



PLANNING BOARD After Action January 24, 2012

1:30 PM Regular Planning Board Meeting

Administration

After Action report – December 13, 2011

Motion: Stolar/Beloff. Vote: 4-0. (Fryd, Tobin & Frohlich absent). Approve.

Items for Continuance/Withdrawal

File No. 2037. 1330 Ocean Drive. The applicant, Greek Fellas, Inc. d/b/a Venue South Beach is requesting Conditional Use approval to operate an Outdoor Entertainment/Neighborhood Entertainment Establishment pursuant to City Code, Article IV, "Conditional Use Procedure," and Chapter 142 Article V, Division 6, for a Neighborhood Impact Establishment. **Deferred until further notice at the request of the applicant.**

No Board action necessary.

File No. 2043. 1201, 1225, & 1237 20th Street. The applicant, Palau Sunset Harbor, LLC., is requesting Conditional Use approval under City Code Chapter 142, Article IV, Section 118-192, Conditional Use for new structures 50,000 square feet and over; and Chapter 130, Article II, Section 130-38, Mechanical and Robotic Parking Systems, for a 5-story mixed use structure consisting of 70 residential units, and approximately 13,056 square feet of commercial space, with mechanical parking lifts. **Continued by staff to the February 28 meeting to give the applicant additional time to complete the application.**

Motion: Stolar/Veitia. Vote: 4-0. (Fryd, Tobin & Frohlich absent). Continue to the February 28, meeting.

File No. 2020. An Ordinance of The Mayor And City Commission of the City of Miami Beach, Florida, amending the Land Development Regulations of the City Code, Chapter 118, "Administration and Review Procedures," by creating a new Article XII "Maintenance Security Instruments," establishing Definitions and Requirements for property owners applying for Development Review Approval for substantial construction work to ensure that their properties are properly maintained and secured until completion of work; Providing For Codification, Repealer, Severability, and an Effective Date.

Motion: Veitia/Beloff. Vote: 4-0. (Fryd, Tobin & Frohlich absent). Continue to the March 27 meeting.

Items for Discussion

An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending

Chapter 14 “Building Regulations” of the City of Miami Beach Code of Ordinances, by adding Section 14-72 to be titled “Construction Parking Plan”, establishing the requirements for construction parking plans Amending Appendix A by creating a Construction Parking Plan review fee; Providing for Repealer, Severability, Codification, and an Effective Date.

The Board raised questions and issues of concern, and made suggestions. 2:26 – 2:45

Progress Reports

File No.1840 - 2301 Collins Avenue (a/k/a 2377 Collins Avenue) –Gansevoort. Discussion of submitted delivery distribution plan and traffic circulation analysis, and final determination of future progress reports.

Motion: Stolar/Beloff. Vote: 4-0. (Fryd, Tobin & Frohlich absent). Come back to the May 22 meeting for a progress report. 1:46 – 2:00

File No. 1422. 340 23 Street. Parking Lot. Status of building permit and construction; and determination of whether a modification/revocation hearing should be scheduled.

Motion: Stolar/Beloff. Vote: 4-0. (Fryd, Tobin & Frohlich absent). Set a modification/revocation hearing for the March 27 meeting. 2:17 – 2:26

File No. 1875. 619-623 Washington Avenue - Karma Restaurant Lounge. Change in the corporate ownership. Mr. Shawn Shahnazi and Yannick Martins are no longer involved in Cameo’s South Beach LLC, the Managing member company for MAJ Management, LLC, the operator of Karma Restaurant Lounge

No Board action necessary. The applicant will apply for a Modification to the existing CUP. 2:46 – 3:13

Previously Continued Items

File No. 1361 – 1236 Ocean Drive. Continue Modification/Revocation hearing pursuant to Section 118-94, “Compliance with Conditions;” status of implementation of the speaker system; and compliance with conditions 9 and 10 of the Conditional Use Permit.

Motion: Stolar/Beloff. Vote: 5-0. (Fryd & Tobin absent). Continue to the February 28 meeting. 2:46 – 2:47

File No. 2040. 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 of the City Code, “Zoning Districts and Regulations,” Article II, “District Regulations,” Division 2, RS-1, RS-2, RS-3, RS-4 Single-Family Residential Districts, Section 142-105(e), “Height Restrictions,” by amending the height regulation exceptions to permit small roof Wind Turbines up to 10 feet above the main roofline; and amending Article IV, “Supplementary District Regulations,” Division 5, “Height Regulations,” by amending Section 142-1161,” to permit roof wind turbines subject to certain restrictions and conditions; Providing For Repealer, Severability, Codification, and an Effective Date.

Motion: Beloff/Stolar. Vote 4-0. (Fryd, Tobin & Frohlich absent). Recommend approval to the City Commission 2:04 – 2:15

New Applications

File No. 1609. 2000 Collins Avenue. The applicant, Park Place Development LLC., is requesting modification to an existing Conditional Use approval, pursuant to City Code Section 118-195, "Amendment Of An Approved Conditional Use," to change and relocate commercial uses within the commercial component of the existing mixed use project while increasing the number of seats in the two restaurants and providing parking within the parking garage on the site.

Motion: Stolar/Frohlich. Vote 5-0. (Fryd & Tobin absent). Continue to the February 28 meeting 3:13 – 4:45

File No. 2042. 2000 Collins Avenue. The applicant, Ocean First Group, LLC, is requesting Conditional Use approval under City Code Chapter 142, Article V, Division 6, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons.

Motion: Beloff/Veitia. Vote 5-0. (Fryd & Tobin absent). Continue to the February 28 meeting at the request of the applicant. 4:45 – 5:14

File No. 2046. 400, 410 & 420 Collins Avenue. The applicant, Savoy Hotel Partners, LLC, is requesting a Modification to a Conditional Use Permit pursuant to City Code Section 118-195, "Amendment of an Approved Conditional Use," for an existing surface parking lot operating after midnight as a valet and self-parking facility to change the name of the operator.

Motion: Beloff/Veitia. Vote 5-0. (Fryd & Tobin absent). Approve as recommended by staff. 5:15 – 5:25

File No. 2041 - 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 I, "In General," Section 118-32, "Application Requirement for Land Use Boards," by clarifying the application requirements to apply for membership in a Land Use Board; Providing for Repealer, Severability, Codification, and an Effective Date.

Motion: Beloff/Veitia. Vote 4-1. (Stolar opposed, Fryd & Tobin absent). Not recommend approval to the City Commission. 6:03 – 6:27

File No. 2044 - Temporary Storefront Signs. 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 138, Entitled "Signs", by amending Article IV, entitled "Temporary Signs", by creating a new Section 138-140, entitled "Vacant Storefront Screens And Signs," Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Veitia/Beloff. Vote 5-0. (Fryd & Tobin absent). Recommend approval to the City Commission of the staff review version, with amendments. 5:47 – 6:03

File No. 2045 - Artificial Grass. An Ordinance Of The Mayor And City Commission Of The City Of Miami 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 III, "Overlay Districts," Division 2, "Dune Preservation Overlay," by amending Section 142-774, "Uses and Structures Permitted," to

establish and clarify policies regarding installation of synthetic grass; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Beloff/Stolar. Vote 5-0. (Fryd & Tobin absent). Recommend approval to the City Commission as proposed in the ordinance.

5:25 – 5:46

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, February 28, 2012 at 1:30 p.m. unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.

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