

PLANNING DEPARTMENT

PLANNING BOARD - After Action April 21, 2009

1:30 PM - Discussion of Planning Issues

Alton Road Planning Study Community Workshop - follow up

Staff made a Power Point presentation of the plan incorporating input from the community at the February Planning Board workshop and City committees. The presentation included a summary from the workshop's discussion groups and questionnaire including: citywide commercial services (destination retail) and local neighborhood services and location; zoning and FAR; building heights and setbacks; parking reductions and management; pedestrian and bicycle mobility; and transit service. In addition, unresolved issue areas, use bonuses; impact of parking on building mass; compatibility zones and techniques; transition zones, etc were discussed. Board members asked questions and gave their views on options presented. Staff will bring back a summary of consensus points and discussion will continue at the May meeting.

Discussion regarding timely filing of applications (submitted by Mr. Stolar).

Continue to the May meeting.

Administration

After Action report - March 24, 2009 meeting

Motion: Stolar/Kruszewski. Vote: 6-0 (Weisburd absent). Approve as amended.

Items for Continuance or Withdrawal

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 8th And 13th 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: Kruszewski/Appel. Vote: 6-0 (Weisburd absent). Continue to the May meeting.

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

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

File No. 1926 – 400-420 Collins Avenue & 221 4th 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: Kruszewski/Appel. Vote: 6-0 (Weisburd absent). Continue to the June meeting.

File No. 1928 – Northeast corner of South Pointe Drive and Collins Avenue, also fronting on Ocean Drive – Block 1 Hotel. 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: Kruszewski/Stolar. Vote: 6-0 (Weisburd absent). Continue to the June meeting.

Progress Report

File No. 1647 - 1775 Collins Avenue - Raleigh Hotel. Progress Report

Motion: Kuperman/Stolar. Vote: 6-0 (Weisburd absent). Approve staff recommendation for no further reports unless deemed necessary.

Public Hearings

Previously Continued Items

File No. 1915 - 1611 Lenox Avenue - The applicant, Lincoln Group, LLC, is requesting Conditional Use approval for a commercial self-parking lot operating until midnight. The site is within an RM-1, residential multifamily zoning district which requires Conditional Use approval of parking lots.

Motion: Kruszewski/Stolar. Vote: 6-0 (Weisburd absent). Continue to the May meeting at the applicant's request.

File No. 1923 – Commercial rooftop venues south of 5th **Street**. An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Land Development Regulations of the Code of the City of Miami Beach, by amending Chapter 142, "Zoning Districts And Regulations," Article II "District Regulations," Division 18 "PS Performance Standard District," amending Section 142-693 "Permitted Uses," by restricting or prohibiting commercial rooftop venues South of 5th Street; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Appel/Veitia. Vote: 6-0 (Weisburd absent). Recommend as drafted by staff with amendments.

New Applications

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.

Motion: Kuperman/Appel. Vote: 5-0 (Weisburd and Fryd absent). Continue until the May meeting.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, May 26, 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.

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