



PLANNING BOARD AFTER ACTION

Tuesday, May 28, 2013

11:15 AM – 10:45 PM

ATTENDANCE:

Board: six (6) of seven (7) members present - Charles Urstadt, Jonathon Beloff, Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune, & Frank Kruszewski. Jack Johnson was absent.

Staff: Richard Lorber, Thomas Mooney, Gary Held, Michael Belush.

I. Discussion – Convention Center Development Proposals

CONTINUED to June 25, 2013; Board members to provide comments to staff for a summary memo to be distributed for the June 25, 2013 meeting

Wolfarth/Stolar 6-0 (Discussed)

11:15-1:18

II. Administration

After Action Report – April 30, 2013

APPROVED with Amendments

III. Items for Continuance / Withdrawal / Other

A. Discussion on oversized single family homes relative to lot size and context of neighborhood.

CONTINUED to June 25, 2013 - Beloff/Wolfarth 6-0 (No Discussion)

2:13

B. **File No. 2065. 309 23rd Street.** The applicant, MMPB Group, LLC, is requesting approval for a Modification to a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, to expand the Neighborhood Impact Establishment to the adjacent space, including a private lounge connected to the existing restaurant.

CONTINUED to June 25, 2013 - Beloff/Wolfarth 6-0 (No Discussion)

2:14

C. **File No. 2115. 300 17th Street.** The applicant, Richard Kroop, Esquire, as Personal Representative of the Estate of Giuseppe Roman a/k/a Joseph Romano, is requesting Conditional Use approval, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, for an Entertainment Establishment at the basement level of the existing apartment/hotel building, as part of the proposed rehabilitation and redevelopment of the property.

WITHDRAWN by the applicant

- D. File No. 2119. 427 Collins Avenue.** The applicant, M&M Parking South Beach, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article III, of the Miami Beach City Code, to operate the existing parking lot after midnight.

CONTINUED to August 27, 2013 - Beloff/Wolfarth 6-0 (Limited Discussion)

2:14-2:19

- E. File No. 1991. 1747-1759 Bay Road.** The applicants, 1747 Bay road Properties, LLC and Cueto Miami, LLC, are requesting approval for a modification to a Conditional Use Permit to change the name of the owner, pursuant to Chapter 118, Article IV, of the Miami Beach City Code

NO ACTION Required; Application re-noticed for June 25, 2013

- F. File No. 2114. 1747-1759 Bay Road.** The applicants, 1747 Bay road Properties, LLC and Cueto Miami, LLC, are requesting approval for a division of land/lot split, pursuant to Chapter 118, Article VII, of the Miami Beach City Code, to divide the existing single property, into two separate parcels.

CONTINUED to June 25, 2013 - Beloff/Wolfarth 6-0 (No Discussion)

2:19

- G. File No. 2113. 2100 Calais Drive.** The applicants, Nancy and Jorge Naranjo are requesting Conditional Use approval, pursuant to Section 142-1252 of the City Code, to operate a 24-hour living facility for women with special mental health issues and disabilities.

WITHDRAWN by the applicant

IV. Progress Reports

- A. File No. 2081. 4121 Indian Creek Drive through 5025 Collins Avenue. 2013 Yacht & Brokerage Show.** Post Boat Show Progress Report.

DISCUSSED

2:19-2:23

- B. File No. 1947. 550 Washington Avenue. Paris Theater, LLC, (fka Bamboo Group, Inc.)** – Progress Report and continue public hearing for modification/revocation of the Conditional Use Permit.

CONTINUED to August 27, 2013 for progress report and to continue public hearing for modification/ revocation of the Conditional Use Permit. - Beloff/Kruszewski 6-0 (Discussed)

2:23-2:34

- C. File No. 1959. 4385 Collins Avenue.** Soho House Progress Report due to Code violations.

CONTINUED to August 27, 2013 for progress report and send an updated cure letter Stolar/Beloff 6-0 (Discussed)

2:34-2:48

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

DISCUSSED; No Action Taken. Future progress reports are suspended until such time as the premises becomes operational 3:48-3:09

- E. File No. 2032. 1545 Collins Avenue.** James Hotel (aka Royal Palm). Progress Report due to Code violations.

CONTINUED to August 27, 2013 for progress report. - Kruszewski/Wolfarth 6-0 (Discussed) 3:09-3:47

IV. Public Hearings

A. Previously Continued Items

- 1. File No. 2111. 1681-1683 West Avenue.** The applicant, M&M Parking South Beach, LLC. is requesting Conditional Use approval, pursuant to Section 130-69.5 of the City Code to operate the existing surface lot after midnight.

APPROVED - Beloff/kruszewski 6-0 4:40-4:46

- 2. File No. 2110. 232 30 Street. Parking Garage. The Palms Hotel.** The applicant, The Palms South Beach, Inc., is requesting Conditional Use approval, pursuant to Section 118-192 of the City Code to construct a new 4-story, 24-hour, all valet parking garage, and associated offices to support garage operations, with approximately 66,728 gross square feet and 144 parking spaces, for the use of The Palms Hotel and Spa.

APPROVED w/amendments - Beloff/Kruszewski 6-0 3:47-4:40

- 3. File No. 2097. MECHANICAL PARKING SYSTEMS. 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.**

CONTINUED to September 24, 2013 – Kruszewski/LeJeune 6-0 (Discussed) 8:47-9:20

- 4. File No. 2101. BOAT DOCKS AND MARINE STRUCTURES. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66, "MARINE STRUCTURES, FACILITIES AND VEHICLES," ARTICLE IV, "VESSELS," SECTION 66-113, "LIMITATION ON PROJECTION OF STRUCTURES; PUBLIC HEARING," AND CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," SECTION 142-1132, "ALLOWABLE ENCROACHMENTS WITHIN REQUIRED YARDS," MODIFYING THE PROCEDURES FOR**

APPROVAL OF DOCKS THAT EXTEND BEYOND THE PERMITTED DISTANCE INTO A WATERBODY; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

APPROVED with favorable recommendation to City Commission–Stolar/Kruszewski 6-0

10:07-10:10

5. **File No. 2105. RM-3 ACCESSORY USE SIGNAGE. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING CHAPTER 138, "SIGNS", ARTICLE I, "IN GENERAL", SECTION 138-8, "SIGNS FOR OCEANFRONT BUILDINGS," TO MODIFY THE ACCESSORY USE SIGN REQUIREMENTS FOR OCEANFRONT BUILDINGS; BY AMENDING ARTICLE V, "SIGN REGULATIONS BY DISTRICTS", SECTION 138-171, "GENERAL PROVISIONS," AND SECTION 138-172, "SCHEDULE OF SIGN REGULATIONS FOR PRINCIPAL USE SIGNS," TO MODIFY THE REQUIREMENTS FOR HOTELS AND APARTMENT BUILDINGS WITHIN THE RM-3 DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY AND AN EFFECTIVE DATE.**

CONTINUED to July 23, 2013 – Kruszewski/Beloff 6-0 (Discussed)

10:10-10:33

B. New Applications

1. **File No. 2116. 653-655 Washington Avenue.** The applicant, Ilias (USA) LLC, is requesting Conditional Use approval, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, for the expansion of an Entertainment Establishment to the adjacent space for approximate maximum combined occupant content of 424 persons, including a restaurant serving alcohol. **[Time certain of 1:00 PM or shortly thereafter.]**

CONTINUED to June 25, 2013 – Stolar/Kruszewski 6-0 (Discussed)

4:47-5:40

2. **File No. 2103. PROHIBITING WEST AVENUE HOTEL USES.** 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 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS", SUBDIVISION IV, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY"; AND BY AMENDING SUBDIVISION V, "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY", TO ADD HOTELS AS A PROHIBITED USE WITHIN THE BOUNDARIES OF THE WEST AVENUE CORRIDOR OF THE RM-2 AND RM-3 DISTRICTS, MORE SPECIFICALLY DEFINED AS THAT AREA BORDERED BY COLLINS CANAL TO THE NORTH, ALTON ROAD TO THE EAST, BISCAYNE BAY TO THE WEST AND 6TH STREET TO THE SOUTH; PROHIBITING OUTDOOR ENTERTAINMENT, AND PERMITTING VESTED HOTEL PROJECTS IN THE DEFINED AREA TO REMAIN AS LEGAL CONFORMING USES; AND PROVIDING FOR

CODIFICATION; REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

CONTINUED to June 25, 2013 - Kruszewski/Stolar 6-0 (Discussed) 1:49-2:05 & 5:55-7:10

3. **File No. 2120. PROHIBITING PALM VIEW HOTEL USES.** 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 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS", SUBDIVISION IV, "RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY", TO ADD HOTELS AS A PROHIBITED USE WITHIN THE BOUNDARIES OF THE PALM VIEW CORRIDOR OF THE RM-2 DISTRICT, MORE SPECIFICALLY DEFINED AS ALL PROPERTIES ABUTTING THE WEST SIDE OF MERIDIAN AVENUE BETWEEN 17TH STREET AND COLLINS CANAL; PROHIBITING OUTDOOR ENTERTAINMENT, AND PERMITTING VESTED HOTEL PROJECTS IN THE DEFINED AREA TO REMAIN AS LEGAL CONFORMING USES; AND PROVIDING FOR CODIFICATION; REPEALER, SEVERABILITY AND AN EFFECTIVE DATE. [Time certain 5:30 PM or shortly thereafter]

CONTINUED to June 25, 2013 - Beloff/Stolar 6-0 (Limited Discussion) 1:49-2:02

4. **File No. 2121. HEIGHT RESTRICTIONS IN PROXIMITY TO SINGLE FAMILY DISTRICTS.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5, "HEIGHT REGULATIONS", BY CREATING SECTION 142-1162 TO ESTABLISH MAXIMUM HEIGHT REGULATIONS FOR ANY NON-SINGLE FAMILY PROPERTY LOCATED WITHIN 100' OF A SINGLE FAMILY ZONING DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

CONTINUED to July 23, 2013 - Wolfarth/Stolar 6-0 (Discussed) 7:11-7:41

5. **File No. 2122. SIDEWALK CAFÉ DISTANCE REQUIREMENTS.** 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 82, "PUBLIC PROPERTY," ARTICLE IV, "USES IN PUBLIC RIGHTS-OF-WAY," DIVISION 5, "SIDEWALK CAFES," SUBDIVISION II, "PERMIT", TO CREATE A REQUIRED DISTANCE SEPARATION OF 100' FROM RESIDENTIAL DISTRICTS AND BY MODIFYING THE OPERATIONAL REQUIREMENTS OF SIDEWALK CAFES WITHIN 100' OF A RESIDENTIAL DISTRICT; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

CONTINUED to August 27, 2013 - Kruszewski/Beloff 6-0 (Discussed)

7:41-8:47

6. **File No. 2117. 835 E. Dilido Drive.** The applicant, AML Investment IX LLC, is requesting approval for a division of land/lot split, pursuant to Chapter 118, Article VII, of the Miami Beach City Code, to divide the existing single property into two separate buildable parcels.

APPROVED – Wolfarth/Beloff 5-1 (Stolar opposed)

9:20-10:07

7. **File No. 1609. 205-237 20th Street, 221 20th Street, 2000, 2008, 2020 Collins Avenue, and 212 21st Street.** The applicant, Parc Place Development, LLC is requesting a Modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV, of the Miami Beach City Code, to allow dance halls, bars, or entertainment establishments proposed on this property to be located on streets other than Collins Avenue or 20th Street.

CONTINUED to June 25, 2013 - Stolar/LeJeune 4-2 (Beloff & Kruszewski opposed)

1:30-1:47

8. **File No. 2118. 237 20th Street.** The applicant, Sweet Liberty Brothers, LLC, is requesting approval for a Conditional Use Permit pursuant to Chapter 118, Article V, Division 6, of the Miami Beach City Code for a Neighborhood Impact Establishment, serving alcohol, and also operating as an entertainment establishment and dance hall, with occupant content over 200 persons.

CONTINUED to June 25, 2013 - Stolar/LeJeune 4-2 (Beloff & Kruszewski opposed)

1:30-1:47

V. NEXT MEETING DATE REMINDER:

Tuesday, June 25, 2013 @12:00 p.m. – Continued Convention Center Discussion
@ 1:00 p.m. – Discussion and Planning issues
@ 2:00 p.m. – Regular Agenda (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda)

VI. Adjournment

Planning Board members: Please mark your calendars and inform staff if you have a schedule conflict. Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.