



PLANNING DEPARTMENT

**PLANNING BOARD  
After Action  
April 30, 2013**

**ATTENDANCE:**

**Board:** Charles Urstadt, Jonathon Beloff (left at 5:30 pm), Robert Wolfarth, Henry Stolar, Jean-Francois Lejeune (in at 2:00 PM and out at 10:00 PM), Frank Kruszewski (left at 10:30 PM) and Jack Johnson.

**Staff:** Richard Lorber, Thomas Mooney, Gary Held, Katia Hirsh.

**DISCUSSION:**

Peer Review Process Traffic – Update –  
Staff will email a more detailed summary to the Board members.

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Site Planning, and operational issues, including loading zones, valet operations, on-site parking, trash collection areas, regulations, etc.  
A full discussion is to be held at a Special Meeting for Discussion Items in July at a date to be determined.

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Requirements for Ownership Disclosures in Development Review Board Hearing Applications. –  
To be held at a Special Meeting for Discussion Items in July.

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Board Meeting Guidelines continued –  
To be held at a Special Meeting for Discussion Items in July.

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Length of Meetings and Backlog of Agenda Items –  
The Board explored different options to address this issue. There was consensus on holding special meetings for discussion items, as needed. The first one of these meetings will take place in July with the specific day and time to be determined at the May 28 meeting.

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Update on Code Compliance Status of Reforms -  
To be held at a Special Meeting for Discussion Items in July.

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After Action report – April 3, 2013

Motion: Stolar/Beloff. 6-0. (Lejeune absent). Approve with amendments.

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**Items for Continuance/Withdrawal**

**Old Business - File No. 2077 (advertised as 2015).** 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 IV, "Supplementary District Regulations," Division 2, "Accessory Uses," Section 142-902 "Permitted Accessory Uses", By Permitting A Limited Amount Of Non-Medical Accessory Office Use In Apartment Buildings In The RM-2 Zoning District As A Conditional Use; Amending Chapter 130, "Off-Street Parking," Article V "Parking Impact Fee Program," Section 130-131, "Generally," By Including An Exception To The Parking Impact Fee Program; Providing For Repealer, Severability, Codification And An Effective Date.

The Board heard this item on July 24, 2012. The action was as follows:

Motion: Urstadt/Stolar. Vote 5-0. (Beloff absent). Recommend against approval to the City Commission. 9:45 – 10:20

**Withdrawn.**

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**File No. 2097. MECHANICAL PARKING SYSTEMS. 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 130 "OFF-STREET PARKING," ARTICLE II "DISTRICTS, REQUIREMENTS," BY MODIFYING THE REQUIREMENTS FOR MECHANICAL PARKING DEVICES AND ROBOTIC PARKING SYSTEMS; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

**Continued to the May 28, 2013 meeting.**

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**File No. 2101. BOAT DOCKS AND MARINE STRUCTURES. AN ORDINANCE** OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 66, "MARINE STRUCTURES, FACILITIES AND VEHICLES," ARTICLE IV, "VESSELS," SECTION 66-113, "LIMITATION ON PROJECTION OF STRUCTURES; PUBLIC HEARING," AND CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," SECTION 142-1132, "ALLOWABLE ENCROACHMENTS WITHIN REQUIRED YARDS," MODIFYING THE PROCEDURES FOR APPROVAL OF DOCKS THAT EXTEND BEYOND THE PERMITTED DISTANCE INTO A WATERBODY; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

**Continued to the May 28, 2013 meeting.**

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### **Progress Reports**

**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.

Motion: Kruszewski/Wolfarth. 7-0. Continue to the June 25, 2013 meeting and direct staff to send an updated cure letter in time for the Board to set a modification/revocation hearing at the June 25, 2013 meeting, if needed. 2:05 – 2:35

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**File No. 1724. 1437-39 Washington Avenue.** Progress report for violations of the Conditional Use Permit as requested in cure letter.

Motion: Johnson/Beloff. 6-1. (Stolar opposed). Continue to the June 25, 2013 meeting. 2:35 – 2:50

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**File No. 1840. 2301 and 2377 Collins Avenue (f/k/a Perry Hotel, f/k/a Gansevoort Hotel, f/k/a**

**Roney Palace).** Progress Report updating the traffic circulation, delivery/loading plan and quarterly sound report, as directed by the Planning Board on November 28, 2012.

Motion: Wolfarth/Beloff. 7-0. Bring back to the January 28, 2014 meeting for a Progress Report. 2:50 – 2:53

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**File No. 1764. 235 23<sup>rd</sup> Street (aka 233 23<sup>rd</sup> Street) and 219 23<sup>rd</sup> Street. Mokai.** Progress Report for violations issued. Staff directed to send a cure letter in time for the Board to set a modification/revocation hearing at the June 25, 2013 meeting, if needed.

Motion: Stolar/Kruszewski. 7-0. Continue to the June 25, 2013 meeting. 2:53 – 3:05

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**File No. 2051. 1701 Collins Avenue. SLS Hotel (fka Ritz Plaza).** Progress Report for violations issued. A cure letter was sent April 25, 2013 in time for the Board to set a modification/revocation hearing at the May 28, 2013 meeting, if needed.

Motion: Kruszewski/Lejeune. 7-0. Continue to the June 25, 2013 meeting. 3:05 – 3:10

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### **Public Hearings**

#### **Previously Continued Items**

**File No. 2082. 1231-1251 17 Street.** The applicant, SOBE17, LLC is requesting Conditional Use approval, pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 66 parking spaces, as well as a hotel with 116 rooms, and a small 58-seat restaurant for hotel guests only.

Motion: Kruszewski/Wolfarth. 5-1. (Stolar opposed, Beloff absent). Approve with amendments. 5:40 – 9:55

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**File No. 2093. 1920 Collins Avenue.** The applicant, Greystone Terra Firma, LLC, is requesting Conditional Use approval, pursuant to Section 142-1361 of the City of Miami Beach Code, for a Neighborhood Impact Establishment (NIE) for the ground floor restaurant, basement level speakeasy, and rooftop pool deck and bar in the Greystone Hotel.

Motion: Kruszewski/Wolfarth. 6-1. (Lejeune opposed). Approve. 3:10 – 4:00

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**File No. 2100. 120 MacArthur Causeway.** The applicant, Fisher Island Community Association, Inc., is requesting Conditional Use approval, pursuant to Sections 118-192b, 66-113, and 1142-1132l of the City of Miami Beach Code, for new construction of a 4-story parking structure exceeding 50,000 square feet. The project is proposed to be built in two phases, and includes a new over water platform projecting from the seawall, for access to a new ferry transport structure to and from Fisher Island.

Motion: Beloff/Kruszewski. 7-0. Approve with amendments. 4:00 – 5:10

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#### **New Applications**

**File No. 2113. 2100 Calais Drive.** The applicants, Nancy and Jorge Naranjo are requesting

Conditional Use approval, pursuant to Section 142-1252 of the City Code, to operate a 24-hour living facility for women with special mental health issues and disabilities.

This item was partially heard but not voted on due to the loss of a quorum. It was continued to the May 28, 2013 meeting. 10:00 – 10:30

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**File No. 2111. 1681-1683 West Avenue.** The applicant, M&M Parking South Beach, LLC. is requesting Conditional Use approval, pursuant to Section 130-69.5 of the City Code to operate the existing surface lot after midnight.

Not heard due to lack of quorum. Continued to the May 28, 2013 meeting.

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**File No. 2112. 426 Euclid Avenue.** The applicant, Sunset Parking Systems, Inc., is requesting Conditional Use approval, pursuant to Section 130-69.5 of the City Code to operate the existing surface lot after midnight. **Removed due to the applicant already possessing a Conditional Use Permit to operate after midnight.**

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**File No. 2110. 232 30 Street. Parking Garage. The Palms Hotel.** The applicant, The Palms South Beach, Inc., is requesting Conditional Use approval, pursuant to Section 118-192 of the City Code to construct a new 4-story, 24-hour, all valet parking garage, and associated offices to support garage operations, with approximately 66,728 gross square feet and 144 parking spaces, for the use of The Palms Hotel and Spa.

Not heard due to lack of quorum. Continued to the May 28, 2013 meeting.

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

\*\*\* Next Month's Regular Meeting: TUESDAY, May 28, 2013 at 1:00 for discussion items and 2:00 p.m. for the regular agenda, unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.