



PLANNING BOARD AGENDA

Tuesday, June 24, 2014

1:00 PM

CITY COMMISSION CHAMBERS

I. Discussion

A. Traffic and Transportation

B. Discussion regarding the incorporation of the Storm Water Management Master Plan into the Land Development Regulations

II. Administration

A. After Action Reports

1. May 27, 2014

III. Items for Continuance / Withdrawal / Other

1. **File No. 2190. Telecommunications. AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY CODE, CHAPTER 104, "TELECOMMUNICATIONS," ARTICLE I, "COMMUNICATIONS RIGHTS OF WAY," BY AMENDING AND PROVIDING DEFINITIONS; AMENDING THE REGISTRATION PROCESS; AMENDING THE PERMIT APPLICATION PROCESS TO REQUIRE THE ISSUANCE OF PERMITS; TO REQUIRE DESIGN AND APPROPRIATENESS REVIEW AND APPROVAL BY THE DESIGN REVIEW BOARD AND HISTORIC PRESERVATION BOARD; CREATING STANDARDS FOR COMMUNICATIONS FACILITIES DESIGN, LOCATION AND COLLOCATION; ADDING STANDARDS FOR SITE IMPROVEMENTS, USE OF AND RESTORATION OF SITES AND RIGHTS-OF-WAY, INCLUDING DISTANCE SEPARATION BETWEEN COMMUNICATIONS FACILITIES AND BETWEEN SUCH FACILITIES AND RESIDENTIAL USES AND CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS; TO PROVIDE FOR COMPENSATION TO THE CITY FOR THE USE OF PUBLIC RIGHTS-OF-WAY FOR THESE PURPOSES; AND AMENDING SUCH OTHER SECTIONS AS ARE APPROPRIATE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE; AND AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, CHAPTER 118, ARTICLE II, "BOARDS, DIVISIONS 3 AND 4, "DESIGN REVIEW BOARD" AND "HISTORIC PRESERVATION BOARD," SECTIONS 118-71 AND 118-102, "POWERS AND DUTIES," TO ADD REVIEW AND APPROVAL OF IMPROVEMENTS IN THE RIGHTS-OF-WAY AS BEING WITHIN THE JURISDICTION OF THE DESIGN REVIEW BOARD AND HISTORIC PRESERVATION BOARD RESPECTIVELY, AND CHAPTER 118, ARTICLE VI, "DESIGN REVIEW PROCEDURES," SECTION 118-251, "DESIGN REVIEW CRITERIA," AND ARTICLE X, "HISTORIC PRESERVATION," DIVISION 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS

FOR DEMOLITION,” SECTION 118-564, “DECISIONS ON CERTIFICATES OF APPROPRIATENESS,” ADDING CRITERIA FOR SUCH REVIEW FOR TELECOMMUNICATIONS EQUIPMENT AND FACILITIES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE. **[Staff is requesting continuance to the July 22, 2014 meeting].**

IV. **Extensions of Time** (Previously continued from May 27, 2014)

1. **File No. 2043. 1201 – 1237 20th Street – Palau at Sunset Harbor.** The applicant, Palau Sunset Harbor, LLC, is requesting an extension of time to obtain a full building permit for a previously approved 5-story mixed use building, pursuant to Section 118, Article IV of the Miami Beach City Code, and Condition 33 of the Conditional Use Permit.

V. **Progress Reports**

1. **File No. 2042. 2000 Collins Avenue (spaces 11 and 12 along 20th Street) - Adore Night Club.** As per Condition 1 of the Conditional Use Permit. Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons.

VI. **Public Hearings**

B. **Previously Deferred from August 27, 2013**

1. **File No. 2119. 427 Collins Avenue. Parking Lot.** 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. **[Removed from the agenda].**

C. **Previously Continued from May 27, 2014**

1. **File No. 2136. 4041 Collins Avenue – The Thompson Miami Beach Hotel (f/k/a The Crown and The Crown Roosevelt).** The applicant, Crown Miami Hotel Owner, LLC, is requesting a Conditional Use Permit pursuant to Chapter 118, Articles IV and V, for a Neighborhood Impact Establishment (NIE) with a combined maximum occupant content of 1,284 persons.
2. **File No. 2174. 337 71st Street & 7125 Abbott Avenue - Convenience Store and Carwash.** The applicant, PW Global Services, Inc, dba PW Auto Services, is requesting a Conditional Use Permit, pursuant to Section 118, Article IX of the Miami Beach City Code, in order to add a convenience store and a car wash to the existing automotive service station.
3. **File No. 2178. RM-3 Accessory Uses. 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 IV, “Supplementary District Regulations,” Division 2, “Accessory Uses,” Section 142-902, “Permitted accessory uses”, amending criteria for accessory uses in apartment buildings located in RM-3

districts providing for Codification; Repealer; Severability; and an Effective Date.

D. New Applications

1. **[File No. 1647. 1775 Collins Avenue – The Raleigh Hotel.](#)** The applicant, Elmira Miami, LLC, is requesting a Modification to a Conditional Use Permit, pursuant to Article IV, Section 118 of the Miami Beach City Code, to change the name of the owner from Twice Around 1775 LLC, to Elmira Miami, LLC, and to affirm its understanding of the conditions in the Conditional Use Permit.
2. **[File No. 2183. 1543 Washington Avenue – Parking Lot.](#)** The applicant, Elmira Miami, LLC, is requesting Conditional Use approval for the conversion of a temporary parking lot to a permanent parking lot, operating 24 hours a day within 100 feet of a residential use, pursuant to Article III, Section 130-69.5 of the Miami Beach City Code.
3. **[File No. 2184. 6222 Alton Road – Lot Split.](#)** The applicant, Casa Selva, 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.
4. **[File No. 2185. 72 La Gorce Circle – Lot Split.](#)** The applicant, Shlomi Ben Shmuel / 72 LGC, 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.
5. **[File No. 1840. 2301 and 2377 Collins Avenue – 1 Hotel and Homes South Beach \(f/k/a The Perry Hotel, f/k/a Gansevoort Hotel\).](#)** The applicant, 2377 Collins Resort, LP, is requesting a Modification to a Conditional Use Permit, pursuant to Article IV, Section 118 of the Miami Beach City Code, in order to relocate a portion of the hotel kitchen serving the rooftop level from the ground floor to just below the rooftop level.
6. **[File No. 2187. Amend Single Family Development Regulations Applicability - AN ORDINANCE](#)** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, FLORIDA, BY AMENDING ORDINANCE 2014-3835, WHICH REVISED THE DEVELOPMENT REGULATIONS FOR SINGLE FAMILY HOMES IN THE RS-1, RS-2, RS-3 AND RS-4 ZONING DISTRICTS, WHICH AMENDED SECTIONS 142-105 AND 142-106 OF THE CITY CODE, BY AMENDING THE ORDINANCE'S APPLICABILITY SECTION 3, "EXCEPTIONS," TO PROVIDE FOR ADDITIONAL EXCEPTIONS FOR PERSONS WHO HAD APPLIED FOR LAND USE BOARD APPROVAL OR PERMITS PRIOR TO ADOPTION OF THE ORDINANCE, PROVIDING FOR REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.
7. **[File No. 2188. Amend the Definition of Height - 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 114, "GENERAL PROVISIONS," BY AMENDING THE DEFINITION OF

HEIGHT OF BUILDING AND INCLUDING DEFINITIONS FOR MINIMUM FINISHED FLOOR AND FREEBOARD; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

8. [File No. 2189 Collins Waterfront Historic District Parking Garage Heights - 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 III, "DESIGN STANDARDS," SECTION 130-68, "COMMERCIAL AND NON-COMMERCIAL PARKING GARAGES," BY AMENDING THE MAXIMUM HEIGHT AND REQUIREMENTS FOR ALLOWABLE ACCESSORY COMMERCIAL AND RESIDENTIAL USES OF MAIN USE PARKING GARAGES LOCATED WITHIN THE COLLINS WATERFRONT LOCAL HISTORIC DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

V. NEXT MEETING DATE REMINDER:

Tuesday, July 22, 2014 @ 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.

All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the Planning Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139.

Pursuant to Florida Stat. 286.0105, the City hereby advises the public that; if a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or its hearing, they must insure that a verbatim record of the proceedings is made, which record include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Persons entitled to notice of a City hearing shall be timely informed as to the time, place and nature of the hearing and the legal authority pursuant to which the hearing is to be held. Failure by an individual to receive such notice shall not constitute mandatory grounds for canceling the hearing or rendering invalid any determination made at such hearing.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE), FOR ASSISTANCE.