

PLANNING BOARD AFTER ACTION REPORT

Tuesday, June 23, 2015

1:00 PM – 8:00 PM

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

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

I. Discussion

A. Single family homes update
DISCUSSED **1:00 – 1:32**

B. File No. 2206 - 6080 Collins Avenue
DISCUSSED **1:32 – 1:39**

II. Administration

A. After Action Report – May 26, 2015
APPROVED - Feldman / Elias 6-0 **1:39**

III. Resolutions

A. File No. 2270. 1555 Washington Avenue – Anchor Shops. A RESOLUTION OF THE PLANNING BOARD, APPROVING A LEASE AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY (LANDLORD) AND CUBICHE 105, LLC (TENANT), IN CONNECTION WITH THE USE OF SUITE NOS. 1-3 AT THE ANCHOR SHOPS, LOCATED AT 1555 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA (PREMISES), FOR A TERM OF NINE (9) YEARS AND THREE HUNDRED AND SIXTY FOUR (364) DAYS FROM RENT COMMENCEMENT; AND ALLOWING AN ADDITIONAL TWO (2) RENEWAL OPTIONS FOR FIVE (5) YEARS EACH.
RESOLUTION APPROVED - Elias / Feldman 6-0 **1:39 – 1:42**

IV. Requests for Continuances / Withdrawals / Other

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 May 26, 2015 meeting.]
CONTINUED to July 28, 2015 - Johnson / Elias 6-0 **1:42**

- B. 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 May 26, 2015.]**

CONTINUED to July 28, 2015 - Elias / Pace 5-1 (Feldman opposed)

1:43

- 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. **[Previously Continued from May 26, 2015.]**

CONTINUED to July 28, 2015 - Feldman / Johnson 6-0

1:55 – 1:59

V. Previously Continued Applications (Including associated progress reports)

- A. File No. 1933. 875 71 Street – Gasoline Service Station** Revocation/Modification hearing as requested by the Board. **[Previously Continued from May 26, 2015.]**

CONTINUED to July 28, 2015 - Feldman / Johnson 6-0

1:59 – 2:17

- B. 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. **[Previously continued form May 26, 2015 meeting.]**

APPROVED - Elias / Feldman 6-0

1:55 – 1:59

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

- A. FILE NO. 2261. INCENTIVES FOR ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOMES - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR’s) 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,” SECTION 142-108, “PROVISIONS FOR THE DEMOLITION OF SINGLE-FAMILY HOMES LOCATED OUTSIDE OF HISTORIC DISTRICTS;” BY AMENDING THE REQUIREMENTS AND PROCEDURES FOR THE RETENTION OF ARCHITECTURALLY SIGNIFICANT SINGLE-FAMILY HOMES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Johnson / Elias 6-0

2:22 – 2:27

- B. FILE NO. 2262. DEMOLITION PROCEDURES FOR PRE-1942 SF HOMES - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR’s) 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,” 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 PRIOR TO THE**

ISSUANCE OF A FULL BUILDING PERMIT FOR 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 6-0

2:27 – 2:35

C. FILE NO. 2263. SINGLE FAMILY HOME DEVELOPMENT REGULATIONS FOR LOT SPLITS - 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 THE MAXIMUM UNIT SIZE AND LOT COVERAGE FOR ALL HOMES ON LOTS RESULTING FROM A LOT SPLIT; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Johnson / Feldman 6-0

2:35 – 2:43

D. FILE NO. 2258. COMPREHENSIVE PLAN – OCEAN TERRACE OVERLAY - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING POLICY 1.2 OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO THE PROCEDURES IN SECTION 163.3184(3), FLORIDA STATUTES, BY MODIFYING THE MEDIUM INTENSITY COMMERCIAL CATEGORY (CD-2) AND THE MIXED USE ENTERTAINMENT CATEGORY (MXE) TO ESTABLISH THE 'OCEAN TERRACE OVERLAY' IN ORDER TO ALLOW FOR AN F.A.R. OF 3.0 WITHIN ITS BOUNDARIES; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Elias / Feldman 6-0

3:00 – 6:05

E. FILE NO. 2259. OCEAN TERRACE OVERLAY – LDR 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", CREATING DIVISION 10 "OCEAN TERRACE OVERLAY", TO MODIFY THE APPLICABLE SETBACKS AND ALLOWABLE ENCROACHMENTS, INCREASE THE ALLOWABLE HEIGHT TO 250 FEET FOR RESIDENTIAL USES AND 125 FEET FOR HOTEL USES, INCREASE THE ALLOWABLE FLOOR AREA TO 3.0, TO LIMIT THE MAXIMUM FLOORPLATE OF THE TOWER PORTION OF NEW BUILDINGS, TO PROVIDE A MINIMUM BUILDING SEPARATION FOR THE TOWER PORTION OF NEW BUILDINGS, TO MODIFY THE ALLOWABLE MAIN, CONDITIONAL AND ACCESSORY USES; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

- Elias / Feldman 6-0

3:00 – 6:05

F. 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.

CONTINUED to July 28, 2015 – Feldman / Elias 6-0

2:18 – 2:22

G. FILE NO. 2264. CD-3 ARCHITECTURAL DISTRICT PARKING GARAGE HEIGHTS - 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 II, "DISTRICT REGULATIONS", DIVISION 6, "CD-3 COMMERCIAL HIGH INTENSITY DISTRICT", BY AMENDING SECTION 142-337, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS", TO CLARIFY AND AMEND THE MAXIMUM HEIGHT REQUIREMENTS; PROVIDING CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH AN UNFAVORABLE RECOMMENDATION

– Pace / Johnson 5-1 (Beloff opposed)

6:05 – 6:30

H. FILE NO. 2271. WASHINGTON AVENUE DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR's) OF THE CITY CODE, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," TO ESTABLISH SECTION 13-309, "WASHINGTON AVENUE DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS," TO MODIFY THE DEVELOPMENT REGULATIONS FOR PROPERTIES FRONTING WASHINGTON AVENUE BETWEEN 6TH STREET AND LINCOLN ROAD; BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," TO ESTABLISH PARKING DISTRICT 7 TO MODIFY THE PARKING REQUIREMENTS FOR THE PROPERTIES FRONTING WASHINGTON AVENUE BETWEEN 6TH STREET AND LINCOLN ROAD; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH A FAVORABLE RECOMMENDATION

– Elias / Rovira 6-0

6:30 – 7:32

I. File No. 2272. DRB EXEMPTION FOR STORMWATER PUMP REVIEW. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR'S) OF THE CITY CODE, AT CHAPTER 118, ENTITLED "ADMINISTRATIVE AND REVIEW PROCEDURES," ARTICLE VI "DESIGN REVIEW PROCEDURES," BY MODIFYING SECTION 118-252, ENTITLED "APPLICABILITY AND EXEMPTIONS" TO EXCLUDE FROM DESIGN REVIEW BOARD REVIEW CITY APPLICATIONS RELATING TO STORMWATER PUMP STATIONS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

TRANSMIT TO CITY COMMISSION WITH AN UNFAVORABLE RECOMMENDATION

**Rovira / Johnson 3-3 (Rovira, Johnson & Beloff opposed to Ordinance;
Elias, Feldman, & Pace in support of Ordinance)**

7:35 – 8:00

VII. NEXT MEETING DATE REMINDER:

Tuesday, July 28, 2015 @ 1:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).