

PLANNING BOARD AFTER ACTION REPORT

Tuesday, April 28, 2015

1:00 PM - 8:15 PM

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

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

I. Administration

A. After Action Report – March 24, 2015

APPROVED - Johnson / Elias 6-0

1:06

II. Requests for Continuances

1. **File No. 2215. 1901 Alton Road – Whole Foods.** 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 February 24, 2015. Continuance requested to May 26, 2015 meeting.]**

CONTINUED to May 26, 2015 - Elias / Gumenick 6-0

1:07

2. **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 March 24, 2015.]**

CONTINUED to May 26, 2015 - Elias / Johnson 6-0

1:08

3. **File No. 2245. 500 Alton Road & 1220 Sixth Street –** The applicants, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC, are requesting Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

CONTINUED to May 26, 2015 - Johnson / Elias 6-0

1:09

III. Progress Reports / Revocation/Modification Hearings / Other

1. **File No. 1294-A. 4025 Pine Tree Drive –** Revocation/Modification hearing as requested by the Board with regards to an increase in enrollment exceeding what was approved in the existing Conditional Use Permit. **[Previously Continued from March 24, 2015.]**

CONTINUED to May 26, 2015 - Johnson / Elias 6-0

1:11

2. **File No. 2013. 2901 Collins Avenue** – 90-day Progress Report as required by the Conditional Use Permit.

DISCUSSED - No further progress reports at this time - Elias / Johnson 6-0 1:12

3. **File No. 2219. 1501 Collins Avenue** – 60-day Progress Report as required by the Conditional Use Permit.

DISCUSSED – Future progress reports scheduled for November 17, 2015 and January 26, 2016 - Elias / Johnson 5-0 1:23– 1:48

4. **File No. 2139. 404 Washington Avenue** – 90-day Progress Report as required by the Conditional Use Permit **[Previously Continued from January 28, 2015.]**

DISCUSSED - No further progress reports at this time - Johnson / Feldman 6-0 1:15

5. **File No. 2032. 1545 Collins Avenue – The James Hotel a.k.a. the Royal Palm**. The applicant, RP Holdings, LLC., is appearing before the Board to affirm their understanding of the conditions of approval in the previously issued Conditional Use Permit, including the introduction of a new operator, HEI Hotel & Resorts.

DISCUSSED – No Action Required 1:48 – 2:06

IV. Previously Continued Applications

1. **File No. 2239. 8204 Harding Avenue** – The applicant, Shore Club Suites LLC, is requesting Conditional Use approval for a mechanical lift parking system for a new 4-story apartment building, pursuant to Section 118, Article IV, and Section 130, Article II. **[Previously Continued from the March 24, 2015 meeting.]**

APPROVED – Elias / Johnson 6-0 2:06 – 2:23

V. Modifications to Previously Approved Projects

1. **File No. 1998. 5520 La Gorce Drive** – The applicant, 5520 La Gorce Dr, LLC, is requesting a modification to a previously issued Lot Split Final Order. Specifically, the applicant is requesting to modify a condition limiting the size a new home, pursuant to Section 118, Article IV and Article VII.

APPROVED – Gumenick / Elias 6-0 2:23 – 2:41

VI. Code Amendments

- A. **File No. 2251. PROHIBITION OF BED AND BREAKFAST INNS IN THE PALM VIEW HISTORIC DISTRICT. 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 3, “RESIDENTIAL MULTI-FAMILY DISTRICTS”, SUBDIVISION II, “RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY”, TO PROHIBIT BED AND BREAKFAST INNS WITHIN THE PALM VIEW LOCAL HISTORIC DISTRICT; BY AMENDING ARTICLE V, “SPECIALIZED USE REGULATIONS”, DIVISION 7, “BED AND BREAKFAST INNS”, TO PROHIBIT BED AND BREAKFAST INNS WITHIN THE PALM VIEW LOCAL HISTORIC DISTRICT; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Johnson / Pace 6-0

4:41 – 3:52

- B. File No. 2252. CPS-2 NON-AMPLIFIED INSTRUMENTS.** 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 18, "PS PERFORMANCE STANDARD DISTRICT" TO MODIFY PERMITTED USES WITHIN THE CPS-2 DISTRICT TO INCLUDE NON-AMPLIFIED PIANO AND STRING INSTRUMENTS WITHIN RESTAURANT INTERIORS; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Johnson / Elias 6-0

3:52 – 4:02

VI. New Applications

1. **File No. 2246. 2901-11 Indian Creek** – The applicant, 2901 JMH LLC, is requesting Conditional Use approval for a mechanical lift parking system for a new 7-story apartment building, pursuant to Section 118, Article IV, and Section 130, Article II.

APPROVED – Johnson / Elias 6-0

3:52 – 4:02

2. **File No. 2249. 605 Lincoln Road** – The applicant, HHG Holding I, LLLP, is requesting Conditional Use approval for a Neighborhood Impact Establishment Including an Outdoor Entertainment Establishment with an occupant content exceeding 200 persons, pursuant to Section 142, Article V.

CONTINUED to May 26, 2015 - Feldman / Elias 6-0

4:36 – 6:10

3. **File No. 2051. 1701 Collins Avenue** – The applicant, 1701 Miami (owner), LLC / 1701 Miami (operator) LLC, are requesting a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from 1701 Collins (Miami) Owner LLC to 1701 Miami (owner), LLC / 1701 Miami (operator) LLC, pursuant to Section 118 Article IV.

APPROVED – Elias / Gumenick 6-0

6:10 – 6:15

4. **File No. 2119. 427 Collins Avenue** – The applicant, M&M Parking South Beach, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article III, of the Miami Beach City Code, to operate the existing parking lot after midnight.

APPROVED – Elias / Feldman 5-1 (Johnson opposed)

6:15 – 8:15

VII. NEXT MEETING DATE REMINDER:

Tuesday, May 26, 2015 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).