



PLANNING DEPARTMENT

## PLANNING BOARD After Action January 22, 2013

IN ATTENDANCE:

Board – Lejeune, Veitia, Beloff, Wolfarth, Urstadt, and Stolar (Weisburd absent).

Staff – Held, Lorber, Mooney, Hirsh.

**Discussion Item** – Maintenance of Traffic (MOT) to address traffic flow disruptions due to construction activity on Alton Road.

Florida Department of Transportation (FDOT) representatives gave a Power Point Presentation and handed out hard copies to Board members. They went through the Scope of Work and the construction phases and sub-phases of the Alton Road project, which include the installation of pump stations, drainage improvements, reconstruction, milling, resurfacing and restriping. Their traffic control plan included traffic detour routes, and changes in the direction of traffic flow on Alton Road and West Avenue as the project goes through the different phases. FDOT also provided a section graphic showing the proposed travel lanes in each direction, turn lanes, parking lanes, bulb-outs, bike lanes, pedestrian crossings, landscaping and bus shelters. The expected timetable for the Alton Road project is over two years, from April 2013 through August 2015. Board members asked questions and expressed concerns about the impacts including, but not limited to, the following:

- The bike lanes appear very wide because they are proposed to be shared (sharrows).
- Safety of sharrows. A study on sharrow safety found them successful.
- Public information is very important. Outreach should include not only the affected neighbors, but the community at large. The Public Information Officer described the different proposed methods of outreach to targeted sections of the community.
- Concurrent reconstruction project on Collins Avenue – expected timetable – one to 1 ¼ years to begin May or June 2013. Coordination of closures. Not as large as the Alton Road project.
- Major concern about the compounded impact on the community from two large reconstruction projects of the City's two principal north-south arterials implemented simultaneously. How that decision was arrived at and the wisdom of that decision.
- How pump stations work.
- Incentives for early completion and disincentives for delays provided in the contracts.
- Hours of construction.
- The Go Bond West Avenue redesign project should be coordinated with this project.
- Follow up with the Public Works Department and FDOT.

The February 26 discussion item will be the status of the GO Bond Improvements and the April 3 discussion item will be Permitted Uses for Adult Entertainment Establishments.

**After Action Report December 18, 2012**

Motion: Stolar/Lejeune. Vote: 6-0. (Weisburd absent). Approve.

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**File No. 1734. 1801 Collins Avenue. Shelborne Hotel.** Progress Report due to a violation of Condition 20 of their Conditional Use Permit with regards to Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), for loud music at the pool during a special event.

Motion: Wolfarth/Urstadt. Vote: 6-0. (Weisburd absent). Continue to the April 30 meeting after the Special Master Hearing, as requested by applicant.

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**File No. 2082. 1231-51 17 Street - Mechanical Parking/Extended Stay Hotel over 50,000 sq.ft.** The applicant, SOBE17, LLC is requesting Conditional Use approval, pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 66 parking spaces, as well as a hotel with 116 rooms and a small 58-seat restaurant.

Motion: Beloff/Wolfarth. Vote 6-0. (Weisburd absent). Continue to the February 26, 2013 meeting, as requested by applicant.

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**File No. 2096. 120 Ocean Drive.** The applicant and owner, 120 Ocean Drive, LLC is requesting Conditional Use approval, pursuant to Section 130-38 of the City of Miami Beach Code, for a two-story parking structure utilizing a mechanical parking system within a previously approved and permitted residential building.

Motion: Beloff/Urstadt. Vote 6-0. (Weisburd absent). Continue to the February 26, 2013 meeting, as requested by staff.

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**File No. 2094. "600 Alton Road" (500, 517, 520, 522, 530, 5410, 550, 630, 650 Alton Road, 1220 Sixth Street, 525 and 541 West Avenue.** South Beach Heights I, LLC, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC (collectively the applicant) and owner of the property, is requesting Conditional Use approval pursuant to Sections 130-38 and 118-192(b) of the City of Miami Beach Code, for a mixed use commercial and residential project exceeding 50,000 square feet, as well as a parking garage utilizing a mechanical parking system.

Motion: Beloff/Wolfarth. Vote 6-0. (Weisburd absent). Continue to the February 26, 2013 meeting, as requested by applicant.

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**File No. 1875. 619-623 Washington Avenue. Rachel's.** Progress report, and continue public hearing for modification/revocation of the Conditional Use Permit.

Motion: Stolar/Beloff. Vote 6-0. (Weisburd absent). Continue to the February 26, 2013 meeting. Direct staff to notify Board via email of the Special Master resolution (JB Master February 21 hearing). 2:32 – 2:41

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**File No. 2090. 5740 N. Bay Road. Boat Dock.** The applicant, Roberto Zarco, is requesting an after-the-fact Conditional Use approval, pursuant to Section 66-113 of the City of Miami Beach Code, to legitimize mooring piles installed without a permit and to install two (2) additional piles as required by Miami Dade County Permitting, Environment and Regulatory Affairs (PERA, f.k.a. DERM) with a total projection of approximately 59 linear feet from the seawall.

Motion: Stolar/Wolfarth. Vote 6-0. (Weisburd absent). Approve as recommended by staff with additional condition. 2:42 – 2:50

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**File No. 2051. 1701 Collins Avenue. SLS Hotel (fka Ritz Plaza).** The applicant, 1701 Collins (Miami) Owner LLC, is requesting a modification to an existing Conditional Use Permit, pursuant to Section 118-195 of the City of Miami Beach Code, to extend the hours of operation for three of the

interior venues, Dragon Bar, Sam's Lounge, and the interior portion of Hyde Beach from 2:00 AM to 5:00 AM.

Motion: Urstadt/Beloff. Vote 6-0. (Weisburd absent). Continue to the February 26, 2013 meeting, as requested by the Applicant, provided the food trailer is removed and the fine for the violation is paid by then.

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**File No. 2095. 1501 Stillwater Drive – Boat Dock.** The applicant, Pedro Alvarez, is requesting Conditional Use approval pursuant to Section 66-113 of the City of Miami Beach Code, to build a new dock and mooring piles, with a total projection of approximately 57'6" from the seawall. Two existing mooring piles would be removed.

Motion: Urstadt/Stolar. Vote 6-0. (Weisburd absent). Approve as recommended by staff. 2:51 – 2:54

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**File No. 1764. 235 23<sup>rd</sup> Street (aka 233 23<sup>rd</sup> Street) and 219 23<sup>rd</sup> Street.** The applicant, SFX-Mokai Operating LLC, is requesting approval, pursuant to Section 118-195 of the City of Miami Beach Code, to modify the existing Modified Conditional Use Permit (MCUP) in order to change the name of the owner and operator from Mokai Lounge, LLC, to SFX-Mokai Operating LLC, and appear before the Board to affirm its understanding of the conditions listed in the MCUP.

Motion: Stolar/Urstadt. Vote 6-0. (Weisburd absent). Approve as recommended by staff. 2:54 – 2:58

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**File No. 1356a. 320 Lincoln Road (a/k/a 318 Lincoln Road).** The applicant, SFX-320 Lincoln Operating LLC, is appearing before the Board to affirm its understanding of the conditions in the Amended Conditional Use Permit (ACUP) consistent with Condition no.1, and to change the name of the owner and operator from South Beach OAO II, LLC, to SFX-320 Lincoln Operating LLC, in order to continue to operate the existing Neighborhood Impact Establishment.

Motion: Urstadt/Beloff. Vote 5-1. (Weisburd absent. Stolar opposed). Approve as recommended by staff, and request a formal written opinion from the City Attorney's Office clarifying the intent of asking for disclosure of the % of ownership on the development board application and what the law requires. 2:58 – 3:55

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**File No. 2098. 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 2, "SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY REVISING PROCEDURES FOR THE REVIEW AND APPROVAL OF DEMOLITION REQUESTS FOR SINGLE FAMILY HOMES CONSTRUCTED PRIOR TO 1942 AND NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

Motion: Urstadt/Wolfarth. Vote 5-1. (Weisburd absent. Beloff opposed). Recommend approval to the City Commission as recommended by staff, with amendments.

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**File No. 2097. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE BY AMENDING CHAPTER 130 "OFF-STREET PARKING," ARTICLE II "DISTRICTS, REQUIREMENTS," BY MODIFYING THE REQUIREMENTS FOR MECHANICAL PARKING DEVICES AND ROBOTIC PARKING SYSTEMS; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.**

Motion: Beloff/Wolfarth. Vote 6-0. (Weisburd absent). Continue to the February 26, 2013 meeting, as requested by staff.

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**Other Business**

The Board requested from staff a monthly follow-up of the previous month's topic of discussion, when applicable. The Board also requested that staff makes a notation about what the discussion item will be for the next month's meeting.

**Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: TUESDAY, February 26, 2013 at 1:00 for discussion items and 2:00 p.m. for the regular agenda, unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.