



PLANNING BOARD AFTER ACTION REPORT

Tuesday, May 27, 2014

1:05 PM – 6:50 PM

ATTENDANCE:

Board: Six (6) of seven (7) members present – Jonathon Beloff, Jack Johnson, Jeff Feldman, Frank Kruszewski, Jean-Francois Lejeune & Randy Gumenick. (Brian Elias absent)

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

I. Administration

A. After Action Reports

1. May 5, 2014

APPROVED - Kruszewski / Johnson 6-0

1:05

II. Items for Continuance / Withdrawal / Other

III. Previously Continued from February 25, 2014

- A. 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. [Staff is requesting a Continuance to the July 22, 2014 meeting.]**

CONTINUED to July 22, 2014 - Kruszewski / Johnson 6-0

1:12

- B. 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. [Staff is requesting a Continuance to the June 24, 2014 meeting.]**

CONTINUED to June 24, 2014 - Kruszewski / Johnson 6-0

1:14

IV. Public Hearings

A. Previously Continued from May 5, 2014

1. **File No. 2167. 4528 Prairie – Lot split.** The applicant, 4528 Prairie, LLC, is requesting a Division of Land/Lot Split pursuant to Chapter 118, Article VII in order to divide the existing site comprised of two lots, into two individual buildable lots.

CONTINUED to July 22, 2014 - Kruszewski / Johnson 6-0

1:15

B. New Applications

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.

CONTINUED to June 24, 2014 - Kruszewski / Feldman 6-0

2:35 – 4:40

2. **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.

CONTINUED to June 24, 2014 - Kruszewski / Feldman 6-0

2:28 – 2:34

3. **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.

CONTINUED to June 24, 2014 - Kruszewski / Lejeune 6-0

4:40 – 5:00

4. **File No. 2173. 3201-3315 Collins Avenue - Saxony Hotel.** The applicants, 3201 Hotel LLC and Tower 3315 LLC, are 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 1,537 persons.

APPROVED - Johnson / Kruszewski 6-0

5:00 – 5:50

5. **File No. 2177. 8701 Collins Avenue - Mechanical Parking for New Residential Development.** The applicant, 8701 Collins Development, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Article IV, Chapter 130, Article II, and Chapter 142 Article II of the Miami Beach City Code, to build a parking garage with a mechanical lift system as part of a new 20-story multifamily development.

APPROVED - Kruszewski / Lejeune 6-0

5:50 – 6:23

6. **File No. 2175. Concurrency Exemptions. An Ordinance** of the Mayor and City Commission of the City of Miami Beach, Florida, amending the City Code by amending Chapter 122, "Concurrency Management," by amending Section 122-5, "Exemptions from Concurrency," to add temporary uses in the public rights of way as an additional exemption from concurrency requirements, providing a procedure to determine eligibility for such exemption; providing for Codification; Repealer; Severability; and an Effective Date.

APPROVAL recommended - Kruszewski / Johnson 6-0

6:23

7. **File No. 2179. Land Use Board Member Removal Criteria. 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 118, "Administrative And Review Procedures," Article Ii, "Boards," Division 2, "Planning Board," Section 118-52, "Meetings And Procedures;" Division 3, "Design Review Board," Section 118-74, "Removal;" Division 4, "Historic Preservation Board," Section 105, "Removal;" Division 5, "Board Of Adjustment," Section 118-133, "Removal," By Modifying And Expanding The Removal Criteria Of The Planning Board, Design Review Board, Historic Preservation Board, And Board Of Adjustment, Providing For Repealer; Codification; Severability And An Effective Date.

APPROVAL recommended - Johnson / Kruszewski 6-0

6:25

8. **File No. 2181. Time Limitations For Deferrals, Continuances, and Withdrawals. 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 118, "Administrative And Review Procedures," Article VIII, "Procedure For Variances And Administrative Appeals," Section 118-352, "Procedure;" Article IV, "Conditional Use Procedure," Section 118-193, "Applications For Conditional Uses;" Amending The Procedures For The Board Of Adjustment And For The Planning Board By Placing Timeframe Limitations On Applications For Purposes Of Deferrals, Continuances, Withdrawals And Submittal Of Applications And Exhibits; Providing For Repealer; Codification; Severability And An Effective Date.

APPROVAL recommended - Johnson / Kruszewski 6-0

6:40

9. **File No. 2182. Transfer of Authority to Grant Variances to Land Use Boards. 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 118, "Administrative And Review Procedures," Article VIII, "Procedure For Variances And Administrative Appeals," Section 118-351, "Determination Of Jurisdiction," Section 118-352, "Procedure;" Article Ii, "Boards," Division 3, "Design Review Board," Section 118-71, "Powers And Duties;" Division 4, "Historic Preservation Board," Section 102, "Powers And Duties;" Division 5, "Board Of Adjustment," Section 118-136, "Powers And Duties;" To Amend The Jurisdiction Of The Boards Of Adjustment, Design Review, And Historic Preservation By Authorizing The Design Review And Historic Preservation Boards To Grant Variances Presented In Applications Within Their Respective Jurisdictions, Amending The Authority Of The Board Of Adjustment To Reflect That Changed Authorization,

And To Transfer The Authority Of The Board Of Adjustment Acting As The Flood Plain Management Board To The Design Review And Historic Preservation Boards, To Authorize Such Boards To Grant Variances From The Flood Plain Ordinance For Applications Within Their Respective Jurisdictions; Providing For Repealer; Codification

APPROVAL recommended - Kruszewski / Lejeune 6-0

6:43

V. Adjournment

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