



PLANNING BOARD After Action August 28, 2012

Discussion – Washington Avenue

Planning staff person, Joyce Meyers, made a presentation on the Washington Avenue Enhancement Plan. She gave the background and talked about the process the plan has gone through so far. She included a written list of actions to be taken as they relate to safety, cleanliness, marketing and promotion, short term enhancements, a long term enhancement plan and funding, as well as the next steps. It was stated that the Washington Avenue Neighborhood Association would welcome guidance that they could consider and give feedback on. The Board, staff, and some members of the public discussed issues, problems, made comments, asked questions, and offered ideas, including but not limited to:

- Concentration of undesirable uses such as 13 tattoo parlors
- Consider not allowing undesirable uses – pawn and video game parlors are controlled by conditional use.
- This district has historically been the entertainment district of Miami Beach. It is economically healthy. All of the uses are serving a market demand, otherwise they would not be there.
- Perhaps distance separation has become a deterrent to property owners who do not want to lose grandfather rights to a nightclub. Perhaps we should extend the time limit as an incentive to try leasing to retail or restaurants.
- Trouble is BOA routinely grants variances
- Better code enforcement for signage, window transparency and storefront appearance
- Bars, tattoo parlors, etc. are not necessarily bad uses; the problem is that they look bad. We can focus on appearance and code enforcement. Property owners need assistance to physically improve their properties.
- Washington Avenue has the worst crime problem in the City.
- We should develop a long term plan to realize a vision. Problem is that no one is living there. It needs more mixed use and sidewalk cafes. There is existing housing, but it is poor quality/SRO. Need incentives for better uses.
- Frank Del Vecchio has a plan.
- Problems with certain clubs – illegal activity. But Cameo and Mansion operating for many years without problems.

- How do we incentivize or penalize clubs?
- Can resort tax be used?
- At one time there was a successful nightlife on Washington Ave, but it was chased across the Bay with too many restrictions. How can we return to a good nightlife district with a comprehensive approach?
- We should compile a list of pending and new projects.
- The Board should go through Joyce's list and prioritize the efforts, add to the list, if needed, and email to staff.
- Staff will report back to the Board with a plan for additional public input, ideas for zoning incentives, priorities, long range vision.

After Action Report August 28, 2012

Motion: Stolar/Urstadt. Vote: 7-0. Approve with amendment.

File No. 1465. 1060 Ocean Drive. Barrio Latino. The applicant, Barrio 1060 LLC, is requesting a modification to a previously approved Conditional Use Permit, pursuant to Section 118-195 of the City Code to change the name of the owner/operator, which CUP included a full service restaurant serving alcohol with entertainment.

Motion: Urstadt/Wolfarth. Vote 7-0. Continue to the October 23 meeting at the request of the applicant.

File No. 2079. 232 30 Street. Parking Garage - The Palms Hotel. The applicant, The Palms South Beach, Inc., is requesting a Conditional Use Permit, pursuant to Section 118-192 of the City Code to construct a new 5-story, all valet parking garage and associated offices to support garage operations, with approximately 95,250 gross square feet and 297 parking spaces, for the use of The Palms Hotel and Spa.

Motion: Veitia/Wolfarth. Vote 7-0. Continue to the September 24 meeting at the request of the applicant.

File No. 2017. Self-Storage Warehouse. 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 II, "District Regulations," Division 5, CD-2 "Commercial, Medium Intensity District," By Permitting "Self-Storage Warehouses" As A Conditional Use; Providing For Repealer, Severability, Codification And An Effective Date.

Motion: Urstadt/Stolar. Vote 7-0. Continue to the September 24 meeting at the request of Pathman Lewis, LLP.

File No. 1840. 2301 and 2377 Collins Avenue -The Perry (f.k.a. Gansevoort). Update on the traffic circulation, delivery/loading plan and quarterly sound report.

Motion: Beloff/Veitia. Vote 4-3. Stolar, Lejeune and Veitia opposed. Bring back for a Progress Report at the October meeting and remove requirement that the sound report, delivery/loading plan and traffic circulation plan be sent to the Board unless deemed necessary by the Planning Director (as existing language in the CUP states). 2:27-2:43

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

Motion: Urstadt/Wolfarth. Vote 6-1. Stolar opposed. Continue to the October 23 meeting 2:43 – 3:00

File No. 1875. 619-623 Washington Avenue. Rachel's. Progress report as requested by the Planning Board at its April 24, 2012 meeting.

Motion: Beloff/Urstadt. Vote 7-0. Bring back to the September 24 meeting as a progress report and direct staff to send a cure letter. 3:00 – 3:55.

File No. 2061. 330 Lincoln Rd. The applicant, Oh Magic, LLC d/b/a Vice Lounge and Cafe, is requesting Conditional Use approval, pursuant to Sections 142-1362 of the Land Development Regulations of the City Code, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment with food service, also operating as an entertainment establishment, with an occupant content of 200 or more persons.

Motion: Urstadt/Beloff. Vote 6-1. Stolar opposed. Approve as recommended by staff with amendment. 3:55 – 4:30

File No. 2074. 2000 Collins Avenue – Units 6, 7, 8, & 10. Barezzito. The applicant, O Entertainment Group USA, LLC, is requesting Conditional Use approval to operate a Neighborhood Impact Establishment, pursuant to Sections 118-192 and 142-1361 of the City Code, consisting of a restaurant and alcoholic beverage establishment, which is also operating as an entertainment establishment and dance hall, with an occupant content of 200 or more persons, as determined by the chief fire marshal.

Motion: Veitia/Beloff. Vote: 6-1. Stolar opposed. Approve as recommended by staff with amendment. 4:35 – 5:05

File No. 1734 – 1801 Collins Avenue – Shelborne Hotel. File No. 1734. 1801 Collins Avenue. Shelborne Hotel. The applicants, Shelborne Associates, GP, Costello Investments, Inc., and the Shelborne Ocean Beach Hotel Condominium Association, Inc., are requesting a Modification to an existing Conditional Use Permit, pursuant to Section 118-195 of the City Code, in order to permit daytime weekend and holiday public events featuring entertainment on the pool deck, and to modify conditions relative to the request.

Motion: Beloff/Stolar. Vote 6-1. Lejeune opposed. Approve as recommended by staff with amendments. 5:05 -

File No. 2072. Ground Floor Additions in the Architectural District. 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," By Amending Division 3, "Residential Multifamily Districts", By Amending Subdivision V, "Rm-3 Residential Multifamily High Intensity", To Create Additional Regulations Regarding Ground Floor Additions For Properties Located In The Architectural District; Providing For Repealer, Codification, Severability And An Effective Date.

Motion: Stolar/Wolfarth. Vote: 4-1. Urstad opposed, Beloff and Weisburd absent. Recommend approval to the City Commission with amendment. 6:45 – 7:30

File No. 2078 (advertised as 2016). 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 130 "Off-Street Parking," Article II, "Districts; Requirements," By Amending The Off-Street Parking Requirements For Hotels In All Districts; Providing For Repealer, Severability, Codification And An Effective Date.

Motion: Stolar/Lejeune. Vote 6-1. Beloff opposed. Have discussion and continue to the September 24 meeting. 7:30 – 8:40

File No. 1609. 205-237 20 Street; 221 20 Street; 2000, 2008 & 2020 Collins Avenue; 212 21 Street. The applicant, Parc Place Development, LLC., is requesting a Modification to a Conditional Use Permit, pursuant certain conditions of approval such that any dance hall, bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval and pursuant to Section 118-195 of the City Code. The requested modification would create a 70-seat restaurant in a previously designated retail space facing Collins Avenue.

Motion: Stolar/Beloff. Vote 6-1. Lejeune opposed. Approve as recommended by staff with amendments. 6:10 – 6:45

Meetings Reminder / New Business

*** Next Month's Regular Meeting: MONDAY, September 24, 2012 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.