



# MIAMI BEACH

## PLANNING DEPARTMENT

### PLANNING BOARD After Action November 25, 2008

#### 1:30 P.M. Discussion of Planning Issues

- Code requirement of approximately 15-day mailed notice. The Transparency, Reliability and Accountability Committee (TRAC) referred its suggestions for providing the public more advance notice and information about land development project applications to the City Administration and City Attorney for suggestions and comments at the December 18, 2008 meeting.
- Proposed development code for North Beach Town Center. Staff answered questions and took suggestions from the Board on last month's Power Point Presentation and on the draft document to further clarify and refine it.

#### I. Administration

After Action report – October 28, 2008 meeting

Motion: Stolar/Fryd. Vote: 5-0 (Weisburd and Kuper absent). Approve with a minor revision by Mr. Stolar.

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#### II. Items for Continuance/Withdrawal

- A. **File No. 1902 - Revisions to Single Family Ad Valorem Tax Exemption.** 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 118, "Administration and Review Procedures," Article X, "Historic Preservation," Division 5, "Single Family Ad Valorem Tax Exemption", modifying the requirements and procedures for City Ad Valorem Tax Exemptions for Single Family Homes; Providing for Repealer, Codification, Severability and an Effective Date.

#### Continuance

Motion: Stolar/Fryd. Vote: 5-0 (Weisburd and Kuper absent). Continue pending input from the Land Use and Development Committee.

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- B. **File No. 1891. 350 Ocean Drive - The Wave Hotel.** The applicant, Ocean Drive Investors, LLC, the contract purchaser, is requesting Conditional Use approval to exceed number of seats permitted in an accessory use restaurant in a 63-unit hotel located in the RPS-3 zoning district. The accessory use restaurant is permitted to have 63 seats and the applicant is requesting approval to increase the number of restaurant seats to 126. **WITHDRAWN BY THE APPLICANT.**

### III. Progress Reports

- A. **File No. 1869 – 630 Alton Road.** Underutilized spaces in the existing parking garage of the South Shore Hospital for valet storage of vehicles on a 24-hour basis

Motion: Fryd/Kuperman. Vote: 6-0 (Weisburd absent). Approve with Mr. Stolar's amendments in combination with the applicant's request (below under New Applications) for a modification to an existing Conditional Use permit to increase the number of approved valet storage spaces from 100 to 150 in the existing underutilized parking garage of the South Shore Hospital.

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### IV. Public Hearings

#### A. **Previously Continued Items**

1. **File No. 1893. 1800 Bay Drive.** The applicants, Manuel and Marta Airala, are requesting Conditional Use approval for an after- the- fact "T"-shaped boat dock and boat lift for a total projection of approximately 52 feet waterward from the bulkhead.

Motion: Stolar/Fryd. Vote: 6-0 (Weisburd absent). Continue to the February meeting as requested by the applicant.

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2. **File No. 1899 – Hotel parking Ordinance.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Land Development Regulations of the City Code by amending Chapter 130 "Off-Street Parking," Article II "Districts; Requirements," amending Section 130-32, "Off-Street Parking Requirements for Parking District No. 1," and Section 130-33, "Off-Street Parking Requirements for Parking Districts Nos. 2, 3 and 4," by authorizing a twenty per cent (20%) reduction in required parking for hotels with over 500 rooms and significant conference facilities, subject to satisfying certain criteria and limitations; Providing for Repealer; Codification; Severability and an Effective Date.

Motion: Fryd/Kuperman. Vote: 4-1. (Weisburd absent, Appel absent). Recommend to City Commission for approval as per staff recommendations, with amendments.

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3. **File No. 1647 – 1775 Collins Avenue – Raleigh Hotel.** As provided for in Section 118-194(c) of the City Code, the Planning Board will consider the modification or revocation of a Conditional Use Permit approved on April 20, 2004 due to repeated or intermittent noncompliance with the conditions of approvals.

Motion: Fryd/Kuperman. Vote: 6-0 (Weisburd absent). Continue to the December meeting.

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#### B. **New Applications**

1. **File No. 1869 – 630 Alton Road.** The applicant, Associated Parking Systems, Inc., is requesting a modification to an existing Conditional Use permit to increase the number of approved valet storage spaces from 100 to 150 in the existing underutilized parking garage of the South Shore Hospital.

Motion: Fryd/Kuperman. Vote: 6-0 (Weisburd absent). Approve, in combination with the applicant's progress report above, as per staff recommendations, with Mr. Stolar's amendments.

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2. **File No. 1456 – 1020 Ocean Drive – Clevelander Hotel.** The applicant, 2K South Beach Hotel, LLC, is requesting a Modification to a Conditional Use permit to

operate a Neighborhood Impact Establishment for the rooftop lounges on the fourth and sixth floors of the Cleveland Hotel.

Motion: Fryd/Appel. Vote: 6-0 (Weisburd absent). Approve as per staff recommendations with amendments.

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3. **File No. 1481 – 1905 - 1921 Collins Avenue – Mynt Lounge/Rok Bar.** The applicants, Mynt Holding Company, LLC, and Rok, LLC are requesting a modification to a modified Conditional Use permit to allow for the separation of Mynt Holding Company, LLC and Rok, LLC as two separate Neighborhood Impact Establishments with two separate Conditional Use Permits.

Motion: Kuperman/Fryd. Vote: 5-1 (Weisburd absent). Approve as per staff recommendations.

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4. **File No. 1901 – 1200 Ocean Drive – The Palace Food Bar.** The applicant, Sobe Miami, LLC, is requesting a Conditional Use permit to allow the operation of an outdoor entertainment and open air establishment for female impersonator performances to continue on the front porch of the building. **THIS ITEM WILL NOT BE HEARD BEFORE 5:00 P.M.**

Motion: Fryd/Kuperman. Vote: 6-0 (Weisburd absent). Approve as per staff recommendations and as amended by Michael Larkin's proposal.

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**IV. Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: TUESDAY, December 16, 2008 at 1:30 p.m. for discussion of Planning issues and 3:00 for the regular agenda, unless otherwise changed in consultation with the Chairperson depending on the length of the agenda. Please mark your calendars and inform staff if you have a schedule conflict.

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