

PLANNING BOARD AFTER ACTION REPORT

Tuesday, May 26, 2015

1:04 PM - 5:15 PM

Board: Five (5) of Six (6) members present – Brian Elias, Jeff Feldman, Randy Gumenick, Regan Pace, & Jonathon Beloff. (Jack Johnson absent)

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

I. Administration

A. After Action Report – April 28, 2015

APPROVED - Feldman / Elias 5-0

1:05

B. Review of a Waiver of Development Regulations in a GU (Government Use) District for parking and setback requirements at the Bass Museum of Art, 2100 Collins Avenue.

APPROVAL RECOMMENDED - Feldman / Elias 5-0

1:07

II. Requests for Continuances

A. 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. **[Previously continued form March 24, 2015 meeting.]**

CONTINUED to June 23, 2015 - Elias / Feldman 5-0

1:22 – 1:27

B. 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. **[Previously Continued from April 28, 2015.]**

CONTINUED to July 28, 2015 - Gumenick / Feldman 5-0

1:27

C. 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.

CONTINUED to June 23, 2015 - Feldman / Elias 5-0

1:28

- D. File No. 2253. 2401 Pine Tree Drive – Women’s Club.** The applicant, Women’s Club Miami Beach, LLC., is requesting Conditional Use Approval for use of the property as a Hall For Hire, pursuant to Section 118 Article IV and Section 142, Article II.

CONTINUED to June 23, 2015 - Gumenick / Elias 5-0 **1:32**

III. Progress Reports / Revocation/Modification Hearings / Other

- A. File No. 1933. 875 71 Street – Gasoline Service Station** Revocation/Modification hearing as requested by the Board. **[Previously Continued from March 24, 2015.]**

CONTINUED to June 23, 2015 - Feldman / Elias 5-0 **1:28**

IV. Previously Continued 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. **[Previously Continued from March 24, 2015.]**

CONTINUED to June 23, 2015 - Gumenick / Elias 4-1 (Feldman against) **1:32**

- B. 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 April 28, 2015.]**

APPROVED - Elias / Gumenick 5-0 **2:30 – 3:48**

- C. 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 April 28, 2015.]**

APPROVED - Gumenick / Elias 5-0 **3:48 – 4:22**

- D. 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. **[Previously Continued from April 28, 2015.]**

APPROVED - Gumenick / Pace 5-0 **4:22 – 4:34**

V. Modifications to Previously Approved Applications

- A. File No. 2053. 743 Washington Avenue –** The applicant, 743 Associates, LLC., is requesting a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from 743 Washington Entertainment, LLC., to 743 Associates, LLC., pursuant to Section 118, Article IV.

APPROVED - Elias / Feldman 5-0 **4:34 – 4:40**

VI. New Applications (included related progress reports)

- A. File No. 2244. 629 Lenox Avenue – Religious Institution.** The applicant, Shuva Israel South Beach, Inc., is requesting a Conditional Use Permit, pursuant to Section 118, Article IV and Section 142, Article II of the City of Miami Beach Code, to operate a religious institution on the ground floor of an existing two story residential building.

APPROVED - Elias / Pace 5-0

4:40 – 4:52

- B. File No. 1294-A. 4025 Pine Tree Drive – Casa Dei Bambini.** The applicant, Casa Dei Bambini Montessori School, Inc., is requesting a Modification to a previously issued Conditional Use Permit to increase the number of students, pursuant to Section 118, Article IV and Section 142, Article II.

APPROVED - Elias / Gumenick 5-0

4:52– 4:58

- C. 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 April 28, 2015.]**

DISMISSED - Elias / Gumenick 5-0

4:40 – 4:52

- D. File No. 2254. 6030 Alton Road – SFR Lot Split** The applicant, 6030 Alton, LLC., is requesting a Division of Land/Lot Split, pursuant to Chapter 118, Article VII, to divide the existing site comprised of more than two platted lots, into two individual buildable parcels.

APPROVED - Gumenick / Pace 5-0

5:10

- ~~**E. File No. 2256. 1750 Bay Drive – SFR Lot Split.** The applicant, Quantum Gold, LLC, and Bay Drive 2015, LLC, is requesting a Division of Land/Lot Split, pursuant to Chapter 118, Article VII, to divide the existing site comprised of two platted lots, into two individual buildable parcels. **[This application has been withdrawn.]**~~

VI. Code Amendments

- A. 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. **[Previously Continued from March 24, 2015.]****

CONTINUED to July 28, 2015 - Elias / Feldman 5-0

1:10 – 1:20 & 1:40 – 2:27

- B. 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. **[Previously Continued from March 24, 2015.]**

CONTINUED to July 28, 2015 - Elias / Feldman 5-0

1:10 – 1:20 & 1:40 – 2:27

C. 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. **[Previously Continued from March 24, 2015.]**

CONTINUED to July 28, 2015 - Elias / Feldman 5-0

1:10 – 1:20 & 1:40 – 2:27

D. FILE NO. 2257. REQUIRED ENCLOSURES FOR RENTAL CAR FACILITIES - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 114 “GENERAL PROVISIONS”, SECTION 114-1, “DEFINITIONS”, BY MODIFYING THE DEFINITION OF COMMERCIAL VEHICLE; BY AMENDING CHAPTER 142 “ZONING DISTRICTS AND REGULATIONS;” ARTICLE IV, “SUPPLEMENTARY DISTRICT REGULATIONS”, DIVISION 1, “GENERALLY” TO MODIFY THE REQUIREMENTS FOR REQUIRED ENCLOSURES TO CREATE AN ALLOWANCE FOR THE OUTDOOR EXPOSURE OF RENTAL CAR VEHICLES; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Elias / Feldman 5-0

5:10 – 5:15

VII. NEXT MEETING DATE REMINDER:

Tuesday, June 23, 2015 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).