



PLANNING BOARD AFTER ACTION

Tuesday, June 25, 2013

12:10 PM – 7:15 PM

ATTENDANCE:

Board: five (5) of seven (7) members present - Jack Johnson, Charles Urstadt, Robert Wolfarth, Henry Stolar, , & Frank Kruszewski (arrived at 2:40 pm). Jean-Francois Lejeune and Jonathon Beloff were absent.

Staff: Richard Lorber, Thomas Mooney, Gary Held, Michael Belush, Katia Hirsh

I. Discussion

A. Convention Center Master Plan Recommendation

Specific project recommendations approved with amendments, but without a recommendation of either developer - Wolfarth/Stolar 4-0

12:10-1:05

II. Administration

A. After Action report – May 28, 2013

APPROVED with Amendments – Stolar/Wolfarth 4-0

1:35-1:45

B. Discussion of July 1st Topics

Motion to continue discussion regarding Ownership Disclosure and Sunset Harbor Neighborhood to July 23, 2013 and to hold the next discussion meeting on a date to be agreed, to be devoted to exclusively to a discussion regarding Site Plan and Operational Issues–Stolar/Wolfarth 4-0

1:45-1:53

III. Items for Continuance / Withdrawal / Other

A. File No. 2124. 321 Ocean Drive – Mechanical Lifts. The applicant, 321 Ocean Drive, LLC, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system.

CONTINUED to July 23, 2013 – Wolfarth/Stolar 4-0 (No Discussion)

1:13

B. File No. 2116. 653-655 Washington Avenue – Club Nowhere. 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.

CONTINUED to August 27, 2013 - Wolfarth/Johnson 4-0 (No Discussion)

1:14

- C. File No. 2065. 309 23rd Street – Villa Azur.** 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 July 23, 2013 with recommendation to allow prior sound consultant to be engaged to update initial sound study- Stolar/Wolfarth 4-0 1:15 – 1:28

- D. File No. 1898 1100 West Avenue – Mondrian Hotel.** The applicant, 1100 West Properties, LLC, is requesting approval for a modification to a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to modify certain conditions.

CONTINUED to July 23, 2013 – Wolfarth/Stolar 4-0 (No Discussion) 1:28

- E. File No. 2114. 1747-1759 Bay Road - Tremont Towing & Restaurant/Retail.** 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 July 23, 2013 - Johnson/Stolar 4-0 1:29 - 1:35

IV. Progress Reports

A. Previously Continued Items from April 30, 2013

- 1. File No. 1734. 1801 Collins Avenue - Shelborne Hotel.** Progress Report due to a violation of Condition 20 of their Conditional Use Permit with regards to Chapter 46, Article IV, “Noise,” of the Code of the City of Miami Beach, Florida (a/k/a “noise ordinance”), for loud music at the pool during a special event.

DISCUSSED - No further progress reports needed at this time- Stolar/Wolfarth 5-0
1:54 - 1:55 & 3:05 - 3:16

- 2. File No. 1724. 1437-1439 Washington Avenue – Axis.** Progress report for violations of the Conditional Use Permit as requested in cure letter.

CONTINUED to August 27, 2013 - Kruszewski/Johnson 5-0 2:00-3:05

- 3. File No. 1764. 235 23rd Street (aka 233 23rd Street) and 219 23rd Street - Mokai.** Progress Report for violations issued.

DISCUSSED - No further progress reports needed at this time- Johnson/Stolar 5-0
3:16 – 3:35

- 4. File No. 2051. 1701 Collins Avenue - SLS Hotel (fka Ritz Plaza).** Progress Report for violations issued.

DISCUSSED - No further progress reports needed at this time- Stolar/Wolfarth 4-0 1:10-1:13

V. Public Hearings

A. Previously Continued Items from May 28, 2013

- 1. File No. 1991. 1747-1759 Bay Road – Tremont Towing & Restaurant/Retail.** The applicants, 1747 Bay road Properties, LLC and Cueto Miami, LLC, are requesting approval for modifications to a Conditional Use Permit, including

changing the names of the owners and modifying or removing several conditions of the Conditional Use Permit, pursuant to Chapter 118, Article IV, of the Miami Beach City Code.

CONTINUED to July 23, 2013 - Johnson/Stolar 4-0

1:29 - 1:35

- 2. File No. 1609. 205-237 20th Street, 221 20th Street, 2000, 2008, 2020 Collins Avenue, and 212 21st Street – Boulan.** 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 August 27, 2013 - Kruszewski/Wolfarth 5-0

3:35-4:29

- 3. File No. 2118. 237 20th Street – Sweet Liberty.** 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 August 27, 2013 - Kruszewski/Wolfarth 5-0

4:29

- 4. 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.

APPROVED with amendments – Kruszewski/Johnson 5-0

4:29-5:24

- 5. 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.

APPROVED with amendments – Johnson/Kruszewski 5-0

5:24-5:36

B. New Applications

1. **File No. 2123. 1861 Bay Road – Service Center.** The applicant, Royal Empire, LLC, is requesting a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, for an automotive service center to be operated by a tenant on the site located in the I-1 Light Industrial District.

CONTINUED to July 23, 2013 - Kruszewski/Wolfarth 5-0 (Limited Discussion)

6:57-7:08

2. **File No. 2125. SINGLE FAMILY DEVELOPMENT REGULATIONS.** 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, FLORIDA, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY AMENDING THE CRITERIA AND PROCEDURES FOR THE REVIEW AND APPROVAL OF SINGLE-FAMILY RESIDENTIAL CONSTRUCTION, BY REPLACING THE SINGLE-FAMILY RESIDENTIAL REVIEW PANEL, BY CLARIFYING AND AMENDING THE STANDARDS AND PROCEDURES FOR REVIEWING NEW CONSTRUCTION AND ADDITIONS IN SINGLE FAMILY DISTRICTS, INCLUDING MODIFICATIONS TO LOT COVERAGE, UNIT SIZE AND OVERALL HEIGHT, BY CLARIFYING THE BELOW FLOOD LEVEL CONSTRUCTION REQUIREMENTS FOR AFFECTED PROPERTIES IN HIGH FLOOD ZONES, AND BY CLARIFYING SETBACK AND LOT COVERAGE REQUIREMENTS; PROVIDING CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

MOTION to hold a series of comprehensive workshops within 120 days, if possible.
Kruszewski/Stolar 5-0

5:36-6:54

V. NEXT MEETING DATE REMINDER:

Tuesday, July 23, 2013 @ 12:00 p.m. – Discussion and Planning issues
@ 1:00 p.m. – Regular Agenda (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda)

VI. Adjournment