



### **PLANNING BOARD After Action (Revised) July 27, 2010**

#### **Regular Planning Board Meeting**

##### **Administration**

**After Action Report** – June 22, 2010 meeting

Motion: Stolar/Veitia. Vote: 5-0. (Frohlich, and Beloff absent). Approve with amendments.

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##### **Previously Continued Items**

**File No. 1961. 1861 Bay Road. To be heard at or after 5:00 PM.** The applicant, Tremont Towing, Inc. is requesting Conditional Use approval for a towing yard in the I-1 Light Industrial District.

Motion: Frohlich/Weisburd. Vote: 5-1. (Stolar opposed, Beloff absent). Continue to the August 24 meeting.

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**File No. 1958. 330 Lincoln Road.** The applicant, Stone Management Associates, is requesting a Conditional Use Permit for a Neighborhood Impact Establishment, which has been legal non-conforming, with an occupant load of 425 persons. In addition, the applicant is requesting the approval of an added performance stage on the second floor of the venue.

Withdrawn by the applicant.

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**File No. 1361 – 1236 Ocean Drive.** The applicant, Reta Ocean Drive, LLC is requesting a Modification to an existing Conditional Use Permit for an outdoor entertainment establishment in order to change the name of the restaurant and the name of the owner/operator.

Motion: Veitia/Stolar. Vote: 6-0. (Beloff absent). Approve as recommended by staff with amendments.

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**File No. 1951 – 1440 Ocean Drive.** The applicant, Betsy Ross Owner, LLC is requesting Conditional Use approval for a Neighborhood Impact Establishment including the hotel's restaurant and lobby bar, its rooftop, and its basement lounge.

Motion: Frohlich/Weisburd. Vote: 5-1. (Beloff absent, Kuperman opposed). Deny without prejudice.

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**File No. 1946. Alton Road Historic District Buffer Overlay.** 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 III, "Overlay Districts," creating Division 8 "Alton Road - Historic District Buffer Overlay," by including Section 142-858

"Location and Purpose," and Section 142-859 "Development Regulations," including among other provisions regulations on maximum floor area ratio; maximum building height; minimum setbacks; building separation; demolition or additions to contributing buildings in an historic district; and land use regulations for location of retail uses, restaurants, bars, entertainment establishments, alcoholic beverage establishments and similar uses; requiring conditional use approval of such uses in excess of 10,000 sq. ft.; and prohibiting alcoholic beverage and entertainment establishments in open areas with exceptions as prescribed in the ordinance; providing for codification; repealer; severability; and an effective date.

Motion: Veitia/Frohlich. Vote: 5-0. (Beloff absent, Fryd recused). Continue to the August 24 meeting.

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### **New Applications**

**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: Frohlich/Veitia. Vote: 5-0. (Beloff absent, Fryd recused). Continue to the August 24 meeting.

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**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: Kuperman/Veitia. Vote: 6-0. (Beloff absent). Continue to the September 28 meeting.

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**File No. 1764. 219 – 235 23 Street (a/k/a 233 23 Street).** The applicant, Mokai Lounge, LLC, is seeking a Modification to a Modified Conditional Use Permit for an existing Neighborhood Impact Establishment to allow an outdoor café without entertainment and without dancing in the adjacent existing surface parking lot.

Motion: Frohlich/Kuperman. Vote: 6-0. (Beloff absent). Approve as recommended by staff with amendments.

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**File No. 1969. FLUM Amendment.** The City of Miami Beach is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach by changing the Future Land Use Designation for the parcel of land at 1600 Lenox Avenue from the current RM-1, Residential Multifamily low density category to the Future Land Use Category of CD-1, "Commercial Low Intensity."

Motion: Veitia/Kuperman. Vote: 4-0. (Beloff, Fryd and Frohlich absent). Approve as recommended by staff.

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**File No. 1970. Zoning Map Change.** The City of Miami Beach is requesting to amend the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida, by changing the Zoning District Classification for the parcel of land at 1600 Lenox Avenue from the current RM-1, "Residential Multifamily low density zoning district," to CD-1, "Commercial Low Intensity zoning district."

Motion: Veitia/Kuperman. Vote: 4-0. (Beloff, Fryd and Frohlich absent). Approve as recommended by staff.

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**File No. 1964. Miami Beach Rod & Reel Club Historic Site. To be heard after 5:00 PM.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, Amending the Land Development Regulations of the Miami Beach City Code; Amending Section 118-593, "Historic Preservation Designation"; Amending Section 118-593(e), "Delineation on Zoning Map"; Amending Section 118-593(e)(1), "Historic Preservation Sites (HPS)" by Designating the Miami Beach Rod & Reel Club at 218 South Hibiscus drive, as an historic site, as More Particularly Described Herein; Providing that the City's Zoning Map Shall Be Amended to Include the **MIAMI BEACH ROD & REEL CLUB Historic site**; Adopting the Designation Report Attached Hereto as Appendix "A"; Providing for Inclusion in the Land Development Regulations of the City Code, Repealer, Severability, and an Effective Date.

Motion: Veitia/Kuperman. Vote: 4-0. (Beloff, Fryd and Frohlich absent). Continue to the August 24 meeting.

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**File No. 1967. Bed and Breakfast Inns.** An Ordinance Of The Mayor And City Commission of The City Of Miami Beach, Florida, amending the Code of The City of Miami Beach, by amending Chapter 142, "Zoning Districts and Regulations," Article V, "Specialized Use Regulations," Division 7, "Bed and Breakfast Inns," Section 142-1401, "Conditions for Bed and Breakfast Inns," by modifying the conditions for Bed and Breakfast Inns to widen the eligibility for alterations, and permitting limited assembly type accessory uses; Providing For Repealer; Codification; Severability; and an Effective Date.

Motion: Veitia/ Kuperman. Vote: 4-0. (Beloff, Fryd and Frohlich absent). Continue to the August 24 meeting.

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**File No. 1968. Use of Consultants for Development Approval.** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Code Of The City Of Miami Beach, By Amending Chapter 118, "Administration And Review Procedures," Article 1, "In General," Section 118-6, "Use Of, And Cost Recovery For, Consultants For Applications For Development Approval," By Specifying Requirements For Reports To Be In Writing, To Be Submitted By A Specified Deadline, And For The Author Of Said Reports To Be Present At Public Hearing; Providing For Repealer; Codification; Severability; And An Effective Date.

Motion: Veitia/ Kuperman. Vote: 4-0. (Beloff, Fryd and Frohlich absent). Continue to the August 24 meeting.

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A special meeting of the Planning Board was scheduled for Tuesday, August 10 at 4:00 PM to hear the amended Comprehensive Plan Elements.

### **Other Business**

The application for the Alton Road Historic District Overlay was signed by Vice Chair Randy Weisburd on behalf of the Planning Board earlier this year.

### **Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: TUESDAY, August 24, 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.