



PLANNING BOARD AFTER ACTION

Tuesday, November 19, 2013

12:20 PM – 9:30 pm

ATTENDANCE:

Board: Six (6) of seven (7) members present - Jack Johnson, Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune, Frank Kruszewski, & Jonathon Beloff. (Charles Urstadt absent)

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

I. Discussion

A. Site Planning and Operational Issues [Note: This item was previously scheduled for a special meeting on October 30, 2013, which was cancelled.]
DISCUSSED; Conditional Use Permits will be sent to Department Directors and requirement to post operational conditions on site will be added to new CUP's
12:20 – 1:10

B. Ratification of Amendments to the Planning Board By-Laws.
APPROVED, with additional amendments to be considered at the December 17, 2013 meeting – Stolar/Wolfarth 6-0
1:11 – 1:15

II. Administration

A. After Action Report – October 29, 2013
APPROVED – Stolar/Kruszewski 6-0
1:18

III. Items for Continuance / Withdrawal / Other

IV. Progress Reports

A. Previously Continued from October 29, 2013

- 1. File No. 1724. 1437-1439 Washington Avenue – Score, f.k.a. Axis.** A progress report and modification/revocation hearing for this application was set on August 27, 2013 by the Board. Amendments to three conditions of the modified CUP were approved.
CONTINUED progress report and modification/revocation hearing to December 17, 2013 – Stolar/Johnson 6-0.
1:22- 1:56

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

CONTINUED to February 25, 2014 - Johnson/Wolfarth 6-0.

1:56 – 2:02

V. Public Hearings

A. Previously Continued Items from September 24, 2013

1. **File No. 2121. HEIGHT RESTRICTIONS IN PROXIMITY TO SINGLE FAMILY DISTRICTS.** 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 IV, "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5, "HEIGHT REGULATIONS", BY CREATING SECTION 142-1162 TO ESTABLISH MAXIMUM HEIGHT REGULATIONS FOR ANY NON-SINGLE FAMILY PROPERTY LOCATED WITHIN **150'** OF A SINGLE FAMILY ZONING DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

RECOMMENDED that the City Commission NOT approve the Ordinance - Kruszewski/Wolfarth 4-2. (Johnson & Stolar opposed)

2:03 - 3:02

B. Previously Continued Items from October 29, 2013

1. **File No. 2000. 49 Collins Avenue - Mechanical Lifts.** The applicant, Southpointe Heights, LLC, is requesting approval for a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV and Chapter 130, Article II of the Miami Beach City Code, in order to replace the approved robotic parking system with a traditional mechanical lift system.

APPROVED - Kruszewski/Stolar 6-0.

3:02 - 3:17

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.

CONTINUED to December 17, 2013 - Kruszewski/Stolar 5-1. (Beloff opposed)

3:17 - 4:53

3. **File No. 2139. 404 Washington Avenue – Siena Tavern Restaurant.** The applicant, The Italian Job Miami, LLC, is requesting approval for a Conditional Use Permit pursuant to Chapter 118, Articles IV and V of the Miami Beach City Code for a Neighborhood Impact Establishment, serving alcohol, with an occupant content over 300 persons, and no entertainment.

APPROVED - Johnson/Lejeune 6-0.

5:10 - 6:40

C. New Applications

1. **File No. 2140. 27 Star Island Drive – Mooring Piles.** The applicant, John Jansheski, Managing Partner of Starboard Florida IV, LLC, is requesting a Conditional Use Permit, pursuant to Article III Section 66, and Article IV Section 142 of the Miami Beach City Code, to install mooring piles with a total projection of 66 linear feet from the seawall.

APPROVED – Lejeune/Kruszewski 6-0.

7:54 – 8:00

2. **File No. 2141. 1904 Marseille Drive - ALF Expansion.** The applicant, Gary Alvarez, Better Living Investment, LLC, is requesting a Conditional Use Permit, pursuant to Article V Section 142, of the Miami Beach City Code, to expand an existing Assisted Living Facility into the adjacent property to the north.

APPROVED - Johnson/Wolfarth 5-1. (Stolar opposed)

8:02 - 8:54

3. **File No. 2013. 2901 Collins Avenue - Marriott/Seville Hotel.** The applicant, Seville Acquisition, LLC, is requesting a Modification to a Conditional Use Permit, pursuant to Article IV Section 118, of the Miami Beach City Code, to amend certain conditions.

APPROVED - Kruszewski/Stolar 6-0.

8:54 – 9:02

4. **File No. 2142. 42 STAR ISLAND HISTORIC SITE DESIGNATION - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE MIAMI BEACH CITY CODE; BY AMENDING SECTION 118-593(E), ENTITLED "DELINEATION ON ZONING MAP" BY DESIGNATING ONE OR MORE BUILDINGS AT 42 STAR ISLAND DRIVE AS AN HISTORIC SITE TO BE KNOWN AS "42 STAR ISLAND HISTORIC SITE," LOCATED ON STAR ISLAND, AS MORE PARTICULARLY DESCRIBED IN THE ORDINANCE; PROVIDING THAT THE CITY'S ZONING MAP SHALL BE AMENDED TO INCLUDE 42 STAR ISLAND AS AN HISTORIC SITE; ADOPTING THE DESIGNATION REPORT ATTACHED TO THE STAFF REPORT AS APPENDIX "A"; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.**

RECOMMENDED that the City Commission NOT approve the Ordinance - Kruszewski/Wolfarth 4-1. (Johnson recused, Lejeune opposed)

6:40 - 7:54

5. **File No. 2143. ACCESSORY RELIGIOUS INSTITUTIONS - AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH CODE, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," AND ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," TO PROVIDE FOR THE EQUAL TREATMENT OF RELIGIOUS INSTITUTIONS IN MULTIFAMILY, COMMERCIAL AND INDUSTRIAL DISTRICTS, ALLOWING RELIGIOUS INSTITUTIONS AS A MATTER OF RIGHT UP TO 199 OCCUPANCY, AS EITHER MAIN PERMITTED OR ACCESSORY USES AS SET FORTH IN THE**

RESPECTIVE ZONING DISTRICTS, AND REQUIRING CONDITIONAL USE APPROVAL FOR SUCH USES WITH HIGHER OCCUPANCY, PROVIDING FOR REPEALER; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

APPROVED - Lejeune/Wolfarth 6-0.

9:02 – 9:05

- 6. File No. 2144. RM-2 HOTEL OFFICE USES - 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 II "DISTRICT REGULATIONS", DIVISION 3 "RESIDENTIAL MULTIFAMILY DISTRICTS", SUBDIVISION IV "RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY," SECTION 142-212, "MAIN PERMITTED USES," TO EXPAND THE ALLOWABLE USES IN THE RM-2 DISTRICT TO INCLUDE CERTAIN TYPES OF OFFICE USES THAT ARE ASSOCIATED WITH NEARBY HOTELS ON COLLINS AVENUE; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

APPROVED - Johnson/Wolfarth 5-1. (Lejeune opposed)

9:05 - 9:15

- 7. 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.

CONTINUED to January 28, 2014 - Wolfarth/Kruszewski 6-0.

9:15 – 9:29

V. NEXT MEETING DATE REMINDER:

Tuesday, December 17, 2013 @ 12:00 p.m. – (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda).

VI. Adjournment