



PLANNING BOARD AFTER ACTION

Tuesday, August 27, 2013

1:00 PM – 8:15 PM

ATTENDANCE:

Board: Seven (7) of seven (7) members present - Jack Johnson, Charles Urstadt, Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune, Frank Kruszewski, & Jonathon Beloff.

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

I. Discussion

Monthly Code Compliance Reports – How far back in time should the research go?

DISCUSSED – (Lejeune absent)

1:15 – 1:34

II. Administration

A. After Action Report – July 1, 2013 Special Meeting

APPROVED with Amendments – Stolar/Johnson 4-0 (Beloff, Wolfarth & Kruszewski abstained from voting as they were not present at the 7-1-13 meeting)

1:34-1:39 & 1:47-1:49

B. After Action Report – July 23, 2013

APPROVED with Amendments – Stolar/Johnson 6-0 (Lejeune absent)

1:39-1:42

C. Board meeting guidelines and revised By-Laws (added to agenda at meeting)

DISCUSSED – To be ratified and noticed for the October 29, 2013 meeting 1:42-1:47 & 1:49-1:53

III. Items for Continuance / Withdrawal / Other

A. **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.

WITHDRAWN by the applicant

B. **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.

WITHDRAWN by the applicant

- C. **File No. 2000. 49 Collins Avenue. Mechanical Lifts.** The applicant, Southpointe Heights, LLC, is requesting approval for a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV and Chapter 130, Article II of the Miami Beach City Code, in order to replace the approved robotic parking system with a traditional mechanical lift system.

CONTINUED to September 24, 2013 - Beloff/Kruszewski 7-0. (No Discussion)

IV. Progress Reports

A. Previously Continued Items from May 28, 2013

1. **File No. 1947. 550 Washington Avenue - Paris Theater (aka Bamboo Club)** – Progress Report and continue public hearing for modification/revocation of the Conditional Use Permit.

DISCUSSED – No further Progress Reports - Kruszewski/Wolfarth 7-0.

2:18 – 2:23

2. **File No. 1959. 4385 Collins Avenue - Soho Beach House** Progress Report due to Code violations.

CONTINUED progress report to 9-24-13 and

SET MODIFICATION HEARING for 10-29-13 - Stolar/Beloff 7-0.

2:10 – 2:15

3. **File No. 2032. 1545 Collins Avenue - James Hotel (aka Royal Palm).** Progress Report due to Code violations.

DISCUSSED – No further Progress Reports - Kruszewski/Beloff 6-1. (Stolar opposed)

2:24 – 2:40

B. Previously Continued Items from June 25, 2013

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

CONTINUED progress report to 9-24-13 and

SET MODIFICATION HEARING for 10-29-13 - Kruszewski/Beloff 7-0.

2:42 – 2:50

C. New Progress Reports

1. **File No. 2051. 1701 Collins Avenue – SLS Hotel.** Progress Report for violations.

CONTINUED to October 29, 2013 - Johnson/Beloff 5-2. (Stolar & Wolfarth opposed)

2:00 – 2:10

V. Public Hearings

D. Previously Continued Items from May 28, 2013

1. **File No. 2119. 427 Collins Avenue. Parking Lot.** The applicant, M&M Parking South Beach, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article III, of the Miami Beach City Code, to operate the existing parking lot after midnight.

DEFERRED by the applicant – to be fully re-noticed for a future agenda

1:13

2. **File No. 2122. SIDEWALK CAFÉ DISTANCE REQUIREMENTS.** 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 82, "PUBLIC PROPERTY," ARTICLE IV, "USES IN PUBLIC RIGHTS-OF-WAY," DIVISION 5, "SIDEWALK CAFES," SUBDIVISION II, "PERMIT", TO CREATE A REQUIRED DISTANCE SEPARATION OF 100' FROM RESIDENTIAL DISTRICTS AND BY MODIFYING THE OPERATIONAL REQUIREMENTS OF SIDEWALK CAFES WITHIN 100' OF A RESIDENTIAL DISTRICT; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

CONTINUED to October 29, 2013 - Beloff/Kruszewski 6-1. (Johnson opposed) 2:50 – 3:07

E. Previously Continued Items from June 25, 2013

1. **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 September 24, 2013 – Kruszewski/Wolfarth 7-0. 3:35 – 4:22

F. Previously Continued Items from July 23, 2013

1. **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.

APPROVED – Stolar/Wolfarth 7-0. 3:12 – 3:35

2. **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 September 24, 2013 – Kruszewski/Wolfarth 7-0. 2:16 - 2:18

3. **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.

APPROVED – Johnson/Stolar 6-0. (Wolfarth absent) 4:22 – 4:55 & 5:08 – 5:10

4. **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.

APPROVED – Kruszewski/Wolfarth 7-0. 4:22 – 4:55 & 5:08 – 5:10

G. New Applications

1. **File No. 2128. 4121 Indian Creek Drive through 5025 Collins Avenue. 2014 Yacht & Brokerage Show.** The applicant, Yachting Promotions, Inc. is requesting Conditional Use approval to install temporary floating docks, temporary pilings and temporary ramps adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 51st Street for the 2014 Yacht and Brokerage Show scheduled for February 13-17, 2014; and to install 3 floating refreshment barges, food and beverage concessions, and temporary restroom trailers.

APPROVED – Kruszewski/Wolfarth 7-0.

3:07 – 3:12

2. **File No. 1734. 1801 Collins Avenue. Shelborne Hotel.** The applicant, Shelborne Property Associates, LLC, is requesting a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to change the name of the ownership and management.

APPROVED – Beloff/Wolfarth 7-0.

7:03 – 7:10

3. **File No. 2129. 236 21 Street. Outdoor Entertainment South Beach Hotel.** The applicant, Collins Park Hotel, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Article IV and Article V of the Miami Beach City Code for an Outdoor Entertainment Establishment, primarily within the courtyard of the hotel.

APPROVED – Johnson/ Kruszewski 5-1.

(Stolar opposed, Beloff recused)

7:10 – 8:15

4. **File No. 2131. STAY AGAINST ISSUANCE OF DEMOLITION ORDERS OR PERMITS - ARCHITECTURALLY SIGNIFICANT HOMES OUTSIDE OF HISTORIC DISTRICTS.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, TO ADOPT A STAY ON THE ISSUANCE OF ORDERS OR PERMITS FOR THE SUBSTANTIAL OR TOTAL DEMOLITION OF ARCHITECTURALLY SIGNIFICANT HOMES LOCATED OUTSIDE OF HISTORIC DISTRICTS, TO ALLOW FOR THE REVIEW OF CURRENT AND PROPOSED ORDINANCES THAT WOULD PROTECT AGAINST DEMOLITION, AND FOR REVIEW OF INCENTIVE PROGRAMS TO ENCOURAGE RETENTION AND RESTORATION OF SUCH HOMES, PROVIDING FOR DURATION OF STAY THROUGH NOVEMBER 28, 2013, PROVIDING FOR EXTENSIONS, PROVIDING FOR EXCEPTIONS, AND REVIEW PROCEDURES, AND PROVIDING FOR REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

APPROVED – Johnson/Lejeune 5-2. (Kruszewski & Beloff opposed)

5:10 – 7:03

V. NEXT MEETING DATE REMINDER:

Tuesday, September 24, 2013 @ 1:00 p.m. – Discussion and Planning issues

@ 2:00 p.m. – Regular Agenda (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda)

VI. Adjournment

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