procedures related to telecommunications.

**The workshop attendees, including the Planning Board members and Commissioner Joy Malakoff, recommended a one-for-one replacement of street furniture with collocated equipment – having a replacement light pole installed, with the telecommunications equipment internalized within the pole; to limit the large telecommunications boxes from being placed in the ROW; for the City to develop sample “light” pole designs for the various City districts; and to work with the State on state roads to utilize a similar street furniture “swop.”**

**1:05 – 2:53**

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### **B. Discussion**

Traffic Studies – To be continued for a future agenda.

**DISCUSSED – Convention Center status and update discussion in November, Traffic Studies to be discussed in December, Public Transportation in January, and Single Family Homes in February.**

**2:54**

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### **C. Administration**

A. After Action Report - September 23, 2014

**APPROVED - Feldman / Johnson 6-0 (Kruszewski abstained - absent in Sept)**

**2:53**

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

- 1. 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.

**[No action required – re-noticed for a future agenda.]**

**NO ACTION TAKEN**

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2. **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 required – re-noticed for a future agenda.]**

**NO ACTION TAKEN**

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3. **File No. 2208. 1420 W. 22<sup>nd</sup> 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. **[The applicant is requesting that the Board approve the withdrawal of the application without prejudice.]**

**WITHDRAWN without prejudice – Elias / Johnson 7-0**

**2:55 – 3:00**

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**E. Progress Reports**

1. **File No. 2094. 500 – 700 Alton Road – Extension of Time.** South Beach Heights I, LLC, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC (collectively the applicant). Progress Report as required by Conditions 2 and 3 of the CUP.

**CONTINUED to November 18, 2014 – Feldman / Kruszewski 7-0**

**3:00 – 3:38**

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**F. Previously Continued Applications**

1. **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.

**APPROVED with modifications – Johnson / Kruszewski 7-0**

**3:38 – 4:14**

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- 2. 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.**

**The Board transmitted the proposed Ordinance to the City Commission with a recommendation to table the item – Feldman/Lejeune 5-2 (Kruszewski and Johnson opposed) 4:15 – 5:05**

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### **G. Modifications to Previously Approved Projects**

- 1. File No. 1488. 959 West Avenue - The Daily Creative Food Co.** The applicant, Meltzer Management Corp., d/b/a The Daily Creative Food Co., is requesting a modification to a previously issued Conditional Use Permit in order to operate an additional full service restaurant exceeding the number of seats currently allowed, pursuant to Section 118, Article IV.

**APPROVED with modifications – Johnson / Feldman 6-0 (Gumenick recused) 5:20 – 4:14**

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- 2. File No. 1481-B. 1905 Collins Avenue – Rok Bar.** The applicant, The New Rok, LLC, is requesting a modification to a previously issued Conditional Use Permit to change the name of the owner from Rok, LLC to The New Rok, LLC, pursuant to Section 118, Article IV.

**APPROVED – Kruszewski / Elias 7-0 5:06 – 5:20**

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- 3. File No. 1959. 4385 Collins Avenue – Soho Beach House.** The applicant, Beach House Owner, LLC, is requesting a modification to a previously issued Conditional Use Permit to change the name of the owner from Ryder Properties, LLC., to Beach House Owner, LLC. and Soho Beach House, LLC. as the operator, pursuant to Section 118, Article IV.

**APPROVED – Kruszewski / Johnson 7-0 6:10 – 6:15**

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- 4. File No. 2013. 2901 Collins Avenue – Marriott Edition-Seville Hotel.** The applicant, Seville Acquisition, LLC, is requesting a modification to a previously issued Conditional Use Permit to change the name of the owner from Seville Acquisition, LLC., to Black Marble B 2013, LLC., pursuant to Section 118, Article IV.

**APPROVED – Kruszewski / Johnson 7-0 6:15 – 6:25**

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### **H. New Applications**

- 1. File No. 2221. Transfer of Authority to Grant Variances to Land Use Boards. 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, "ADMINISTRATIVE AND REVIEW PROCEDURES," BY AMENDING ARTICLE II, "BOARDS", BY AMENDING DIVISION 3, "DESIGN REVIEW BOARD", BY AMENDING SECTION 118-71, "POWERS AND DUTIES," AND SECTION 118-75, "QUORUM AND VOTING," TO CREATE, CLARIFY**

AND EXPAND THE ROLE AND JURISDICTION OF THE DESIGN REVIEW BOARD REGARDING VARIANCES; BY AMENDING DIVISION 4, "HISTORIC PRESERVATION BOARD," BY AMENDING SECTION 118-102, "POWERS AND DUTIES," AND SECTION 118-106, "QUORUM," TO CREATE, CLARIFY AND EXPAND THE ROLE AND JURISDICTION OF THE HISTORIC PRESERVATION BOARD REGARDING VARIANCES; BY AMENDING DIVISION 5, "BOARD OF ADJUSTMENT," SECTION 118-136, "POWERS AND DUTIES," TO AMEND THE ROLE AND JURISDICTION OF THE BOARD OF ADJUSTMENT; BY AMENDING ARTICLE VI, "DESIGN REVIEW PROCEDURES," SECTION 118-252, "APPLICABILITY AND EXEMPTIONS," BY MODIFYING AND CLARIFYING THE ROLE OF THE DESIGN REVIEW BOARD PERTAINING TO SINGLE FAMILY HOMES; BY AMENDING ARTICLE VIII, "PROCEDURE FOR VARIANCES AND ADMINISTRATIVE APPEALS", BY AMENDING SECTIONS 118-351, "DETERMINATION OF JURISDICTION", 118-352, "PROCEDURE," 118-353, "VARIANCE APPLICATIONS," 118-354, "VARIANCE CONDITIONS AND SAFEGUARDS," 118-355 "VARIANCE TIME LIMITS, DECISIONS ESTABLISHMENT OF PARKING IMPACT FEES, 118-356, "REVOCATION OR MODIFICATION OF VARIANCE,' AND CREATING SECTION 118-358, "APPEAL OF VARIANCE DECISION," TO MODIFY, EXPAND AND DELINEATE THE APPLICABLE JURISDICTION OF THE DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD AND BOARD OF ADJUSTMENT AS IT PERTAINS TO VARIANCES AND APPEALS , TO FURTHER CLARIFY ALL APPLICABLE SECTIONS OF ARTICLE VIII TO ENSURE CONSISTENCY IN ALL VARIANCE PROVISIONS, AND FURTHER CLARIFYING ALL APPLICABLE RULES, PROCEDURES AND REGULATIONS FOR VARIANCES; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

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

**6:25 – 6:30**

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- 2. File No. 2220. Conditional Use Requirements for CD-2 Districts. 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 5, "CD-2 COMMERCIAL MEDIUM INTENSITY DISTRICT," BY AMENDING SECTION 142-303, "CONDITIONAL USES," BY MODIFYING AND CLARIFYING CONDITIONAL USES IN ALL CD-2 DISTRICTS AND ADDING STAND ALONE ALCOHOL, DANCE HALL AND ENTERTAINMENT ESTABLISHMENTS AS A CONDITIONAL USE IN NORTH BEACH; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

**APPROVAL recommended – Johnson / Elias 7-0**

**6:28 – 6:35**

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**V. NEXT MEETING DATE REMINDER:**

Tuesday, November 18, 2014 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).

**VI. Adjournment**