

**PLANNING BOARD MINUTES
1700 CONVENTION CENTER DRIVE 3RD FL.**

Tuesday, June 28, 2016, 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

Absent: Mark Meland and Reagan Pace

AGENDA ITEMS STARTING AT 10:00 AM

CODE AMENDMENTS: (Filed pursuant to Chapter 118, Article III of the Land Development Regulations of the City Code.)

1. PB 0516 0020 -Comprehensive Plan Amendment -Peril of Flood -and Ordinance-To be heard
between 10:00 am and 1:00 p.m
City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Jack Johnson

Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

2. PB 0616 0027 -Miami Beach Panel of Architects -An Ordinance -To be heard between 10:00 am and 1:00 p.m.

City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Jack Johnson

Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

3. PB 0616 0028 -Concurrency Exemption -GU & CCC Districts -An Ordinance -To be heard between 10:00 am and 1:00 p.m

City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Jack Johnson

Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

4. PB 0616 0023 -Off-Street Parking Regulations -An Ordinance -To be heard between 10:00 am and 1:00 p.m

City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Randy Gumenick

Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

5. PB 0616 0026 -TC North Beach Town Center Districts -An Ordinance-To be heard between 10:00 am and 1:00 p.m

City of Miami Beach

Transmit to City Commission with a favorable recommendation.

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

Ayes: Elias, Feldman, Gumenick, Rovira
Nays: Johnson
Absent: Meland, Pace

MOTION Passed

6. PB 0616 0029 -South of Fifth Alcoholic Beverage Establishment Operational Regulations -An Ordinance -To be heard between 10:00 am and 1:00 p.m
City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve
Moved By: Randy Gumenick
Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

7. PB 0616 0025 -Below Grade Floor Area -Contributing Buildings -An Ordinance -To be heard between 10:00 am and 1:00 p.m
City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve
Moved By: Jack Johnson
Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

8. PB 0616 0030 f/k/a PB 2334 -Short Term Rental of Apartment and Townhome Residential Units in North Beach -Ordinance -To be heard between 10:00 am and 1:00 p.m
City of Miami Beach

Transmit to City Commission with a favorable recommendation.

Motion to Approve
Moved By: Jack Johnson
Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

AGENDA ITEMS (NOT BEFORE 1PM)

APPROVAL OF MINUTES

9. After Action Report -May 24, 2016 -To be heard after 1:00 p.m.

Motion

Motion to Approve

Moved By: Randy Gumenick

Supported By: Jack Johnson

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

REQUEST FOR CONTINUANCES/WITHDRAWALS

10. PB 0416 0006 f/k/a file No. 2331 -500 Alton Road and 1220 6th St-To be heard between 10:00 am and 1:00 p.m

500 Alton Road Ventures, LLC and 1220 Sixth, LLC.

Continued to August 23, 2016, as requested by the applicant.

Motion to Continue

Moved By: Jack Johnson

Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

11. PB 0616 0024 -500 Alton Road and 1220 6th St -To be heard between 10:00 am and 1:00 p.m

500 Alton Road Ventures, LLC and 1220 Sixth, LLC.

Continued to August 23, 2016, as requested by the applicant.

Motion to Continue

Moved By: Jack Johnson

Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

12. PB 0516-0018 f/k/a file No. 2281 -1904 Marseille Dr, 7100 Rue Grandville and 1915 Normandy Dr -To be heard after 1:00 p.m.

Normandy Living, LLC.

Continued to July 26, 2016, as requested by the applicant.

Motion to Continue

Moved By: Roberto Rovira

Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

13. PB 0416-0009 f/k/a File No.2245 -500 Alton Rd and 1220 6th St
500 Alton Road Ventures, LLC and 1220 Sixth, LLC.

Continued to July 26, 2016, as requested by the applicant

Motion to Continue

Moved By: Jack Johnson

Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

14. PB 0616 0031 f/k/a PB 2320 -601-685 Washington Ave -To be heard after 1:00 p.m.
Washington Squared Owner, LLC

Continued to July 26, 2016, as requested by the applicant.

Motion to Continue

Moved By: Roberto Rovira

Supported By: Randy Gumenick

Ayes: Elias, Gumenick, Johnson, Rovira

Absent: Feldman, Meland, Pace

MOTION Passed

15. PB 0416 0011 -PB 2223 -1030 15th Street -WITHDRAWN
Shoma Lincoln Investment, LLC
16. PB 1840 -2301-2399 Collins Ave -The 1 Hotel -To be heard after 1:00 p.m.
SB Hotel Owner, L.P.

Continued to July 26, 2016, as requested by the applicant.

Motion to Continue

Moved By: Jack Johnson

Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

PROGRESS REPORT

17. PB 2255 -875 71st Street -To be heard after 1:00 p.m.
Sunshine Gasoline Distributors, Inc.

Continued to August 23, 2016, and a verbal update on July 26, 2016 as requested by the Board.

Motion to Continue

Moved By: Roberto Rovira

Supported By: Jack Johnson

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

MOTION Passed

18. PB 2227 -1825 Collins Avenue -To be heard after 1:00 p.m.
Quadrum Miami Beach, LLC.

No further progress reports.

Motion to Approve

Moved By: Randy Gumenick

Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

MOTION Passed

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

19. PB 0416 -0005 f/k/a File No. 2114 -1747 Bay Rd -To be heard after 1:00 p.m.
1747 Bay Road Properties, LLC.

Motion

Motion to Approve

Moved By: Jack Johnson

Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

20. PB 0416 0010 f/k/a File No. 2324 -1747 Bay Rd To be heard after 1:00 p.m.-
1747 Bay Road Properties, LLC.

Motion

Motion to Approve
Moved By: Jack Johnson
Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Rovira

Absent: Meland, Pace

MOTION Passed

CONTINUED ITEMS

21. PB 0416 -0002 f/k/a PB 2287 -1787 Purdy Avenue (Time Certain of 3pm or shortly thereafter)
TB Purdy Restaurant, LLC

Motion

Motion to Approve
Moved By: Jack Johnson
Supported By: Jeffrey Feldman

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

NEW APPLICATIONS

22. PB 0416-0008 f/k/a File No. 2136 -4041 Collins Avenue -To be heard after 1:00 p.m.
HT -Miami Beach, LLC.

Motion

Motion to Approve
Moved By: Jack Johnson
Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

23. PB 0416 -0007 f/k/a File No 2332 -835-855 Alton Road-To be heard after 1:00 p.m.
DIT Global Inc.

Continued to July 26, 2016, as requested by the Board.

Motion to Continue
Moved By: Jack Johnson
Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

24. PB 0416-0012 f/k/a File No. 2333 -400-420 Collins Avenue -To be heard after 1:00 p.m.
Savoy Hotel Partners, LLC.

Approved except valet operations to be continued to July 26, 2016 as requested by the Board.

Motion to Approve w/ Conditions

Moved By: Roberto Rovira

Supported By: Randy Gumenick

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

25. PB 0516 0021 f/k/a File No. 2337 -6500 Indian Creek Dr -To be heard after 1:00 p.m.
Miami Beach Watersports Center, INC.

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Jack Johnson

Supported By: Roberto Rovira

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

MOTION Passed

26. PB 0516 0019 f/k/a File No. 2336 -7251 Collins Ave -To be heard after 1:00 p.m.
Rhythm Foundation -North Shore Bandshell

Transmit to City Commission with a favorable recommendation.

Motion to Approve

Moved By: Randy Gumenick

Supported By: Jack Johnson

Ayes: Elias, Feldman, Gumenick, Johnson, Rovira

Absent: Meland, Pace

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).