



## **PLANNING BOARD After Action February 26, 2013 (Revised 04/04/13)**

### **ATTENDANCE:**

Board: Charles Urstadt, Jonathon Beloff, Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune, Frank Kruszewski and Jack Johnson.

Staff: Richard Lorber, Thomas Mooney, Gary Held, Katia Hirsh.

### **Updates on Previously Discussed Items**

- Peer Review Process Sound Studies – A memo was sent with the Board packages and staff made a brief presentation. The Board requested a similar update on the Traffic Studies Peer Review Process, which will be provided at the April 30, 2013 meeting.
- MOT Alton Road – Traffic disruptions due to construction. A memo was sent with the Board packages and staff made a brief presentation. Board and public comments included:
  - Trees should be added to the landscape/streetscape plan.
  - Planning Board requested that citizens be given contact information for the FDOT Construction Management Team; staff to follow up with the Public Works regarding this.
  - There is a lack of communication between FDOT, CMB and Miami-Dade County. Also, input from businesses such as, Whole Foods and some residents, has not been sought.

### **Discussion – Status of GO Bond improvements**

The City's Capital Improvement Program (CIP) staff gave a Power Point Presentation and handed out hard copies to Board members. CIP staff went through Right of Way Projects and Facilities Projects that have been completed and under construction, as well as those which are at different stages of planning and design in different neighborhoods throughout the City. They also described the various community outreach methods they employ including weekly updates, construction advisories, email/telephone events, and information posted on the City's website. Some projects have been delayed due to issues with contractors (going out of business or performing deficient work) and also due to the City adding to contracts scope of work. Board members asked questions and made comments, including but not limited to:

- Question: Is CIP incorporating recent information on ocean level rise and high tide issues into projects that were designed many years ago?
  - Response: CIP coordinates with Public Works who is responsible for infrastructure issues, especially the storm water master plan.
- Question: What is the status of the Property Management Facility proposed to be located at the Sunset Harbor parking garage site?

- Response: The City is considering an alternative location within the Public Works Operations Yard located behind Fire Station no. 2 and Miami Beach Senior High School.
- Question: What is the status of the South Pointe Park Pier?
  - Response: That project broke ground and should be completed by next year. Work that is currently being done, but may not be obvious, includes the relocation of coral.
- Question: There was a project in the West Avenue neighborhood long ago, but it is not currently on the list. What happened?
  - Response: The Flamingo Park and West Avenue neighborhoods are programmed; however since FDOT is commencing the construction improvements on Alton Road shortly, the City is waiting until after they are completed in order to minimize disruption to the community.
- Question: Will CIP update the plans for those neighborhoods since so much time will have transpired before implementation commences?
  - Response: Yes.

The Board reviewed the list of selected topics for discussion and added some items, including update on current Code Compliance procedures, and making Miami Beach a more pedestrian-friendly city. Staff will revise the list accordingly, indicating which topics have already been discussed, and provide it to Board members at the April 3 meeting. The Board prioritized the topics and selected what will be discussed at the next 3 meetings as follows:

- Oversized Single Family Homes in relation to the Building Lot (McMansions) – April 3, 2013.
- Parking & Traffic Improvement Strategies – April 30, 2013.
- An update on the current Procedures of Code Compliance – May 25, 2013.

### **Administration**

After Action report – January 22, 2013

Motion: Stolar/Beloff. Vote: 6-1. (Kruszewski abstained). Approve with amendment.

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New Board Members were introduced and Charles Urstadt and Jonathan Beloff were unanimously appointed as Chair and Vice Chair respectively.

The Planning Board passed a motion recommending that the City Commission recognize Randy Weisburd and Daniel Veitia for their service to the Board.

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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.

No action taken; continuance to April 30, 2013 previously approved.

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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: Kruszewski/Stolar. Vote: 7–0. Defer until after the City Commission holds the second hearing on the hotel parking ordinance and votes on it, at which time the item will be re-noticed.

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**File No. 2100. 120 MacArthur Causeway.** The applicant, Fisher Island Community Association, Inc., is requesting Conditional Use approval, pursuant to Sections 118-192b, 66-113, and 1142-1132l of the City of Miami Beach Code, for new construction of a 4-story parking structure exceeding 50,000 square feet. The project is proposed to be built in two phases, and includes a new over water platform projecting from the seawall, for access to a new ferry transport structure to and from Fisher Island.

Motion: Kruszewski/Stolar. Vote: 7-0. Continue to the April 3, 2013 meeting.

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**File No. 2103. Palm View and West Avenue Hotel Uses Ordinance.**

Motion: Beloff/ Kruszewski. Vote: 7-0. Continue to the April 3 meeting.

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**File No. 1947. 550 Washington Avenue. Bamboo Group, Inc.** – Progress Report and continue public hearing for modification/revocation of the Conditional Use Permit.

Motion: Lejeune/Beloff. Vote: 6-1 (Stolar opposed). Bring back to the May 28, 2013 meeting for a Progress Report and for the continuation of a modification/revocation hearing. 2:55 – 3:05

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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: Beloff/Lejeune. Vote: 7-0. Bring back to the May 28, 2013 meeting for a Progress Report and for the continuation of a modification/revocation hearing.

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**File No. 1724. 1437-39 Washington Avenue.** Progress report for violations of the Conditional Use Permit as requested in cure letter.

Motion: Kruszewski/Beloff. Vote: 7-0. Submit plans in compliance with conditions of the CUP and come back to the April 30, 2013 meeting for a Progress Report and. 3:05 – 3:20

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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: Stolar/Beloff. Vote 7-0. Defer to date not certain, re-notice for a hearing and come back to the Board when food trailer is removed or legalized.

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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: Lejeune/Beloff. Vote 7-0. Approve as recommended by staff with amendment. 4:05 – 4:40

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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: Kruszewski/Wolfarth. Vote 6-1. (Stolar opposed). Continue to the April 3 meeting. 4:40 – 8:10

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**File No. 2097. Mechanical Parking Systems Ordinance.**

Motion: Beloff/Kruszewski. Vote 7-0. Continue to the April 3, 2013 meeting.

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**File No. 2093. 1920 Collins Avenue.** The applicant, Greystone Terra Firma, LLC, is requesting Conditional Use approval, pursuant to Section 142-1361 of the City of Miami Beach Code, for a Neighborhood Impact Establishment (NIE) for the ground floor restaurant, basement level speakeasy, and rooftop pool deck and bar in the Greystone Hotel.

Motion: Stolar/Johnson. Vote 7-0. Continue to the April 3, 2013 meeting. 8:10 – 9:25

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**File No. 2099. 1600 Collins Avenue.** The applicant, 1600 Collins Avenue, LLC, is requesting Conditional Use approval, pursuant to Sections 130-38 and 118-192(b) of the City of Miami Beach Code, for the partial demolition and renovation of an existing 2-story structure and construction of a new 10-story structure with hotel and retail uses exceeding 50,000 square feet, as well as the use of a mechanical parking system.

Motion: Beloff/Wolfarth. Vote 6-1. (Stolar opposed). Approve as recommended by staff. 9:25 – 10:24

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**File No. 1724. 1437-1439 Washington Avenue.** The applicant, Kemp Capital Corp, is requesting approval, pursuant to Section 118-195 of the City of Miami Beach Code, to modify the existing Modified Conditional Use Permit (MCUP) for a Neighborhood Impact Establishment (NIE) in order to change the name of the owner and operator from The Mogul Partners Miami, Inc. to Kemp Capital Corp. and to appear before the Board to affirm its understanding of the conditions listed in the MCUP.

Motion: Beloff/Wolfarth. Vote 6-1. (Stolar opposed). Approve the change of name and submit plans that comply with conditions of the CUP along with a Progress Report at the April 30, 2013 meeting. 3:30 – 3:50

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**File No. 1947. 550 Washington Avenue.** The applicant, Bamboo Group, Inc., is requesting approval, pursuant to Section 118-195 of the City of Miami Beach Code, to modify the existing Modified Conditional Use Permit (MCUP) for a Neighborhood Impact Establishment (NIE) in order to change the name of the operating entity from Bamboo Group, Inc. to The Paris Theater, LLC.

Motion: Lejeune/Beloff. Vote 7-0. Approve. 2:55 – 3:05

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**File No. 2101. Boat Docks and Marine Structures Ordinance.**

Motion: Beloff/Kruszewski. Vote 7-0. Continue to the April 3, 2013 meeting.

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**File No. 2102. Residential Parking Requirements for Sunset Harbour Parking District No. 5.**

Motion: Beloff/Kruszewski. Vote 7-0. Continue to the April 3 meeting.

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**Other Business**

The Chair expressed concerns regarding the backlog of items on Board agendas and suggested changes to be considered, such as, holding two meetings in a month or forming committees. There will be further discussion.

**Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: WEDNESDAY, April 3, 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.