



PLANNING BOARD After Action April 3, 2013

ATTENDANCE:

Board: Charles Urstadt, Jonathon Beloff, Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune, Frank Kruszewski and Jack Johnson.

Staff: Richard Lorber, Thomas Mooney, Gary Held, Katia Hirsh.

Discussion – Board Meeting Guidelines. This item was not on the written agenda.

The Chair, Charles Urstadt, presented guidelines he prepared on how to conduct Planning Board hearings. The Guidelines included announcing items, opening the public hearing, instructions, order of proceedings, discussion rules and the definition of terminology. Page 5 of the written guidelines will be covered at the April 30, 2013 meeting. The Board asked questions, made suggestions, and in general, agreed that the guidelines were a good idea.

Discussion – Length of Meetings and Backlog of Agenda Items.

This item was continued to the April 30, 2013 meeting

Discussion - Oversized Single Family Homes in relation to the Building Lot (McMansions)

Mr. Lejeune gave the introduction to the topic. Mr. Mooney presented the staff memo including the history going back to when the current regulations were adopted, which helped to bring the massing of new homes under control. Mr. Mooney also indicated that if the Board wished to move forward with any changes in policy, these changes could be a part of a larger “clean-up” amendment to the existing regulations. Several members of the public expressed their opinion. The common thread was that the size of homes needs to be appropriate for the lot size, as well as, in context with the surrounding neighborhood.

Motion: Stolar/Johnson. Vote: 7-0. Direct staff to prepare an ordinance consistent with testimony and analysis, incorporating Jack Johnson’s amendments and bring it to the Board at the May 28, 2013 meeting.

The following items will be up for discussion April 30, 2013:

- Peer Review Process Traffic – Update.
 - Site planning and operational issues, including loading zones, valet operations, on-site parking, trash collection areas, regulations, etc.
 - Requirements for Ownership Disclosures in Development Review Board Hearing Applications.
 - Board Meeting Guidelines continued.
 - Length of Meetings and Backlog of Agenda Items
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After Action report – February 26, 2013

Motion: Kruszewski/Stolar. Vote: 7-0. Approve with amendments. In addition, the Board directed staff to send a cure letter to the SLS Hotel, PB File no. 2051, requesting an appearance for a Progress Report at the April 30, 2013 meeting and for the Board to consider setting a modification/revocation hearing.

File No. 2100. 120 MacArthur Causeway. The applicant, Fisher Island Community Association, Inc., is requesting Conditional Use approval, pursuant to Sections 118-192b, 66-113, and 1142-1132l of the City of Miami Beach Code, for new construction of a 4-story parking structure exceeding 50,000 square feet. The project is proposed to be built in two phases, and includes a new over water platform projecting from the seawall, for access to a new ferry transport structure to and from Fisher Island.

Motion: Beloff/Kruszewski. Vote 7-0. Continue to the April 30, 2013 meeting.

File No. 2093. 1920 Collins Avenue. The applicant, Greystone Terra Firma, LLC, is requesting Conditional Use approval, pursuant to Section 142-1361 of the City of Miami Beach Code, for a Neighborhood Impact Establishment (NIE) for the ground floor restaurant, basement level speakeasy, and rooftop pool deck and bar in the Greystone Hotel.

Motion: Kruszewski/Lejeune. Vote 7-0. Continue to the April 30, 2013 meeting.

File No. 1764. 235 23rd Street (aka 233 23rd Street) and 219 23rd Street. Mokai. Progress Report.

Motion: Johnson/Kruszewski. Vote 4-3. (Urstad, Lejeune & Beloff opposed). Continue to the April 30, 2013 meeting for a Progress Report and possible setting of a modification/revocation hearing. – 3:25

File No. 2098. PRE-1966 SINGLE FAMILY DEMOLITION PROCEDURES. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY REVISING THE YEAR OF REVIEW FOR ARCHITECTURAL SIGNIFICANCE OF SINGLE FAMILY HOMES FROM THE CURRENT 1942 TO THE YEAR 1966, AND BY MODIFYING THE PROCEDURES FOR THE REVIEW AND APPROVAL OF DEMOLITION REQUESTS FOR SINGLE FAMILY HOMES DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT AND NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.

Removed from the agenda by the City Commission. If it comes back to the Board it will be re-advertised. No Board action needed.

File No. 2032. 1545 Collins Avenue. James Hotel (aka Royal Palm). Progress Report.

Motion: Beloff/Lejeune. Vote 7-0. Continue to the May 28, 2013 meeting for a Progress Report and direct staff to send a cure letter.

File No. 2077 (advertised as 2015). An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Code Of The City Of Miami Beach, By Amending Chapter

142, "Zoning Districts And Regulations," Article IV, "Supplementary District Regulations," Division 2, "Accessory Uses," Section 142-902 "Permitted Accessory Uses", By Permitting A Limited Amount Of Non-Medical Accessory Office Use In Apartment Buildings In The RM-2 Zoning District As A Conditional Use; Amending Chapter 130, "Off-Street Parking," Article V "Parking Impact Fee Program," Section 130-131, "Generally," By Including An Exception To The Parking Impact Fee Program; Providing For Repealer, Severability, Codification And An Effective Date.

The Board heard this item on July 24, 2012. The action was as follows:

Motion: Urstadt/Stolar. Vote 5-0. (Beloff absent). Recommend against approval to the City Commission. 9:45 – 10:20

Mr. Beloff requested that this item be heard at the April 30, 2013 agenda. No Board action needed.

File No. 2094. "600 Alton Road" (500, 517, 520, 522, 530, 5410, 550, 630, 650 Alton Road, 1220 Sixth Street, 525 and 541 West Avenue. South Beach Heights I, LLC, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC (collectively the applicant) and owner of the property, is requesting Conditional Use approval pursuant to Sections 130-38 and 118-192(b) of the City of Miami Beach Code, for a mixed use commercial and residential project exceeding 50,000 square feet, as well as a parking garage utilizing a mechanical parking system.

Motion: Beloff/Kruszewski. Vote 7-0. Approve with amendments. 6:35 – 7:30

File No. 2103. PALM VIEW AND WEST AVENUE HOTEL USES. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS", SUBDIVISION IV, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY", SECTION 142-215, "PROHIBITED USES"; AND BY AMENDING SUBDIVISION V, "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY", SECTION 142-245, "PROHIBITED USES," TO ADD HOTELS AS A PROHIBITED USE WITHIN THE PALM VIEW AND WEST AVENUE CORRIDOR OF THE RM-2 AND RM-3 DISTRICTS, WITH THE BOUNDARIES OF SUCH CORRIDOR MORE SPECIFICALLY DEFINED IN THE ORDINANCE; PROVIDING FOR CODIFICATION; REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

Since the Palm View area is less than 10 acres in size, this item needs to be noticed by mail and re-advertised. No Board Action needed.

File No. 2097. MECHANICAL PARKING SYSTEMS. 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 130 "OFF-STREET PARKING," ARTICLE II "DISTRICTS, REQUIREMENTS," BY MODIFYING THE REQUIREMENTS FOR MECHANICAL PARKING DEVICES AND ROBOTIC PARKING SYSTEMS; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

Motion: Kruszewski/Stolar. Vote 7-0. Continue to the May 28, 2013 meeting for further discussion. 7:45 – 8:22

File No. 2101. BOAT DOCKS AND MARINE STRUCTURES. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66, "MARINE STRUCTURES, FACILITIES AND VEHICLES," ARTICLE IV, "VESSELS," SECTION 66-

113, "LIMITATION ON PROJECTION OF STRUCTURES; PUBLIC HEARING," AND CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," SECTION 142-1132, "ALLOWABLE ENCROACHMENTS WITHIN REQUIRED YARDS," MODIFYING THE PROCEDURES FOR APPROVAL OF DOCKS THAT EXTEND BEYOND THE PERMITTED DISTANCE INTO A WATERBODY; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

Motion: Johnson/Wolfarth. Vote 6-1. (Stolar opposed). Continue to the May 28, 2013 meeting for further information. 8:24–8:40

File No. 2102. RESIDENTIAL PARKING REQUIREMENTS FOR SUNSET HARBOR PARKING DISTRICT NO 5. 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 "DISTRICT; REQUIREMENTS," SECTION 130-33 "OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS NOS. 2, 3, 4 AND 5," BY AMENDING THE PARKING REQUIREMENTS FOR SUNSET HARBOUR PARKING DISTRICT NO. 5 FOR RESIDENTIAL AND LIVE-WORK TYPE USES; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

Motion: Lejeune/Beloff. Vote 7-0. Recommend approval to the City Commission with amendments. 8:40–9:00

File No. 2104. 1501 Collins Avenue. The applicant, 1501 Garage, LLC, is requesting Conditional Use approval to use the under-utilized parking spaces in the 196 space garage after midnight.

Motion: Kruszewski/Wolfarth. Vote 6-0. (Stolar recused). Approve. 8:40–9:00

File No. 2105. RM-3 ACCESSORY USE SIGNAGE. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 138, "SIGNS", ARTICLE I, "IN GENERAL", SECTION 138-8, "SIGNS FOR OCEANFRONT BUILDINGS," TO MODIFY THE ACCESSORY USE SIGN REQUIREMENTS FOR OCEANFRONT BUILDINGS; BY AMENDING ARTICLE V, "SIGN REGULATIONS BY DISTRICTS", SECTION 138-171, "GENERAL PROVISIONS," AND SECTION 138-172, "SCHEDULE OF SIGN REGULATIONS FOR PRINCIPAL USE SIGNS," TO MODIFY THE REQUIREMENTS FOR HOTELS AND APARTMENT BUILDINGS WITHIN THE RM-3 DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.

Motion: Kruszewski/Beloff. Vote 7-0. Continue to the May 28, 2013 meeting. 9:00-9:10

File No. 2106. ACCESSORY SETBACK ENCROACHMENTS. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS", SECTION 142-1132, "MANDATORY REQUIREMENTS," TO MODIFY THE SETBACKS FOR ALLOWABLE ENCROACHMENTS INCLUDING DRIVEWAYS, CARPORTS AND MECHANICAL EQUIPMENT; BY AMENDING SECTION 142-1133, "REVIEW CRITERIA," TO MODIFY THE REQUIREMENTS FOR SWIMMING POOL SETBACKS S AND FOR THE CONSTRUCTION OF SWIMMING POOLS ON CORNER AND THRU LOTS WITHIN SINGLE FAMILY DISTRICTS; PROVIDING FOR

CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.

Motion: Beloff/Kruszewski. Vote 7-0. Recommend approval to the City Commission as proposed by staff. 9:10-9:30

File No. 2107. MINIMUM UNIT SIZES FOR HISTORIC HOTELS & RM-2 TOWER SETBACKS. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", SECTION 142-155, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS," TO MODIFY THE REQUIREMENTS FOR MINIMUM AND AVERAGE HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE RM-1 DISTRICT; BY AMENDING SECTION 142-217, "AREA REQUIREMENTS," TO MODIFY THE REQUIREMENTS FOR MINIMUM AND AVERAGE HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE RM-2 DISTRICT; BY AMENDING SECTION 142-218, "SETBACK REQUIREMENTS," TO MODIFY THE TOWER SETBACK REQUIREMENTS WITHIN THE RM-2 DISTRICT; BY AMENDING SECTION 142-246, "DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS," TO MODIFY THE REQUIREMENTS FOR MINIMUM AND AVERAGE HOTEL ROOM SIZE FOR HISTORIC HOTELS WITHIN THE RM-3 DISTRICT; PROVIDING FOR CODIFICATION; REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

Motion: Wolfarth/Johnson. Vote 7-0. Recommend approval to the City Commission with amendments. 9:30-9:45

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, April 30, 2013 at 1:00 for discussion items and 2:00 p.m. for the regular agenda, unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.