



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: February 25, 2009

SUBJECT: **REPORT OF THE FEBRUARY 9, 2009 LAND USE AND DEVELOPMENT COMMITTEE MEETING**

A meeting of the Land Use and Development Committee was held on February 9, 2009. Mayor Matti Herrera Bower and Commissioners Wolfson (Chair), Gross, Diaz, Libbin, Tobin and Weithorn were in attendance. Members from the Administration and the public were also in attendance. Please see the attached sign-in sheet. The meeting was called to order at 4:15 pm.

OLD BUSINESS

1. DISCUSSION REGARDING THE POTENTIAL REDEVELOPMENT OF THE FORMER SOUTH SHORE HOSPITAL ASSEMBLAGE. (INCLUDING PROPERTIES LOCATED BETWEEN 5TH STREET AND 8TH STREET ON ALTON ROAD AND WEST AVENUE)

AFTER-ACTION: Discussion held; Mr. Galbut stated that he is exploring other options for the development of the site. He stated that he will proceed with an application to re-zone the Hospital District site to CD-2.

2. DISCUSSION REGARDING A PROPOSED ORDINANCE DEALING WITH REVISIONS TO SINGLE FAMILY AD VALOREM TAX EXEMPTIONS

An Ordinance Amending The Land Development Regulations Of The Code Of The City Of Miami Beach, By Amending Chapter 118, "Administration And Review Procedures," Article X, "Historic Preservation," Division 5, "Single Family Ad Valorem Tax Exemption", "Modifying The Requirements And Procedures For City Ad Valorem Tax Exemptions For Single Family Homes; Providing For Repealer, Codification, Severability And An Effective Date.

AFTER-ACTION: Item not reached; continued to the March meeting; the Committee requested that an economic impact analysis be included.

3. a. DISCUSSION REGARDING CHANGES TO THE I-1 ZONING CLASSIFICATION FOR SUNSET HARBOR NEIGHBORHOOD

AFTER-ACTION: Discussion held; the Committee was of the opinion not to change the district boundaries at this time.

- b. DISCUSSION REGARDING THE PARKING OVERLAY DISTRICT IN THE AREA

OF SUNSET HARBOR

AFTER-ACTION: Parking overlay. Item discussed; no action taken at this time. The City should analyze actual use of the parking structure in this neighborhood after it is constructed. Modifications to the parking requirement may be warranted at that time.

c. DISCUSSION TO CONSIDER AN AMENDMENT TO THE LIGHT INDUSTRIAL (I-1) DISTRICT TO MAKE A "TOWING SERVICE" A CONDITIONAL USE

AFTER-ACTION: Towing conditional use in ~~CD-2~~ I-1. Item approved and referred Planning Board. The City Attorney requested to negotiate with the towing companies on conditions to improve visibility and operations of the site (landscaping, signs, noise and operations) as part of the agreement.

4. DISCUSSION REGARDING AN ORDINANCE PERTAINING TO REVIEW CRITERIA FOR LOT SPLITS

An Ordinance of the Mayor and City Commission of the City of Miami Beach amending City Code Chapter 118, "Administration and Review Procedures," Article VII, "Division of Land/Lot Split," Section 118-321, "Purpose, Standards And Procedures," by amending the Review Criteria for requests for a Division of Land/Lot Split to include a criterion that considers the impacts and mitigation of the proposed lot split on the architectural significance or historic value of existing homes; Providing for Repealer, Severability, Codification and an Effective Date.

AFTER-ACTION: Motion to refer item to the Planning Board.

5. DISCUSSION REGARDING AN ORDINANCE WHICH PROVIDES THAT WHENEVER A PROPERTY OWNER/TENANT IS REQUIRED UNDER THE CITY CODE OR BY A CITY LAND USE BOARD TO HIRE A CONSULTANT TO ANALYZE THE TRAFFIC OR NOISE IMPACTS OF A PROJECT, THAT SUCH CONSULTANT IS HIRED BY THE CITY OFF THE CITY'S ROTATING LIST AND SUCH CONSULTANT IS PAID BY THE CITY USING THE PROPERTY OWNER/TENANT'S MONEY

AFTER-ACTION: Motion to refer item to the Planning Board.

6. DISCUSSION REGARDING THE CONSIDERATION OF A NEW "TOWN CENTER" ZONING DISTRICT TO BE APPLIED TO THE NORTH BEACH TOWN CENTER, BOUNDED BY 72ND STREET, COLLINS AVENUE, 69TH STREET AND INDIAN CREEK WATERWAY

AFTER-ACTION: The committee discussed the proposed new development code and heard public testimony. The Committee expressed their desire to ensure that the new regulations are not overly burdensome on developers, provide incentives to attract new development, potentially reducing the area of the Town Center to concentrate development in the blocks between Collins and Abbott Avenues, and emphasizing the importance of constructing a public parking garage. The Committee passed a motion to hold a special LUDC meeting to further discuss this item due to its importance and complexity.

Attachment