



PLANNING BOARD AFTER ACTION REPORT

Tuesday, February 25, 2014
1:07 PM – 10:00 PM

ATTENDANCE:

Board: Seven (7) of seven (7) members present – Jonathon Beloff, Brian Elias, Jack Johnson, Randy Gumenick, Jeff Feldman, Frank Kruszewski, & Jean-Francois Lejeune

Staff: Thomas Mooney, Gary Held, Michael Belush, Katia Hirsh

I. Administration

A. Selection of Chair and Vice-Chair

Chairman: Beloff - Johnson / Kruszewski / 7-0
Vice-Chairman: Kruszewski - Elias / Feldman / 7-0

B. After Action Reports

1. January 28, 2014

APPROVED - Kruszewski/Johnson 7-0 **1:10**

2. February 6, 2014

APPROVED - Kruszewski/Johnson 7-0 **1:10**

II. Items for Continuance / Withdrawal / Other

1. **File No. 2146. 1220 S. Biscayne Point - Boat Dock.** The applicant, William Pizzorni, is requesting a Conditional Use Permit pursuant to Article III Section 66, and Article IV Section 142, of the Miami Beach City Code, to construct a new L-shaped dock, 14 wood dock piles, a boat lift with 2 wood support piles, and 3 additional mooring piles for a total projection of 65' 6" from the seawall.

CONTINUED to April 22, 2014 - Kruszewski/Johnson 7-0 **1:11**

2. **File No. 2158. North Beach RM-1 Zoning Amendments - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," SUBDIVISION 2, "RM-1 RESIDENTIAL MULTIFAMILY LOW INTENSITY," SECTION 142-155, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS", AND**

SECTION 142-156, "SETBACK REQUIREMENTS," BY ADDING NEW HEIGHT AND SETBACK REGULATIONS FOR MULTIFAMILY BUILDINGS IN NORTH BEACH; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

CONTINUED to May 27, 2014 - Kruszewski/Johnson 7-0 **1:12**

III. Progress Reports

A. Previously Continued from November 19, 2013

1. **File No. 2051. 1701 Collins Avenue – SLS Hotel.** Progress Report due to Code violations.

DISCUSSED; No further progress reports at this time - Kruszewski/Johnson 7-0 **1:23**

B. Previously Continued from December 17, 2013

1. **File No. 1724. 1437-1439 Washington Avenue – Score/Trade f/k/a Axis Club.** A modification/revocation hearing for this application was set on August 27, 2013 by the Board.

DISCUSSED; No further progress reports at this time - Kruszewski/Johnson 7-0 **1:25**

IV. Public Hearings

- B. File No. 2151. 709, 721, and 745 Alton Road - Commercial Building with Parking.** The applicants, South Beach Heights II, LLC and KMC Equities, LLC, are requesting a Conditional Use Permit, pursuant to Article IV Section 118, and Article II Section 142 of the Miami Beach City Code, for the construction of a commercial building exceeding 50,000 square feet, including parking. **[Note: Previously continued from 2-6-2014.]**

APPROVED - Lejeune/ Kruszewski 7-0 **1:27 – 3:15**

- C. File No. 2127. 1215 West Avenue – Domus Hotel Group.** The applicant, 1201 Chelsea, LLP, is requesting a Conditional Use approval, pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system, in association with the construction. **[Note: re-noticed from the January 28, 2014 agenda.]**

APPROVED; Traffic study continued to April 22, 2104 - Johnson / Kruszewski 6-1
(Lejeune opposed) **3:15 – 4:15**

- D. File No. 1317. 1100 Stillwater Drive – Boat Lift.** The applicant, Philippe Garoche, is requesting a modification of an existing Conditional Use Permit, pursuant to Article III Section 66, Article IV Section 142, and Section 118-195 of the Miami Beach City Code, to install a new 20,000 lb boatlift supported by four new wood piles with a total projection of 78.1 linear feet from the seawall. **[Note: re-noticed from the January 28, 2014 agenda.]**

APPROVED - Kruszewski/ Feldman 7-0 **4:15 – 4:19**

E. Previously Continued Items from December 17, 2013.

1. **File No. 1898. 1100 West Avenue – Mondrian Hotel.** The applicant, 1100 West Properties, LLC, is requesting approval for a modification to a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to modify certain conditions.

APPROVED - Johnson / Elias 5-1 (Kruszewski opposed, Gumenick recused) 4:20 – 5:35

2. **File No. 2130. 929 Alton Road - Mixed Use.** The applicant, Alton Sobe LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article II, Chapter 142, Article II and Chapter 118, Article IV of the Miami Beach City Code to build 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.

APPROVED - Lejeune/ Kruszewski 7-0 5:35 – 6:12

F. Previously Continued Items from January 28, 2014.

1. **File No. 2145. BED AND BREAKFAST CRITERIA - 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 V "SPECIALIZED USE REGULATIONS," DIVISION 7 "BED AND BREAKFAST INNS," SECTION 142-1401, "CONDITIONS FOR BED AND BREAKFAST INNS," TO ADDRESS AND CLARIFY THE ELIGIBILITY FOR CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS TO BE CONVERTED TO BED & BREAKFAST INNS WITHIN THE CITY OF MIAMI BEACH; PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.**

APPROVED - Johnson / Kruszewski 7-0 6:14

2. **File No. 2157. North Beach Parking Requirements - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 130, "OFF-STREET PARKING," ARTICLE II, "DISTRICTS; REQUIREMENTS," SECTION 130-32, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICT NO. 1," BY ADDING NEW PARKING REGULATIONS FOR APARTMENT AND APARTMENT-HOTEL BUILDINGS IN PARKING DISTRICT NO.1, INCLUDING A REDUCTION IN OFF-STREET PARKING REQUIREMENTS FOR CONTRIBUTING BUILDINGS IN NATIONAL REGISTER HISTORIC DISTRICTS; BY AMENDING SECTION 130-33, "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NO. 2, 3, 4 AND 5" BY ADDING NEW PARKING REGULATIONS FOR APARTMENT AND APARTMENT-HOTEL BUILDINGS IN PARKING DISTRICT NO. 4, INCLUDING A REDUCTION IN OFF-STREET PARKING REQUIREMENTS FOR CONTRIBUTING BUILDINGS IN NATIONAL REGISTER HISTORIC DISTRICTS; BY AMENDING CHAPTER 130, "OFF-STREET PARKING,"**

ARTICLE V, "FEE IN LIEU OF PARKING PROGRAM", SECTION 130-131 "GENERALLY", BY CREATING A NEW PARKING IMPACT FEE CATEGORY FOR ADDITIONS TO CONTRIBUTING BUILDINGS IN NATIONAL REGISTER HISTORIC DISTRICTS; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

APPROVED - Lejeune/ Kruszewski 7-0

6:16

G. Previously Continued Items from February 6, 2014

1. **File No. 2154. 2206 – 2216 Park Avenue and 427 22nd Street – Vintro II Hotel.** The applicants, Vintro Villas and Encotel, LLC., are requesting Conditional Use approval, pursuant to Article IV Section 118, Article II Section 130, Article II Section 142, Article V Section 118 of the Miami Beach City Code, to develop a mixed use commercial, hotel, and residential project, in excess of 50,000 square feet, with a mechanical parking lift system and a Neighborhood Impact Establishment.

APPROVED - Johnson/ Kruszewski 7-0

6:20 – 8:30

2. **File No. 2152. 4567 Pine Tree Drive – Single Family Home Lot Split.** The applicant, BAW Realty, LLC., is requesting a division of land/lot split, pursuant to Article VII, Section 118 of the Miami Beach City Code, to divide the existing site comprised of two lots into two individual buildable sites.

APPROVED - Elias / Feldman 5-1 (Lejeune opposed, Beloff recused)

8:33 – 8:51

H. New Applications

1. **File No. 2160. 6372 Collins Avenue – Mechanical Parking.** The applicant, MYPP Holdings, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article II, and Chapter 118, Article IV, of the Miami Beach City Code to build a new 6-story multifamily project with a mechanical parking system.

APPROVED - Elias/ Kruszewski 6-1 (Lejeune opposed)

12:04

2. **File No. 2161. 294 S. Coconut Lane – Lot Split.** The applicant, Lape Holdings, LLC, is requesting a Division of Land/Lot Split, pursuant to Chapter 118, Article VII, to divide the existing site comprised of two lots, into two individual buildable parcels.

APPROVED - Elias/ Kruszewski 7-0

9:26 – 9:45

3. **File No. 1436. 1027 & 1041 Collins Avenue – Modification to CUP.** The applicant, LIPT Collins Avenue, LLC, is requesting a Modification to an existing Conditional Use Permit pursuant to Chapter 118, Article IV in order to change the name of the owner and operator.

APPROVED - Kruszewsk / Feldman 7-0

8:31

4. **File No. 2163. 1729 Lenox Avenue, Cuban Hebrew Congregation - 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, Chapter 163.3181 Fla. Stat., and Chapter 163.3187 Fla. Stat., by changing the Future Land Use Designation for the parcel of land located at 1729 Lenox Avenue, and which is comprised of less than 10 acres, from the current RS, "Single Family, Residential," to the Future Land Use Category of RM-1 "Residential, Multifamily Low Intensity."

CONTINUED to March 25, 2014 - Kruszewski/Johnson 7-0

1:12 – 1:23

- 5. File No. 2164. 1729 Lenox Avenue, Cuban Hebrew Congregation - 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 the parcel of land located at 1729 Lenox Avenue, and which is comprised of less than 10 acres, from the current RS-4, "Single Family Residential" District, to RM-1, "Residential, Multifamily Low Intensity" District.

CONTINUED to March 25, 2014 - Kruszewski/Johnson 7-0

1:12 – 1:23

- 6. File No. 2165. RM-2 Oceanfront Heights - An Ordinance** of the Mayor and City Commission of the City of Miami Beach, Florida, amending the City Code, by amending Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 3, "Residential Multifamily Districts", by amending Section 142-217, "Area Requirements", regarding maximum building height and maximum number of stories for oceanfront lots in the RM-2 zoning district with a property line within 250 feet of North Shore Open Space Park; providing for Codification; Repealer; Severability; and an Effective Date.

APPROVED - Kruszewski / Johnson 7-0

9:45 – 9:56

- 7. File No. 2166. RM-3 Detached Additions and ADA Ramps and Walkways - An Ordinance** of the Mayor and City Commission of the City of Miami Beach, Florida, by amending Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 3 "Residential Multifamily Districts" by amending Section 142-247, "Setback Requirements", regarding setback requirements for detached additions in oceanfront lots located within the Miami Beach Architectural District; by amending Chapter 142, "Zoning Districts and Regulations," by amending Article IV, "Supplementary District Regulations," Division 4 "Supplementary Yard Regulations," by amending Section 142-1132, "Allowable Encroachments within Required Yards", regarding Americans with Disabilities Act (ADA) walkways and ramp structures with awnings in side yards; providing for Codification; Repealer; Severability; and an Effective Date.

APPROVED - Kruszewski / Johnson 7-0

9:56 – 10:00

V. Adjournment