

PLANNING BOARD AFTER ACTION REPORT

Friday, October 9, 2015

8:34 AM – 12:25 PM

Board: Six (6) of Seven (7) members present – Brian Elias, Jeff Feldman, Jonathon Beloff, Jack Johnson, Roberto Rovira & Randy Gumenick. (Regan Pace absent)

Staff: Michael Belush, Eve Boutsis, Nick Kallergis, Rogelio Madan, & Tui Munday

I. Administration

A. After Action Report – July 28, 2015

APPROVED - Johnson / Feldman 6-0

8:35

II. Requests for Continuances / Withdrawals / Other

A. **File No. 2231. 1052 Ocean Drive – La Baguette.** The applicant, Ocean Drive Restaurant LB, LLC, is requesting Conditional Use approval for an outdoor entertainment establishment to add to an existing restaurant, pursuant to Section 142, Article V. **[Previously Continued from May 26, 2015. The applicant is requesting a withdrawal of the application without prejudice.]**

WITHDRAWAL approved without prejudice - Johnson / Feldman 7-0

8:35

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. **[The applicant is requesting a continuance to November 24, 2015.]**

CONTINUED to November 24, 2015 - Elias / Feldman 6-0

8:37

C. **File No. 2194. 1501 Collins Avenue – El Lio.** The applicant, UBV Hospitality Group, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment Including an Entertainment Establishment with an occupant content exceeding 199 persons, pursuant to Section 142, Article V. **[Previously Continued from July 28, 2015.]**

NO ACTION TAKEN; application has become null and void

D. **File No. 2269. 400-420 Collins Avenue.** The applicant, Savoy Hotel Partners, LLC, is requesting Conditional Use approval for the construction of a new building exceeding 50,000 square feet including a parking garage, pursuant to Section 118, Article IV, Section 142, Article II, Division 18. **[Previously Continued from July 28, 2015.]**

CONTINUED to December 22, 2015 - Johnson / Roviro 6-0

- E. File No. 2279. 1750 Alton Road – Hotel.** The applicant, Sobe Alton LLC, is requesting Conditional Use approval for the construction of a new hotel exceeding 50,000 square feet including a mechanical parking garage and an accessory restaurant, pursuant to Section 118, Article IV and Section 130, Article II.

NO ACTION REQUIRED; to be re-noticed for a future agenda

- F. File No. 2282. Electrical Vehicle Parking. 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 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS", ESTABLISHING SECTION 130-39, "ELECTRIC VEHICLE PARKING," IN ORDER TO PROVIDE MINIMUM REQUIREMENTS FOR ELECTRIC VEHICLE PARKING SPACES; BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE V, "FEE IN LIEU OF PARKING PROGRAM," SECTION 130-132, "FEE CALCULATION," TO ESTABLISH AN ELECTRIC VEHICLE CHARGING STATION SURPLUS FEE AS PART OF THE FEE IN LIEU OF PROVIDING REQUIRED PARKING PROGRAM, AND SECTION 130-134, "DEPOSIT OF FUNDS; ACCOUNT," TO AUTHORIZE THE PLACEMENT OF FUNDS COLLECTED FROM THE ELECTRIC VEHICLE CHARGING STATION SURPLUS FEE INTO AN ACCOUNT TO BE UTILIZED FOR THE PURPOSES STATED HEREIN; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

CONTINUED to October 27, 2015 - Johnson / Elias 6-0

8:42

- G. FILE NO. 2260. FAENA DISTRICT OVERLAY REVISIONS - 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', AMENDING DIVISION 9 "FAENA DISTRICT OVERLAY", TO ADD THE ALLOWABLE SETBACKS, REQUIRED YARDS, AND ENCROACHMENTS INTO REQUIRED YARDS FOR THOSE LOTS THAT CONTAIN A CONTRIBUTING HISTORIC BUILDING OR STRUCTURE; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. [Previously Continued from July 28, 2015 meeting. This item has been withdrawn.]**

WITHDRAWN

- H. File No. 1988. 1100 West Avenue – Mondrian.** Progress report required due to pending Code violations. **[Continuance requested to November 24, 2015.]**

CONTINUED to November 24, 2015 - Elias / Roviro 6-0

- I. File No. 1609. 2000 Collins Avenue –** The applicant, Park Place Development, LLC, is requesting modifications to a previously issued Conditional Use Permit. Specifically the applicant is requesting to modify a condition of the CUP in order to allow an entertainment establishment on the corner of Liberty Avenue and 21st street, pursuant to Section 118, Article IV and Section 142, Article V. **[Note: This application will be re-noticed for the November 24, 2015 meeting.]**

NO ACTION TAKEN; re-noticed for November 24, 2015 meeting.

- J. File No. 2277. 2000 Collins Avenue – Bagatelle.** The applicant, Bagatelle Miami, LLC, is requesting Conditional Use approval for an entertainment establishment, pursuant to the requirements of the Master Conditional Use Permit for the property (PB File No. 1609) which requires that any additional entertainment establishment be reviewed by the Planning Board, regardless of occupant load, and pursuant Section 118, Article IV and Section 142, Article V. **[Note: This application will be re-noticed for the November 24, 2015 meeting.]**

NO ACTION TAKEN; re-noticed for November 24, 2015 meeting.

- K. File No. 2278. 237 20th Street – Sweet Liberty.** The applicant, Sweet Liberty Brothers, LLC, is requesting Conditional Use approval for an entertainment establishment including frontage on Liberty Avenue, pursuant to the requirements of the Master Conditional Use Permit for the property (PB File No. 1609) which requires that any additional entertainment establishment be reviewed by the Planning Board, regardless of occupant load, and pursuant Section 118, Article IV and Section 142, Article V. **[Note: This application will first require approval of the modifications requested as part of PB File No. 1609., also part of the 10-9-15 agenda.] [Note: This application will be re-noticed for the November 24, 2015 meeting.]**

NO ACTION TAKEN; re-noticed for November 24, 2015 meeting.

- L. FILE NO. 2273. ORDINANCE - CONSOLIDATION AND STANDARDIZING OF NOTIFICATION PROCEDURES FOR QUASI-JUDICIAL APPLICATIONS BEFORE HISTORIC PRESERVATION BOARD, BOARD OF ADJUSTMENT, PLANNING BOARD, AND DESIGN REVIEW BOARD...[Note: This Ordinance will be re-noticed for the October 27, 2015 meeting.]**

NO ACTION TAKEN; re-noticed for October 27, 2015 meeting.

- M. FILE NO. 2276. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CONSOLIDATING AND STANDARDIZING THE REHEARING AND APPEAL PROCEDURES, INCLUDING ADMINISTRATIVE APPEALS AND QUASI-JUDICIAL APPLICATIONS BEFORE HISTORIC PRESERVATION BOARD, BOARD OF ADJUSTMENT, PLANNING BOARD, AND DESIGN REVIEW BOARD...[Note: This Ordinance will be re-noticed for the October 27, 2015 meeting.]**

NO ACTION TAKEN; re-noticed for October 27, 2015 meeting.

III. Extensions of Time

- A. File No. 2130. 929 Alton Road.** The applicant, Alton Sobe LLC., is requesting a one (1) year Extension of Time to obtain a building permit for a previously issued Conditional Use Permit for the construction of a mixed use development project exceeding 50,000 square feet, containing residential units and ground level commercial space, as well as a mechanical parking system, pursuant to Section 118, Article IV.

APPROVED - Feldman / Elias 6-0

8:48

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

- A. File 2255. 875 71st Street – Gasoline Service Station.** The applicant, Sunshine Gasoline Distributors, Inc., is requesting a Conditional Use Permit for the expansion of an existing convenience store for a gasoline service station, pursuant to Section 118, Article IX. **[Previously Continued from July 28, 2015.]**

APPROVED - Johnson / Elias 6-0

8:48 – 9:17

- B. File No. 1933. 875 71st Street – Gasoline Service Station** Revocation/Modification hearing as requested by the Board. **[Previously Continued from July 28, 2015.]**

No further progress reports at this time - Johnson / Elias 6-0

9:17

V. New Applications (including associated requests for Modifications)

- A. File No. 2275 – 4121 Indian Creek Drive through 5101 Collins Avenue. (Indian Creek Waterway from 41st Street to 51st Street) – Miami Beach Yacht Show, f.k.a. 2016 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 2016 Yacht and Brokerage Show scheduled for February 11-15, 2016, pursuant to Article IV Section 118, and Article III Section 66-113.

APPROVED - Elias / Gumenick 6-0

9:18 – 9:51

- B. File No. 2281. 1904 Marseille Drive – Assisted Living Facility.** – The applicant, Better Living Investments LLC, is requesting a Conditional Use Permit for the expansion of an existing Assisted Living Facility located at 7100 Rue Granville, pursuant to Section 142, Article V.

APPROVED - Johnson / Elias 6-0

9:52 – 10:00

- C. File No. 1629. 1901 Collins Avenue – Shoreclub.** The applicant, Shore Club Property Owner, LLC., is requesting a Modification to a previously issued Modified Conditional Use Permit to change the name of the owner/operator from Philips South Beach, LLC., to Shore Club Property Owner, LLC., pursuant to Section 118, Article IV.

APPROVED - Elias / Feldman 6-0

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

- A. File No. 2283. Suite Hotel Ordinance. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142 OF THE MIAMI BEACH CITY CODE, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” BY AMENDING ARTICLE IV, ENTITLED “SUPPLEMENTARY DISTRICT REGULATIONS”; BY AMENDING DIVISION 3, ENTITLED “SUPPLEMENTARY USE REGULATIONS”; BY AMENDING SUBSECTION (5), TO REQUIRE TRANSIENT GUEST(S) OR OCCUPANT(S) TO REGISTER AT THE SUITE**

HOTEL; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION, including recommendation to provide staffing requirement of registration desks for suite hotels above a certain threshold, and for standard signage requirements to notify guests. – Johnson / Rovira 5-1 (Gumenick opposed) 11:52 – 12:22

VII. Progress Reports / Revocation /Modification hearings

A. File No. 1901. 1200 Ocean Drive – Palace. Progress report required due to pending Code violations. [Previously continued from July 28, 2015.]

No further progress reports at this time – Elias / Gumenick 6-0 10:35

B. File No. 2223. 1030 15th Street - AT&T Florida. Progress report as required as part of the lot split application approved by the Board on February 24, 2015.

CONTINUED to October 27, 2015 - Johnson / Elias 6-0 10:40 – 11:40

C. File No. 2136. 4041 Collins Avenue – The Thompson Miami Beach Hotel. Progress report due to Code violations.

CONTINUED to October 27, 2015 - Johnson / Elias 6-0 11:40 – 11:52

VIII. NEXT MEETING DATE REMINDER:

Tuesday, October 27, 2015 @ 1:00 pm