

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

TO: Chairperson and Members
Planning Board

DATE: June 28, 2016

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **6500 Indian Creek Drive. Miami Beach Watersports Center.**
PB 0516-0021, f.k.a., File No. 2337.
Review of a Waiver of Development Regulations in a GU (Government Use) District. The Applicant, Miami Beach Watersports Center Inc., is requesting a recommendation to the City Commission to waive the requirements for a Neighborhood Impact Establishment.

RECOMMENDATION

Transmit the proposed Waiver of Development Regulations to the City Commission with a favorable recommendation.

HISTORY

- October 14, 2015* The Mayor and the City Commission referred an item to the Land Use and Development Committee (LUDC) regarding a land use amendment to permit the selling of alcoholic beverages at the following locations: North Shore Bandshell, Shane Rowing Center, and the Miami Beach Botanical Garden (Sponsored By Commissioner Michael Grieco, Item C4G).
- January 20, 2016* The LUDC recommended that the City Commission consider four waivers regarding alcoholic beverage regulations for the North Shore Bandshell, Shane Rowing Center, Botanical Garden, and North Shore Oceanfront Center.
- February 10, 2016* The City Commission referred the waiver contained herein to the Planning Board for review, pursuant to Section 142-425(d) of the City Code (Sponsored By Commissioner Michael Grieco, Item C4H).

ZONING / SITE DATA

Future Land Use: ROS – Recreation and Open Space

Zoning: GU – Government Use Zoning District

Legal Description: See attached Exhibit A and B

Land Uses: See Zoning/Site map at the end of this report.

North: Residential uses
South: Residential uses
East: Residential uses and a surface parking lot
West: Indian Creek Waterway

BACKGROUND

Miami Beach Watersports Center Inc, is a non for profit organization located at 6500 Indian Creek Drive in the Ronald W. Shane Watersports Center. The original structure was constructed in 1993 as a one story boathouse affiliated with the Jewish Community Center (JCC). A second floor to the facility was added in 2003 by Miami Beach Watersports Center Inc. The current operators have a Business Tax Receipt (BTR) for an office, boat docks, storage yard, and hall for hire (RL05000973). Primarily, the second floor of the structure is used to host events including weddings, social events, fundraisers and meetings.

In order for the Miami Beach Watersports Center to formalize its licensing requirements for its current operation, add to its Business Tax Receipt (BTR) dance and entertainment, and apply for an alcoholic beverage license from the State, it must seek a waiver of the Land Development Regulations (LDR's) from the City Commission for being a Neighborhood Impact Establishment (NIE) pursuant to Section 142-425(d) of the City Code.

The location is zoned Government Use (GU) and, as per Section 142-425(d) of the City Code, the City Commission may waive by five sevenths vote, following a public hearing, development regulations "pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public, or used by not-for-profit, educational, or cultural organizations, or for convention center hotels, or convention center hotel accessory garages, or city utilized parking lots, provided they are continually used for such purposes."

The aforementioned section further requires Planning Board review prior to approval by the City Commission.

ANALYSIS

The Ronald W. Shane Watersports Center was designed, built and constructed as a sports and recreation center. The purpose of the second story addition was to accommodate events and meeting spaces. The Miami Beach Watersports Center is only formalizing its current operations and not requesting any expansion to its current programming. The purpose of the proposed waiver of the zoning requirements for an NIE is able to obtain a BTR for all of the services covered in the normal operation of a hall for hire: catering, equipment rental, alcoholic beverages service, and dance and entertainment.

The Ronald W. Shane Watersports Center meets the threshold criteria of an NIE, as the capacity of the facility exceeds 200 persons with dance and entertainment. The facility has three meeting rooms with the following occupant content issued by the Fire Department (BMS1403245):

- Meeting Room A: with furniture = 58, w/o furniture = 125
- Meeting Room B: with furniture = 89, w/o furniture = 190
- Meeting Room C: with furniture = 90, w/o furniture = 193
- Total Occupant Content shall not exceed 495 persons

The City Commission can waive the conditional use requirements for GU properties pursuant to Section 142-425 (d).

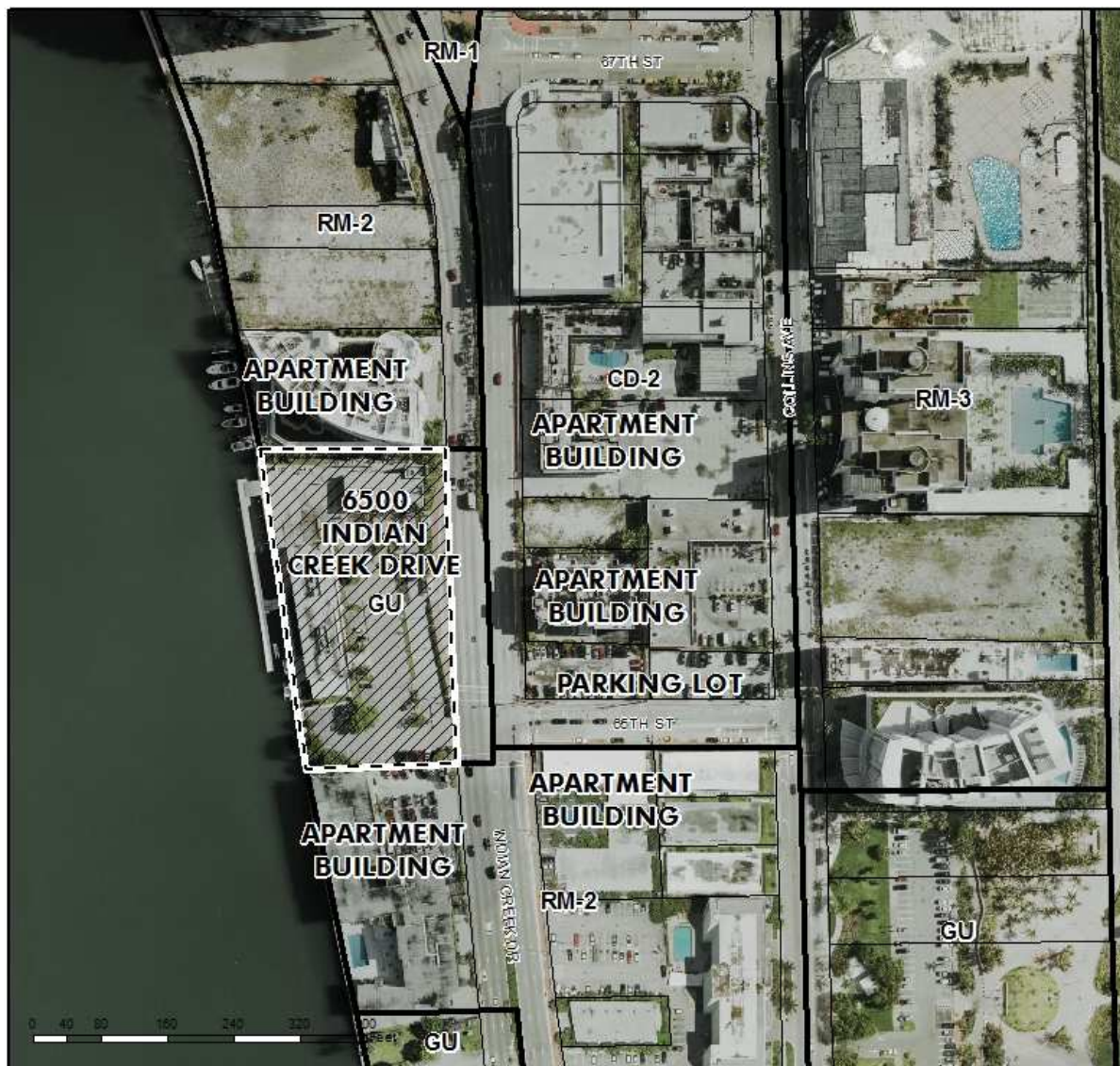
For more information about the Miami Beach Watersports Center's current operations, please see the submitted documents accompanying their application. It is important to note, that although the application was advertised as an outdoor entertainment establishment, the applicant does not propose outdoor entertainment. At the time of the writing of this report, there are not any open code violations on record.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board transmit the proposed waiver to the City Commission with a favorable recommendation.

TRM/MAB/TUI

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City of Miami Beach Planning Board
PB 0516-0021, f.k.a., File No. 2337
6500 Indian Creek Drive



The Applicant, Miami Beach Watersports Center, is requesting a recommendation to the City Commission to waive the requirements for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment.

MIAMI BEACH
PLANNING DEPARTMENT

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