



# MIAMI BEACH

## PLANNING DEPARTMENT

### PLANNING BOARD - After Action June 23, 2009

#### 1:30 PM – Regular Planning Board Meeting

##### Administration

After Action report – May 26, 2009 meeting

Motion: Stolar/Kuperman. Vote: 5-0 (Fryd and Appel absent). Approve.

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##### Items for Continuance

**File No. 1912. Entertainment in Sidewalk Café Permit Areas.** 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 82, Public Property, Article IV, "Uses In Public Rights-Of-Way," Division 5, Sidewalk Cafes, Subdivision II, "Permit," Section 82-385, by providing Minimum Standards, Criteria, and Conditions for Entertainment in Sidewalk Café Permit Areas on Ocean Drive between 8<sup>th</sup> And 13<sup>th</sup> Streets, and by amending Chapter 142, "Zoning Districts And Regulations," Article V, "Specialized Use Regulations," Division 6, "Entertainment Establishments," Section 142-1361, "Definitions," to amend the definition of Outdoor Entertainment to include such Sidewalk Café Areas on Ocean Drive, Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Stolar/Veitia. Vote: 5-0 (Fryd and Appel absent). Continue to the August meeting.

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**File No. 1926 – 400-420 Collins Avenue & 221 4<sup>th</sup> Street.** The applicant, Savoy Hotel Partners, LLC and USA Parking System, Inc., are requesting Conditional Use approval to operate a temporary parking lot after midnight as valet and self parking in the CPS-2 zoning district.

Motion: Stolar/Fryd. Vote: 6-0 (Appel absent). Defer indefinitely and re-notice when it comes back.

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**File No. 1928 – "Block 1", 2-30 and 46-64 Ocean Drive & 1-35 and 69 Collins Avenue.** The applicant, TRG - Block One Ltd., is requesting a Conditional Use Permit to construct a new mixed use in excess of 50,000 square feet. The project consists of 9 condominium and 112 hotel units, a restaurant, specialty retail, and 2 underground parking garages, as well as parking at grade within the building, with a total floor area of 170,680 square feet.

Motion: Stolar/Veitia. Vote: 6-0 (Appel absent). Continue to the July meeting.

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**File No. 1929 – 1619 Drexel Avenue. Lincoln East Parking Garage.** The applicant, 420 Lincoln Road Development, LLC is requesting Conditional Use approval to build a parking structure with approximately 491 spaces in the CD-3, Commercial High Intensity Zoning District that will be in excess of 50,000 sq. ft. with commercial/retail uses on the ground floor.

Motion: Kruszewski/Weisburd. Vote: 6-0 (Appel absent). Continue to the July meeting.

**File No. 1934. 5423 N. Bay Road** –The applicant, Rali Investments Ltd, is requesting a lot split/subdivision of land of one buildable parcel consisting of two platted lots, to be divided into two buildable parcels.

Motion: Kruszewski/Veitia. Vote: 6-0 (Appel absent). Continue to the July meeting.

### **Public Hearings**

#### **Previously Continued Items**

**File No. 1893. 1800 Bay Drive.** The applicants, Manuel and Marta Airala, are requesting Conditional Use approval for an after- the- fact boat dock and boat lift for a total projection of approximately 52 feet waterward from the bulkhead.

Motion: Kruszewski/Weisburd. Vote: 7-0. Approve subject to proposed amendment by staff.

**File No. 1927 – 1458 Ocean Drive & 1437 Collins Avenue – Hotel de Soleil.** The applicant, South Beach resort Development, LLC, is requesting a Conditional Use Permit to operate a Neighborhood Impact Establishment that includes an indoor/outdoor restaurant and lounge areas, without entertainment as defined in the City Code; and an indoor lounge with entertainment as defined in the City Code. The aggregate occupant load of all these venues will exceed 299 persons.

Withdrawn by applicant with prejudice.

**File No. 1925 – Short Term Rental of Apartment Units or Townhomes.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Chapter 142 of the City Code, "Zoning Districts And Regulations," Article Iv, "Supplementary District Regulations," Division 3, "Supplementary Use Regulations," by creating new Ordinance Section 142-1111, "Short Term Rental of Apartment Units or Townhomes," Providing for Repealer, Nonseverability, Codification, and an Effective Date.

Motion: Veitia/Kruszewski. Vote: 6-1 (Stolar opposed). Continue to the July meeting to discuss applicability to geographic locations and take public comment.

#### **New Applications**

**File No. 1931. 1200 Michigan Avenue – Boys and Girls Club.** Concept Plan review of the new facility at Flamingo Park for the Boys and Girls Club to be operated by the Boys and Girls Club of Miami-Dade under a management agreement of 30 years with two 10-year renewal options. The Boys and Girls Club provide a wide range of services and programs to children that include tutoring, team sports and physical fitness among many other others.

Motion: Kruszewski/Weisburd. Vote: 7-0. Recommend approval to the City Commission.

**File No. 1936. Sculpture Park** – Concept Plan review of Altos Del Mar Park (to be known as the Altos Del Mar Sculpture Park), to be operated by Altos del Mar Sculpture Park, Inc. (ADMSP) under a Management Agreement for an initial term of ten (10) years, with two (2) five year renewal options, whereby ADMSP would design, develop, operate and maintain the sculpture park.

Motion: Kruszewski/Veitia. Vote: 7-0. Recommend approval to the City Commission.

**File No. 1481. 1905 Collins Avenue** –The applicant, Rok, LLC, is requesting a modification to its Conditional Use Permit to increase the square footage of the second level mezzanine area by approximately 100 square feet in order to expand the area for the production and lighting equipment accessible only to employees.

Motion: Veitia/Kruszewski. Vote: 7-0. Approve as recommended by staff and amended by City Attorney, Mr. Held.

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**File No. 1647. 1775 Collins Avenue – Raleigh Hotel.** The applicant, AB Green Raleigh LLC is requesting modifications to their Conditional Use Permit, which include, but are not limited to allow live or recorded music throughout the outdoor, extending the hours of operation from 12:00 noon to 5:00 a.m. except that the restaurant may open at 6:00 a.m., and allow for an extended period of time to December 1, 2009 for the sound system installation and final testing, and deleting a condition that limits the rental of on-street parking spaces to only 22 spaces

Motion: Kruszewski/Stolar. Vote: 7-0. Approve as recommended by staff with amendments.

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**File No. 1933. 875 71st Street** – The applicant, Sunshine Gasoline Distributors Inc is requesting Conditional Use approval to operate a service station in a CD-2, Commercial Medium Intensity zoning district. The gas station has been closed since 2005 and must first be granted a Conditional Use Permit to obtain a Business Tax Receipt.

Motion: Weisburd/Veitia. Vote: 6-0 (Fryd recused). Approve as recommended by staff with amendments.

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**File No. 1937. I-1 Urban Light Industrial District** - 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," Division 11, "I-1 Light Industrial District," by amending the list of Permitted, Conditional and Prohibited Uses; and by amending Section 142-487 "Setback Requirements;" Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Kuperman/Veitia. Vote: 6-0 (Fryd absent). Recommend approval to the City Commission as per staff recommendations with amendment.

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

\*\*\* Next Month's Regular Meeting: TUESDAY, July 28, 2009 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.