



# MIAMI BEACH

## PLANNING DEPARTMENT

### PLANNING BOARD - After Action July 28, 2009

#### 2:00 PM - Regular Planning Board Meeting

##### Administration

After Action report – June 23, 2009 meeting

Motion: Stolar/Veitia. Vote: 5-0 (Weisburd & Appel absent). Approve.

---

##### Items for Withdrawal/Continuance/Deferral

##### **Withdrawal**

**File No. 1912. Entertainment in Sidewalk Café Permit Areas.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida Amending 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," Section 82-385, by providing Minimum Standards, Criteria, and Conditions for Entertainment in Sidewalk Café Permit Areas on Ocean Drive between 8<sup>th</sup> And 13<sup>th</sup> Streets, and by amending Chapter 142, "Zoning Districts And Regulations," Article V, "Specialized Use Regulations," Division 6, "Entertainment Establishments," Section 142-1361, "Definitions," to amend the definition of Outdoor Entertainment to include such Sidewalk Café Areas on Ocean Drive, Providing for Repealer, Severability, Codification and an Effective Date.

Conditional Use issues have been resolved and a new ordinance is no longer needed.

---

##### **Continuance**

**File No. 1928. "Block 1", 2-30 and 46-64 Ocean Drive & 1-35 and 69 Collins Avenue.** The applicant, TRG - Block One Ltd., is requesting a Conditional Use Permit to construct a new mixed use in excess of 50,000 square feet. The project consists of 9 condominium and 112 hotel units, a restaurant, specialty retail, and 2 underground parking garages, as well as parking at grade within the building, with a total floor area of 170,680 square feet.

Motion: Kruszewski/Stolar. Vote: 5-0 (Weisburd & Appel absent). Continue to the August meeting.

---

**File No. 1934. 5423 N. Bay Road** –The applicant, Rali Investments Ltd, is requesting a lot split/subdivision of land of one buildable parcel consisting of two platted lots, to be divided into two buildable parcels.

Motion: Kruszewski/Veitia. Vote: 7-0. Continue to the September meeting.

---

## Deferral

**File No. 1898 – 1100 West Avenue – Mondrian Hotel.** The applicant, 1100 West Properties, LLC is requesting a modification to the Conditional Use Permit in order to extend the hours of operation of the interior portion of Sunset Lounge from 2:00 a.m. to 5:00 a.m.

Deferred – no motion required.

---

## Progress Reports

None

## Public Hearings

### Previously Continued Items

**File No. 1929 – 1619 Drexel Avenue. Lincoln East Parking Garage.** The applicant, 420 Lincoln Road Development, LLC is requesting Conditional Use approval to build a parking structure with approximately 491 spaces in the CD-3, Commercial High Intensity Zoning District that will be in excess of 50,000 sq. ft. with commercial/retail uses on the ground floor.

Motion: Stolar/Veitia. Vote: 5-2. (Kuperman and Kruszewski opposed). Approve as recommended by staff with amendments.

---

**File No. 1925 – Short Term Rental of Apartment Units or Townhomes.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Chapter 142 of the City Code, "Zoning Districts And Regulations," Article Iv, "Supplementary District Regulations," Division 3, "Supplementary Use Regulations," by creating new Ordinance Section 142-1111, "Short Term Rental of Apartment Units or Townhomes," Providing for Repealer, Nonseverability, Codification, and an Effective Date.

The board voted on the zoning districts and geographic locations the ordinance should include and made amendments to staff recommendations.

Motion: Stolar/Kuperman. Vote: 7-0. Continue to the August meeting for staff to work on clarifying the grandfathering criteria and updating the ordinance.

---

## New Applications

**File No. 1932. 805 5th Street** –The applicant, Burmon Investments Inc., is requesting Conditional Use approval for an accessory robotic parking garage that would provide the required parking spaces for the proposed new building as well additional spaces for public use. This Conditional Use review is pursuant to Section 130-38 of the City Code.

Motion: Kruszewski/Stolar. Vote: 6-1. (Appel opposed). Continue to the August meeting.

---

## Public Hearings

**File No. 1938 – Morris Lapidus Mid-Century Historic district designation.** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Land Development Regulations Of The Miami Beach City Code; Amending Section 118-593, "Historic Preservation Designation"; Amending Section 118-593(E), "Delineation On Zoning Map"; Amending Section 118-593(E)(2), "Historic Preservation Districts (HPD)" By Designating The Morris Lapidus Mid-Century Historic District, Consisting Of A Certain Area Which Is Generally Bounded By The Northern Boundary Of The Collins Waterfront Historic District At Approximately 44th Street To The South, The Eastern Bulkhead Line Of Indian Creek To The West, The Northern Lot Line Of Lot 24

Of The First Ocean Front Amended Subdivision To The North, And The Erosion Control Line Of The Atlantic Ocean To The East, As More Particularly Described Herein; Providing That The City's Zoning Map Shall Be Amended To Include The Morris Lapidus Mid-Century Historic District; Adopting The Designation Report Attached Hereto As Appendix "A"; Providing For Inclusion In The Land Development Regulations Of The City Code, Repealer, Severability, And An Effective Date.

Motion: Kuperman/Kruszewski. Vote: 7-0. Recommend to the City Commission for approval.

---

**File No. 1939 – 1600 Lenox Avenue.** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Land Development Regulations Of The Miami Beach City Code; Amending Section 118-593, "Historic Preservation Designation"; Amending Section 118-593(E), "Delineation On Zoning Map"; Amending Section 118-593(E)(1), "Historic Preservation Sites (HPS)" By Designating The Site At 1600 Lenox Avenue, Consisting Of A Certain Area Which Is Generally Bounded By The Northern Right-Of-Way Line Of 16th Street To The South, The Northern Lot Line Of Lot 1, Block 24 Of The Commercial Subdivision To The North, The Western Right Of Way Line Of Lenox Avenue To The East, And The Eastern Right-Of-Way Line Of Lenox Court To The West, As More Particularly Described Herein; Providing That The City's Zoning Map Shall Be Amended To Include The 1600 Lenox Avenue Historic Site; Adopting The Designation Report Attached Hereto As Appendix "A"; Providing For Inclusion In The Land Development Regulations Of The City Code, Repealer, Severability, And An Effective Date.

Motion: Kruszewski/Kuperman. Vote: 7-0. Recommend to the City Commission for approval as recommended by staff with amendment.

---

#### **Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: TUESDAY, August 25, 2009 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.

F:\PLAN\PLB\2009\7-28-09\afteraction 07-28-09.doc