

PLANNING BOARD MINUTES
1700 CONVENTION CENTER DRIVE 3RD FL.
Tuesday, May 23, 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 -April 25, 2017

Motion

Motion to Approve

Moved By: Mark Meland

Supported By: Randy Gumenick

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

MOTION Passed

DISCUSSION ITEMS

2. North Beach Yard Concept

3. Non-Conforming FAR

REQUEST FOR CONTINUANCES/WITHDRAWALS

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

Continued to June 27, 2017.

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

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

MOTION Passed

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

Continued to June 27, 2017.

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

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

MOTION Passed

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

Continued to June 27, 2017.

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

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

MOTION Passed

PROGRESS REPORT

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

Continued to June 27, 2017.

**Motion to Continue
Moved By: Jeffrey Feldman
Supported By: Nick Gelpi**

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

MOTION Passed

MODIFICATIONS TO PREVIOUSLY APPROVED BOARD ORDER

8. PB16-0088 f.k.a. PB0416-0009 and PB 2245 -500 Alton Rd & 1220 6th St
500 Alton Road Ventures, LLC, 1220 Sixth, LLC.

Motion

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

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

MOTION Passed

9. PB17- 0113 f/k/a PB16-0066 and PB 1929 -1601 Drexel Avenue
420 Lincoln Road Development, LLC.

Motion

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

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

MOTION Passed

CONTINUED ITEMS

10. PB17-0111 -Commercial Height Standards -Ordinance
City of Miami Beach

Transmit to the City Commission with favorable recommendation and modifications.

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

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

MOTION Passed

NEW APPLICATIONS

11. PB17-0096 -1701 Washington Avenue
LEV Montessori 501 (c)(3)

Motion

Motion to Approve
Moved By: Mark Meland
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.

Continued to June 27, 2017.

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

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

MOTION Passed

13. PB17-0109 -Belle Isle -Comp Plan Amendments -Ordinance
City of Miami Beach

Transmit to the City Commission with favorable recommendation.

Motion to Approve
Moved By: Jeffrey Feldman
Supported By: Nick Gelpi

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

MOTION Passed

14. PB17-0110 -Belle Isle -LDR Amendments -Ordinance
City of Miami Beach

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Jeffrey Feldman
Supported By: Randy Gumenick

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

MOTION Passed

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

Continued to June 27 2017.

Motion to Continue
Moved By: Daniel Veitia
Supported By: Nick Gelpi

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

MOTION Passed

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

Continued to June 27 2017.

Motion to Continue
Moved By: Daniel Veitia
Supported By: Nick Gelpi

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

MOTION Passed

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

Continued to June 27 2017.

Motion to Continue
Moved By: Daniel Veitia
Supported By: Nick Gelpi

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

MOTION Passed

18. PB17-0118 -RM-1 and RM-2 Setbacks and Height -Ordinance
City of Miami Beach

Transmit to the City Commission with favorable recommendation and modifications.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Randy Gumenick

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

MOTION Passed

19. PB17-0124 -Residential Parking -Ordinance

City of Miami Beach

Transmit to the City Commission with favorable recommendation and modifications.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Randy Gumenick

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

MOTION Passed

20. PB17-0122 -Nonconforming Buildings -Sustainability Requirements -Ordinance

City of Miami Beach

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Jeffrey Feldman

Supported By: Daniel Veitia

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

MOTION Passed

21. PB17-0123 -RM3 Accessory Uses -Ordinance

City of Miami Beach

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Daniel Veitia

Supported By: Mark Meland

MOTION Passed

22. PB17-0119 -Single Family Home Interior Side Yard Landscape Standards -Ordinance
City of Miami Beach

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Mark Meland

Supported By: Randy Gumenick

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

MOTION Passed

23. PB17-0120 --Parking District No. 1 Amendment -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, Gelpi, Gumenick, Meland, Veitia

MOTION Passed

24. PB17-0121 -Faena District Overlay -Work of Art Amendment -Ordinance
City of Miami Beach

Transmit to the City Commission with favorable recommendation.

Motion to Approve

Moved By: Jeffrey Feldman

Supported By: Nick Gelpi

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).