

**PLANNING BOARD MINUTES**  
**1700 CONVENTION CENTER DRIVE 3RD FL.**  
Tuesday, June 27, 2017, 1:00 PM | City Commission Chambers

- I. ATTENDANCE
  - II. APPROVAL OF MINUTES
  - III. CITY ATTORNEY UPDATES
  - IV. SWEARING IN OF PUBLIC
  - V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
  - VI. REQUESTS FOR EXTENSIONS OF TIME
  - VII. DISCUSSION ITEMS
  - VIII. PROGRESS REPORT
  - IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
  - X. CONTINUED ITEMS
  - XI. OPEN AND CONTINUED ITEMS
  - XII. NEW APPLICATIONS
  - XIII. APPEALS (BOA ONLY)
  - XIV. OTHER BUSINESS
  - XV. ADJOURNMENT
- 

ATTENDANCE

APPROVAL OF MINUTES

1. After Action Report -May 23, 2017

**Motion**

**Motion to Approve**  
**Moved By: Daniel Veitia**  
**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

REQUEST FOR CONTINUANCES/WITHDRAWALS

2. PB16-0085 -Terminal Island -Comp Plan Amendments -Ordinance  
Miami Beach Port, LLC.

**Continued to September 26, 2017.**

**Motion to Approve**  
**Moved By: Daniel Veitia**

**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

3. PB16-0087 -Terminal Island -LDR Amendments -Ordinance  
Miami Beach Port, LLC.

**Continued to September 26, 2017.**

**Motion to Approve**

**Moved By: Daniel Veitia**

**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

4. PB16-0052 f/k/a PB 1959 -4385 Collins Avenue  
Beach House Owner, LLC.

**Continued to September 26, 2017.**

**Motion to Approve**

**Moved By: Daniel Veitia**

**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

## **PROGRESS REPORT**

5. PB0616-0036 f.k.a PB 2139 -404 Washington Ave  
City of Miami Beach

**No further progress reports.**

**Motion to Approve**

**Moved By: Randy Gumenick**

**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**MOTION Passed**

6. PB 2012 -444 40th Street  
Congregation Anshei Gezah V'Chasidey Lubavitch, Inc (a/k/a Bais Menachem)

**Continued to September 26, 2017.**

**Motion to Approve**

**Moved By: Jeffrey Feldman**

**Supported By: Randy Gumenick**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**MOTION Passed**

7. PB 2245 -500 Alton Road & 1220 Sixth Street  
500 Alton Road Ventures, LLC. and 1220 Sixth, LLC.

**Continued to July 25, 2017.**

**Motion to Approve**

**Moved By: Jeffrey Feldman**

**Supported By: Daniel Veitia**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**MOTION Passed**

#### **MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER**

8. PB17-0112 f.k.a. PB File Nol. 2287 -1787 Purdy Avenue [Note: Due to the lack of quorum, this application will not be heard on 6-27-17 and will be continued to a future date.]  
TB Purdy Restaurant, LLC.

**Continued to September 26, 2017.**

**Motion to Other**

**Moved By: Randy Gumenick**

**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Other**

#### **CONTINUED ITEMS**

9. PB17-0101 -4000 Collins Avenue [Note: Due to the lack of quorum, this application will not be heard on 6-27-17 and will be continued to a future date.]  
Sukkah Miami Beach Acquisitions, LLC.

**Continued to September 26, 2017.**

**Motion to Approve**

**Moved By: Randy Gumenick**

**Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

10. PB16-0089 -626, 640, 650 Ocean Drive [Note: Due to the lack of quorum, this application will not be heard on 6-27-17 and will be continued to a future date.]  
Park Central Partners, LLC.

**Continued to September 26, 2017.**

**Motion to Approve**

**Moved By: Randy Gumenick**

**Supported By: Jeffrey Feldman**

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

11. PB17-0117 -Workforce and Affordable Housing -Comp Plan Amendments -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve**

**Moved By:** Daniel Veitia

**Supported By:** Randy Gumenick

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

12. PB17-0114 -Affordable Housing -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve**

**Moved By:** Daniel Veitia

**Supported By:** Randy Gumenick

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

13. PB17-0116 -Workforce Housing -Ordinance  
City of Miami Beach

**Continued to October 24, 2017.**

**Motion to Approve**

**Moved By:** Jeffrey Feldman

**Supported By:** Daniel Veitia

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

## **NEW APPLICATIONS**

14. PB16-0065 -1238-1250 Normandy Drive [Note: Due to the lack of quorum, this application will not be heard on 6-27-17 and will be continued to a future date.]  
Caruso Group of Companies Corp.

**Continued to September 26, 2017.**

**Motion to Other**

**Moved By:**

**Supported By:**

**Absent: Gelpi, Meland**

**MOTION Other**

15. PB17-0127 -CP-2 Entertainment -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve  
Moved By: Daniel Veitia  
Supported By: Randy Gumenick**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

16. PB17-0134 -North Beach National Register Conservation District Overlay -Ordinance  
City of Miami Beach

**Continued to July 25, 2017.**

**Motion to Approve  
Moved By: Daniel Veitia  
Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

17. PB17-0135 -Workforce Housing Incentives -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve  
Moved By: Randy Gumenick  
Supported By: Jeffrey Feldman**

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

18. PB17-0128 -Washington Avenue Office Incentives -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve  
Moved By: Randy Gumenick  
Supported By: Daniel Veitia**

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

19. PB17-0130 -Renewable Energy Fee Waiver -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve**

**Moved By:** Randy Gumenick

**Supported By:** Daniel Veitia

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

20. PB17-0132 -North Beach Yard -Com Plan Amendments -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve**

**Moved By:** Daniel Veitia

**Supported By:** Randy Gumenick

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

21. PB17-0133 -North Beach Yard -LDR Amendments -Ordinance  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve**

**Moved By:** Daniel Veitia

**Supported By:** Randy Gumenick

**Ayes:** Elias, Feldman, Gumenick, Veitia

**Absent:** Gelpi, Meland

**MOTION Passed**

## **OTHER BUSINESS**

22. PB17-0136 -8051 Collins Avenue -North Shore Open Space Park -Waiver  
City of Miami Beach

**Transmit to the City Commission with favorable recommendation.**

**Motion to Approve**

**Moved By:** Daniel Veitia

**Supported By:** Randy Gumenick

**Ayes: Elias, Feldman, Gumenick, Veitia**

**Absent: Gelpi, Meland**

**MOTION Passed**

23. PB 1356a -320 Lincoln Road  
Jones Management, LLC.

**No action required.**

**Motion to Other**

**Moved By:**

**Supported By:**

**Absent: Gelpi, Meland**

**MOTION Other**

## **ADJOURNMENT**

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Applications listed herein have been filed with the Planning Department for review by the Design Review Board, pursuant Section 118-252, and 118-71 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items. Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes 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.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).