

PLANNING BOARD AFTER ACTION REPORT

Tuesday, February 24, 2015

1:02 PM – 6:30 pm

Board: Six (6) of Six (6) members present – Brian Elias, Jeff Feldman (present until 4:32 PM), Randy Gumenick, Jack Johnson, Jonathon Beloff, & Regan Pace.

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

I. Discussion

A. Medical offices and medical uses

DISCUSSED and RECOMMENDED that City Commission authorize staff to examine need for changes to Ordinances in order to facilitate defined zoning regulations specific to non-hospital health care facilities Johnson / Gumenick 6-0 1:02 – 1:54

II. Administration

A. After Action Report – January 28, 2015

APPROVED - Johnson / Gumenick 6-0 1:54

B. **7801 Crespi Blvd – Crespi Park.** Review of a Waiver of Development Regulations in a GU (Government Use) District Pertaining to Section 138-73, Entitled “General Advertising Signs,” in Order to Authorize the Installation of A General Advertising Sign For A New Playground at Crespi Park Located At 7801 Crespi Boulevard, Miami Beach, Florida.

APPROVAL RECOMMENDED - Elias / Gumenick 6-0 2:02

III. Items for Continuance / Withdrawal / Other

A. **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. **[Previously Continued from January 28, 2015.]**

CONTINUED to March 24, 2015 – Johnson / Feldman 6-0 2:03

- B. 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. **[Previously Continued from January 28, 2015.]**

CONTINUED to April 28, 2015 – Johnson / Feldman 6-0

2:04

IV. Progress Reports/Other

- A. 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. **[Previously Continued from January 28, 2015.]**

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

2:07 – 2:32

- B. File No. 1933. 875 71 Street –** Progress Report requested by staff via Cure Letter due to Code Violations. **[Previously Continued from January 28, 2015.]**

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

MODIFICATION / REVOCATION hearing set for April 28, 2015 – Johnson / Feldman 6-0 2:37 – 2:46

V. Previously Continued Applications (Continued from January 28, 2015.)

- A. 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.

APPROVED – Johnson / Gumenick 6-0

2:47 – 3:01

- B. 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.

APPROVED – Johnson / Gumenick 6-0

2:47 – 3:01

VI. Modifications to Previously Approved Projects

- 1. File No. 2167. 4528 Prairie Avenue.** The applicant, 4528 Prairie, LLC, is requesting a modification to a previously issued Planning Board Order for a Division of Land/Lot Split. Specifically, the applicant is requesting to eliminate a condition, which prohibits variances, pursuant to Sections 118, Article IV and Article VII.

APPROVED – Feldman / Johnson 6-0

3:02 – 3:06

VI. Code Amendments

- A. 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, Florida, 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 FROM 85 FEET/8 STORIES TO 150 FEET/15 STORIES AND AMENDING SECTION 142-218 "SETBACK REQUIREMENTS" FOR PROPERTY 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.

TRANSMIT TO CITY COMMISSION WITHOUT A FAVORABLE RECOMMENDATION

– Johnson / Feldman 6-0

3:07 – 4:09

- B. File No. 2230. ~~FENCE HEIGHTS AND MARINE PROJECTIONS~~ - 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, FLORIDA, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," DIVISION 4, "SUPPLEMENTARY YARD REGULATIONS," BY AMENDING SECTION 142-1132, "ALLOWABLE ENCROACHMENTS WITHIN REQUIRED YARDS," BY AMENDING AND CLARIFYING THE MEASUREMENT OF FENCES, WALLS, AND GATES WITHIN A REQUIRED YARD ~~AND BY AMENDING AND CLARIFYING THE SETBACK REQUIREMENTS FOR MARINE STRUCTURES IN ALL DISTRICTS~~; PROVIDING CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Johnson / Gumenick 6-0

4:09 – 4:32

- C. FILE NO. 2232. SINGLE FAMILY HOME DEVELOPMENT REGULATIONS UNIT SIZE AND LOT COVERAGE FOR ACCESSORY 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 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 AND MODIFYING THE UNIT SIZE AND LOT COVERAGE EXCEPTIONS FOR ACCESSORY STRUCTURES, AND BY CLARIFYING AND AMENDING THE REQUIREMENTS FOR SKYLIGHTS; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Johnson / Elias 5-0

4:32 – 4:48

- D. FILE NO. 2198. DEMOLITION PROCEDURES FOR 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.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Johnson / Elias 5-0

4:48 – 5:00

- 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 REQUIREMENTS AND PROCEDURES FOR THE ISSUANCE OF A DEMOLITION PERMIT AND BY MODIFYING THE 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 DIVISION 8, “DEMOLITION RULES AND PROCEDURES,” TO ESTABLISH FORMAL DEMOLITION RULES AND PROCEDURES FOR 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.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Johnson / Elias 5-0

4:48 – 5:00

- F. FILE NO. 2233. ALCOHOLIC BEVERAGES AND ASSOCIATED DEFINITIONS - AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 114 “GENERAL PROVISIONS” , AMENDING SECTION 114-1, DEFINITIONS, BY MODIFYING AND ADDING DEFINITIONS TO CLARIFY ALCOHOLIC BEVERAGE AND USE REQUIREMENTS OF THE CODE OF THE CITY OF MIAMI BEACH, PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

CONTINUED to March 24, 2015 – Johnson / Gumenick 5-0

5:00 – 5:58

- G. FILE NO. 2234. ALCOHOLIC BEVERAGES AND ASSOCIATED USE REGULATIONS IN ALL DISTRICTS - AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142 “ZONING DISTRICTS AND REGULATIONS;” ARTICLE II, “DISTRICT REGULATIONS,” DIVISION 3, “RESIDENTIAL MULTIFAMILY DISTRICTS” DIVISION 4, “CD-1 COMMERCIAL, LOW INTENSITY DISTRICT” DIVISION 5, “CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT” DIVISION 6, “CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT” DIVISION 7, “CCC CIVIC AND CONVENTION CENTER DISTRICT” DIVISION 8, “GC GOLF COURSE DISTRICT” DIVISION 9, “GU GOVERNMENT USE

DISTRICT” DIVISION 10, “HD HOSPITAL DISTRICT” DIVISION 11, “I-1 LIGHT INDUSTRIAL DISTRICT” DIVISION 12, “MR MARINE RECREATION DISTRICT;” DIVISION 13, “MXE MIXED USE ENTERTAINMENT DISTRICT;” DIVISION 16, “WD-1 WATERWAY DISTRICT” DIVISION 17, “WD-2 WATERWAY DISTRICT” DIVISION 18, “PS PERFORMANCE STANDARD DISTRICT” TO MODIFY, CLARIFY AND EXPAND MAIN PERMITTED, CONDITIONAL, AND PROHIBITED USES RELATED TO ALCOHOLIC BEVERAGES; BY AMENDING ARTICLE V, “SPECIALIZED USE REGULATIONS” BY DELETING DIVISION 4, “ALCOHOLIC BEVERAGES,” BY AMENDING DIVISION 6, “ENTERTAINMENT ESTABLISHMENTS” TO MODIFY AND CLARIFY REGULATIONS RELATING TO ALCOHOL BEVERAGES; BY AMENDING THE NEIGHBORHOOD IMPACT ESTABLISHMENT THRESHOLD REQUIREMENTS AND CREATING NEW DEFINITIONS; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

CONTINUED to March 24, 2015 – Johnson / Gumenick 5-0

5:00 – 5:58

H. FILE NO. 2235. CONSOLIDATION OF ALCOHOLIC BEVERAGE REGULATIONS - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING SUBPART A - GENERAL ORDINANCES, CHAPTER 6 “ALCOHOLIC BEVERAGES” OF THE CODE OF THE CITY OF MIAMI BEACH, AMENDING SUBPART B - LAND DEVELOPMENT REGULATIONS CHAPTER 142 ARTICLE II. - DISTRICT REGULATIONS, DIVISION 20. - TC NORTH BEACH TOWN CENTER DISTRICTS, ARTICLE V. - ARTICLE V. - SPECIALIZED USE REGULATIONS DIVISION 4. ALCOHOLIC BEVERAGES TO ENSURE THAT ALL REGULATIONS RELATING TO ALCOHOL REGULATION ARE IN ONE LOCATION; REMOVING ALL REGULATION OF ALCOHOLIC BEVERAGE ESTABLISHMENTS FROM CHAPTER 142 AND PLACING THOSE PROVISIONS IN CHAPTER 6; PROVIDING FOR DEFINITIONS; HOURS OF OPERATION; DISTANCE SEPARATION; MINIMUM SEATS AND HOTEL ROOMS; PROVIDING FOR NEIGHBORHOOD COMPATIBILITY CRITERIA; PROVIDING FOR ENHANCED SECURITY PROVISIONS FOR CERTAIN DISTRICTS WITH ALCOHOL ESTABLISHMENT USES; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

CONTINUED to March 24, 2015 – Johnson / Gumenick 5-0

5:00 – 5:58

VI. New Applications

A. File No. 2231. 1052 Ocean Drive – 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.

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

2:04

B. File No. 2216. 1615 Lenox Avenue – The applicant, Asta Parking, is requesting Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

APPROVED – Elias / Gumenick 5-0

5:58 – 6:25

C. File No. 2237. 1100 15th Street - FLUM Amendment. The applicant, the City of Miami Beach, is requesting an amendment to the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach pursuant to Section 118-166 of the Code of the City Of Miami Beach, Florida, Section 163.3181, Fla. Stat., and Section 163.3187, Fla. Stat., by changing the Future Land Use Designation for a parcel of land located at 1100 15th Street, and which is comprised of less than 10 acres, from the current “Low Density

Multifamily Residential Category (RM-1),” to the Future Land Use Category of “Low Intensity Commercial Category (CD-1).”

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Johnson / Elias 5-0

6:25 – 6:30

- D. File No. 2238. 1100 15th Street - Zoning Map Change.** The applicant, the City of Miami Beach, is requesting an amendment to the Official Zoning District Map, referenced in Section 142-72 of the Code of the City Of Miami Beach, Florida, pursuant to Section 118-162, “Petitions for Changes and Amendments,” by changing the Zoning District Classification for a parcel of land located at 1100 15th Street, and which is comprised of less than 10 acres, from the current RM-1, “Residential Multifamily Low Intensity District,” to CD-1, “Commercial, Low Intensity District.”

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Johnson / Elias 5-0

6:25 – 6:30

V. NEXT MEETING DATE REMINDER:

Tuesday, March 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.