



PLANNING BOARD After Action May 25, 2010

Public Hearing Comprehensive Plan

File No. 1962 – Water Supply Facilities Work Plan. An Ordinance of the City of Miami Beach, Florida, adopting a 10-Year Water Supply Facilities Work Plan and amending the City's Comprehensive Plan to strengthen coordination between Water Supply and local land use planning as required by Florida Law; Providing for Severability; and Providing an Effective Date.

The consultant, a staff member of Corradino Group, prepared the plan and gave a brief presentation of the recommendations which include the coordination of future needs with the goals of Miami - Dade County and the Water Management District. These common goals include developing alternate sources of water supply and conservation policies and coordinating land use with water supply planning. The language was reviewed and accepted by the Water and Sewer Department, the WMD, and DCA. Amendments to the Comp Plan are included in the recommendations. The Board asked questions, gave input and made the following amendments to Policy 13.2: requiring the separation of meters for new construction; adding the word "substantial" in front of "redeveloped residential projects"; and adding that the City attempt to provide incentives to owners of existing buildings to install water conservation fixtures and appliances. The City Engineer also spoke and gave a brief summary of how the City is addressing and planning for the water supply including alternate sources and conservation measures.

Motion: Fryd/Stolar. Vote 5-0. (Frohlich and Kuperman absent). Approve as proposed by staff with amendments noted above.

Administration

After Action Report – April 27 meeting

Motion: Stolar/Veitia. Vote: 6-0. (Frohlich absent). Approve with amendments.

File 1946. Alton Road Historic District Buffer Overlay. (not on the agenda; brought up by a Board member). An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Code of the City of Miami Beach, Florida, by amending Chapter 142, "Zoning Districts and Regulations," Article III, "Overlay Districts," creating Division 8 "Alton Road - Historic District Buffer Overlay," by including Section 142-858 "Location and Purpose," and Section 142-859 "Development Regulations," including among other provisions regulations on maximum floor area ratio; maximum building height; minimum setbacks; building separation; demolition or additions to contributing buildings in an historic district; and land use regulations for location of retail uses, restaurants, bars, entertainment establishments, alcoholic beverage establishments and similar uses; requiring conditional use approval of such uses in excess of 10,000 sq. ft.; and prohibiting alcoholic beverage and entertainment establishments in open areas with exceptions as prescribed in the ordinance; providing for codification; repealer; severability; and an effective date.

Motion: Beloff/Kuperman. Vote 3-2. (Veitia and Stolar opposed; Frohlich absent, Fryd recused).
Reconsider recommendation to the City Commission - will be heard again at the July Board meeting.

Items for Continuance/Withdrawal

File No. 1840. 2301 Collins Avenue (a/k/a 2377 Collins Avenue). Gansevoort rooftop venue. The applicants, Sandy Lane Residential, LLC, Sandy Lane Retail LLC, and Sandy Lane Beach Front, LLC are requesting a Modification to a Conditional Use Permit to introduce the new operator and for the operator to affirm its understanding of the conditions of the Conditional Use Permit; and to modify the condition that refers to decibels in order to be consistent with the City's noise ordinance.

Motion: Weisburd/Veitia. 5-0. (Beloff recused, Frohlich absent). Continue until the June 22 meeting as requested by all parties jointly.

Progress Reports

File No. 1942 - Temporary Docks and Pilings - 2009 Yacht and Brokerage Show – 6 month progress report per Condition no. 1 of the Conditional Use Permit.

Previously Continued Items

File No. 1958. 330 Lincoln Road. The applicant, Stone Management Associates, is requesting a Conditional Use Permit for a Neighborhood Impact Establishment, which has been legal non-conforming, with an occupant load of 425 persons. In addition, the applicant is requesting the approval of an added performance stage on the second floor of the venue.

Motion: Kuperman/Weisburd. Vote 5-0. Beloff and Frohlich absent. Defer to the June 22 meeting as requested by the applicant.

New Applications

File No. 1960. 7141 Indian Creek Drive – Calvary Chapel. The applicant, Calvary Chapel of Miami Beach, Inc., is requesting Conditional Use approval to operate a church in the property, which was originally designed and built as a church. The estimated combined attendance for all their services is 300 persons per week.

Motion: Veitia/Stolar. Vote 5-0. Beloff and Frohlich absent. Approve as recommended by staff with amendments.

File No. 1422. 340 23rd Street. The applicant, American Riviera Real Estate Company is requesting an extension of time up to two years of its Conditional Use Permit to operate a temporary parking lot.

Motion: Stolar/Veitia. Vote 5-0. Approve as recommended by staff with amendments.

File No. 1961. 1861 Bay Road. The applicant, Tremont Towing, Inc. is requesting Conditional Use approval for a towing yard in the I-1 Light Industrial District.

Motion: Beloff/Veitia. Vote 6-0. Frohlich absent. Defer to be heard at a Special Board meeting the week of June 14. June 17 at 5:00 PM was later determined.

File No. 1954. Amendments to the Land Development Regulations of the City Code. The City of Miami Beach, Florida is requesting amendments to the text of the City's Land Development Regulations, Chapter 142, "Zoning Districts and Regulations", Article II, "District Regulations", by

creating a new Division 20, "TC North Beach Town Center Districts", creating new zoning districts TC-1, "Town Center Core"; TC-2, "Town Center Mixed Use; and TC-3, "Town Center Residential Office"; providing for purpose and intent, definitions, main permitted, conditional, accessory and prohibited uses, development regulations, design review standards, and parking regulations; amending Chapter 130, "Off-Street Parking", Article II, "Districts; Requirements", Section 130-31, "Parking Districts Established", amending the boundaries of Parking District 4; amending Article III, Section 130-68, "Commercial and Noncommercial Parking Garages", adopting new regulations in TC-3 and GU districts for commercial and noncommercial parking garages; amending Chapter 138, "Signs", Article V, "Sign Regulations by Districts", Section 138-72, "Schedule of Sign Regulations for Principal Use Signs"; and creating a new Section 138-174, "North Beach Town Center Signage" amending Chapter 142, Division 4, "Alcoholic Beverages" Sections 142-1301 and 142-1302 to include TC districts.

File No. 1955. Zoning Map Changes. The City Of Miami Beach, Florida is requesting amendments to the Official Zoning District Map, referenced in Section 142-72 of the City Code, by changing the Zoning District Classifications for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial".

File No. 1956. Amendments to the Comprehensive Plan. The City of Miami Beach, Florida is requesting amendments to the Comprehensive Plan, Amending Part II: "Goals, Objectives And Policies" of the City Of Miami Beach Comprehensive Plan, Policy 1.2 of Objective 1: Land Development Regulations of the Future Land Use Element, by adding new categories Town Center Core (TC-1); Town Center Mixed Use (TC-2); and Town Center Residential Office (TC-3).

File No. 1957. Future Land Use Map Amendments. The City of Miami Beach, Florida is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach by changing the Future Land Use Designations for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial".

Motion: Veitia/Stolar. Vote 3 – 0. Fryd, Frohlich, Kuperman and Beloff absent. All NBTC items continued to the June 22 meeting for lack of quorum.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, June 22, 2010 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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