



PLANNING BOARD After Action September 28, 2010 (Revised 11/9/10)

Discussion of Administrative Issues

2011 Planning Board Meeting Schedule

The schedule was handed out to the Board. Some members said they had conflicts. The members will email Acting Director Richard Lorber their comments for him to work out.

Regular Planning Board Meeting

Administration

After Action report August 24, 2010

Motion: Beloff/Stolar. Vote 5-0. (Kuperman & Frohlich absent). Approve with amendments.

Items for Deferral

File No. 1977. 1747-1759 Bay Road. The applicant, 1747 Bay Road Properties, LLC, is requesting Conditional Use approval to allow the use of a robotic parking system within a commercial main use parking garage with restaurant or retail uses on the ground floor, as part of the adaptive re-use of the existing structure, and to operate the parking garage after midnight.

Deferred to the October 26 meeting due to the applicant's failure to meet the requirements of Section 118-193 of the City Code regarding the submittal deadline of 30 days before the meeting.

Public Hearings

Previously Continued Items

File No. 1965. Alton Road New Parking District. An Ordinance amending Chapter 130 Off-Street Parking, Article II "Districts; Requirements," Section 130-31 "Parking Districts Established," creating a new Parking District no. 5, and Section 130-33 "Off-Street Parking Requirements for Parking Districts nos. 2, 3 and 4," by adding new parking regulations for Parking District no. 5, for properties with a lot line on Alton Road from 5th street to Dade Boulevard, including a reduction in off-street parking requirements for certain land uses and bicycle parking requirements.

Motion: Beloff/Veitia. Vote: 5-0. (Fryd & Kuperman absent). Recommend approval to the

City Commission as amended.

File No. 1966. 1651 Cleveland Road. The applicant, Didier Milon, is requesting Conditional Use approval to install an L-shaped wood boat dock, boatlift and mooring piles, adding to an existing dock, with a total linear projection of approximately 72 feet from the seawall.

Motion: Beloff/Veitia. Vote: 5-0. (Kuperman & Frohlich absent). Approve as recommended by staff.

Progress Reports

File No. 1897. 304-312 Ocean Drive. Progress Report as required by the Board to set a public hearing for modification/revocation.

Motion: Beloff/Veitia. Vote: 7- 0. Come back for a progress report on October 26, for the Board to possibly set a revocation/modification hearing.

File No. 1647. 1775 Collins Avenue. The Raleigh. Progress Report to discuss written warnings and complaints, cure letter issued by the Planning Director and possible revocation/modification proceedings.

Motion: Beloff/Frohlich. Vote: 7- 0. Approve. No further progress reports unless a violation occurs.

File No. 1840. 2301 Collins Avenue (a/k/a 2377 Collins Avenue) - Gansevoort rooftop venue. Progress Report deferred from the August 24, 2010 meeting, at the request of Planning Department staff, in order to further develop proposal to construct awning over garbage area on 24th Street.

Motion: Beloff/Kuperman. Vote: 7- 0. Come back for a progress report on October 26. A modification/revocation hearing was set for November 16.

Public Hearings

New Applications

File No. 1973. Code Amendment - Citywide. The applicant, Leroy Griffith, is requesting an amendment to Chapter 6 "Alcoholic Beverages", Sections 6-4- and 6-41 "Total Nudity and Sexual Conduct Prohibited" and "Provisions Pertaining to Establishments Permitting Partial or Total Nudity", of the City Code to allow establishments licensed as alcoholic beverage establishments to offer partial and total nude adult entertainment.

Motion: Stolar/Kuperman. Vote: 5- 2. Recommend denial to the City Commission.

Motion: Stolar/Beloff. Vote: 7- 0. Recommend a citywide Adult Entertainment Study to the City Commission.

File No. 1975. 450 W. 41 Street. The applicant, Jewish Learning Center/Ohr Menachem Mendel, Inc. is requesting Conditional Use approval to operate a day care center for approximately 26 Pre-K children ages 18 months to 3 years.

Motion: Frohlich/Veitia. Vote: 7- 0. Approve as recommended by staff.

File No. 1734. 1801 Collins Avenue. Shelborne Hotel. Shelborne Associates, Costello Investments, Inc., Shelborne Ocean Beach Hotel corp. and Beach Group III, LLC, collectively the Applicant, is requesting a modification to a Conditional Use Permit for an existing

Neighborhood Impact Establishment (NIE) in order to renovate and improve accessory uses including, Nightclub space with dancing and entertainment; Brasserie restaurant with entertainment: Lounge Bar with entertainment; a Café and Outdoor Café restaurant without dancing and entertainment; Lobby Bar and Restaurant without dancing and entertainment; and a Pool Bar and Outdoor Cafe without dancing and entertainment.

Motion: Belloff/Frolich. Vote: 6-1. Stolar opposed. Approve all the venues except the nightclub (f.k.a. Shine) with amendments. The applicant may come back without a new application to operate the ballroom space as a nightclub. Planning Director is to report back on status of karaoke bar (not in CUP) in the basement.

File No. 1974. 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 V, entitled "Sign Regulations by District", by amending Section 138-173 to modify the requirements for the Lincoln Road Signage District; providing for inclusion in the City Code; providing for repealer, severability and an effective date.

Motion: Veitia/Kuperman. Vote 5- 0. Fryd and Frohlich absent. Continue (without being heard) until the October 26 meeting.

File No. 1976. To be heard after 5:00 PM. An Ordinance of the Mayor and City Commission of the City Of Miami Beach, Florida, amending the City Code, by amending Chapter 114 of the City Code, "Zoning Districts And Regulations," Section 114-1, "Definitions," defining "Religious Institution"; amending Chapter 142, "Zoning Districts and Regulations," Article III, "Overlay Districts," creating Division 8, "40th Street Overlay," and by adding Sections 142-858 "Location and Purpose," 142-859 "Compliance with Regulations," requiring Conditional Use approval for Religious Institutions In the 40th Street Overlay District, and 142-860 "Off-Street Parking Regulations;" and amending Article II, "District Regulations," Division 2 "RS-1, RS-2, RS-3, RS-4 Single-Family Residential Districts," Section 142-103 "Conditional Uses," to add Religious Institutions as a Conditional Use for properties in the 40th Street Overlay District; and amending Article IV, "Supplementary District Regulations," Division 4 "Supplementary Yard Regulations," Section 142-1131(D) "Generally," to exempt properties in the 40th Street Overlay District from additional 50 feet minimum side yard requirement for public and semi-public buildings; and amending Chapter 118 of the City Code, "Administration and Review Procedures," Article IV, "Conditional Use Procedures," Section 118-192, "Review Guidelines," to add review criteria for Religious Institutions; providing for Codification; Repealer; Severability; and an Effective Date.

Motion: Kuperman/Frolich. Vote: 7- 0. Recommend approval to City commission.

Motion: Frohlich/Beloff. Vote: 7- 0. Recommend to the Commission to include the Kollle.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, October 26, 2010 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.