

PLANNING BOARD MINUTES
1700 CONVENTION CENTER DRIVE 3RD FL.
Tuesday, September 26, 2017, 10:00 AM | 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 -July 25, 2017

Motion

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

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

DISCUSSION ITEMS

2. Workforce Housing Workshop

Discussed

Motion to Discuss
Moved By:
Supported By:

MOTION Other

REQUEST FOR CONTINUANCES/WITHDRAWALS

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

Continued to October 24, 2017

**Motion to Continue
Moved By: Mark Meland
Supported By: Jeffrey Feldman**

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

4. PB 17-0138. 1600 Washington Avenue – Mixed-Use Project
420 LINCOLN ROAD DEVELOPMENT, LLC

Continued to October 24, 2017

**Motion to Continue
Moved By: Mark Meland
Supported By: Randy Gumenick**

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

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

Continued to October 24, 2017

**Motion to Continue
Moved By: Mark Meland
Supported By: Jeffrey Feldman**

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

PROGRESS REPORT

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

Further Progress Reports not needed if applicant updates staff.

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

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

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

Continued to October 24, 2017

Motion to Continue

Moved By: Jeffrey Feldman

Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

8. PB16-0069 fka PB 1361 -1236 Ocean Drive
Il Giardino

Progress Report Continued to October 24, 2017. Revocation hearing Continued to November 21, 2017

Motion to Continue

Moved By: Brian Elias

Supported By: Nick Gelpi

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

Motion to Revoke

Motion to Other

Moved By: Jeffrey Feldman

Supported By:

MOTION Died for lack of Second

Modified with Conditions

Motion to Approve w/ Conditions

Moved By: Brian Elias

Supported By: Nick Gelpi

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

9. PB17-0152 -1045 5th St – The BLVD at Lenox
MAC 1045 5th Street, LLC

Motion

Motion to Approve w/ Conditions

Moved By: Mark Meland

Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

CONTINUED ITEMS

10. PB17-0112 f.k.a. PB File Nol. 2287 -1787 Purdy Avenue
TB Purdy Restaurant, LLC.

Motion

Motion to Approve
Moved By: Mark Meland
Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

11. PB17-0101 -4000 Collins Avenue
Sukkah Miami Beach Acquisitions, LLC.

Motion

Motion to Approve w/ Conditions
Moved By: Randy Gumenick
Supported By: Daniel Veitia

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

12. PB16-0089 -626, 640, 650 Ocean Drive
Park Central Partners, LLC.

Motion

Motion to Approve w/ Conditions
Moved By: Jeffrey Feldman
Supported By: Mark Meland

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

13. PB16-0065 -1238-1250 Normandy Drive
Caruso Group of Companies Corp.

Continued to October 24, 2017

Motion to Continue
Moved By: Jeffrey Feldman
Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

14. PB17-0140 - North Beach National Register Conservation District Overlay Comp Plan Amendments -Ordinance
City of Miami Beach

Continued to October 24, 2017

Motion to Continue

Moved By: Jeffrey Feldman

Supported By: Daniel Veitia

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

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

Continued to October 24, 2017

Motion to Continue

Moved By: Jeffrey Feldman

Supported By: Daniel Veitia

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

NEW APPLICATIONS

16. PB17-0147 4121 Indian Creek Drive through 5101 Collins Avenue. (Indian Creek Waterway from 41st Street to 51st Street) – Yachts Miami Beach
YACHTING PROMOTIONS

Motion

Motion to Approve

Moved By:

Supported By: Randy Gumenick

Ayes: Elias, Gelpi, Gumenick, Meland, Veitia

Absent: Feldman

MOTION Passed

17. PB17-0104 121 Collins Avenue -Permanent parking lot
ASTA PARKING, INC

Continued to October 24, 2017

Motion to Continue

Moved By: Daniel Veitia

Supported By: Mark Meland

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

18. PB 17-0115 7128 Indian Creek Drive - Hotel
IC PROPERTY CAPITAL CORP.

Motion

Motion to Approve w/ Conditions
Moved By: Daniel Veitia
Supported By: Mark Meland

Ayes: Elias, Gelpi, Gumenick, Meland, Veitia

Absent: Feldman

MOTION Passed

19. PB17-0156 Below Grade Parking -Minimum Requirements and Criteria -An Ordinance
City of Miami Beach

Transmit to the City Commission with a favorable recommendation.

Motion to Approve
Moved By: Mark Meland
Supported By: Randy Gumenick

Ayes: Elias, Gelpi, Gumenick, Meland, Veitia

Absent: Feldman

MOTION Passed

20. PB17-0159 -Height Limit Measurement - Removal of Limits on Stories -An Ordinance
City of Miami Beach

Transmit to the City Commission with a favorable recommendation.

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

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

21. PB17-0161 -Assisted Living Facility and Medical Use Zoning Regulations -An Ordinance
City of Miami Beach

Transmit to the City Commission with a favorable recommendation.

Motion to Approve
Moved By: Daniel Veitia
Supported By: Mark Meland

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

22. PB17-0160 Parking Districts No. 6 & 7 -An Ordinance
City of Miami Beach

Transmit to the City Commission with a favorable recommendation.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Mark Meland

Ayes: Elias, Feldman, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

ADJOURNMENT

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).