



PLANNING DEPARTMENT

PLANNING BOARD After Action June 28, 2011

1:30 PM Regular Planning Board Meeting

Administration

After Action Report May 24, 2011

Motion: Stolar/Veitia. Vote: 5-0. (Frohlich & Fryd absent). Approve.

Discussion Items

FDOT Alton Road Project

Motion: Frohlich/Fryd. Vote: 6-1. (Veitia opposed). Resolution stating that, as currently presented, FDOT has not addressed the desires of the community. 1:40 – 2:50

Proposed Ordinance changing the number of required votes when there aren't enough Board members present and able to vote to achieve a required supermajority.

Motion: Fryd/Beloff. Vote: 7-0. Direct staff to come back with a draft ordinance.

Increasing the permitted maximum building height and number of stories in a portion of the CD-3 district within the architectural district and abutting 17th Street from 50 feet and 5 stories to 80 feet and 7 stories (The Gale Hotel proposal).

Continue to the July 26 meeting without discussion.

Progress Reports

File No. 1963. Temporary Docks and Pilings - 2011 Yacht & Brokerage Show. Progress Report. 2:55 – 3:00

File No. 1840. 2301 Collins Avenue. The Gansevoort.

Motion: Fryd/Beloff. Vote: 5-2. Cancel the modification hearing and bring back for a Progress Report in 90 days (September 27 meeting). 3:00 – 3:25

Previously Continued Items

File No. 2000. 49-53 Collins Avenue. The applicant, Southpointe Heights, LLC, is requesting Conditional Use approval to redevelop an existing parking lot as a 4-level commercial main use robotic parking garage with ground floor retail and restaurant/commercial space and a total of 184 public and private spaces, including spaces to serve the nursing home across the street.

Motion: Fryd/Frohlich. Vote: 6-1. (Stolar opposed). Approve as recommended by staff with amendments. 3:27 – 4:20

File No. 1996. 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," by amending Division 4 "CD-1 Commercial, Low Intensity District," Section 142-273, "Conditional Uses" and Division 5 "CD-2 Commercial, Medium Intensity District," Section 142-303 "Conditional Uses" by including second hand goods as a Conditional Use in the CD-1 and CD-2 zoning districts; and by amending Division 6, "CD-3 Commercial, High Intensity district," Section 142-335 "prohibited uses" and Division 18 "PS Performance Standard District," Section 142-693(c) "permitted uses," by including second hand goods as prohibited uses in the CD-3 and PS districts.

Motion: Fryd/Beloff. Vote: 5-2. (Stolar & Veitia opposed). Direct staff to revise so that it applies only to second hand precious metals. 4:27 – 5:08

File No. 2010. 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 118, "Administrative and Review Procedures," Article IX, "Nonconformances," Section 118-393 "Nonconforming Use Of Buildings;" And Chapter 142, "Zoning Districts And Regulations," Article II, "District Regulations," Division 2, "RS-1, RS-2, RS-3, RS-4 Single Family Residential Districts," to permit an existing legal nonconforming commercial building to be used as a child care center or school as a conditional use; Providing for Repealer; Codification; Severability and an Effective Date.

Motion: Vote: 6-0 (Fryd absent). Continue to the July 26 meeting without discussion.

New Applications

File No. 1307. 7940 Biscayne Point Circle. The applicant, Rainbow Lakes Estates, LLC, is requesting a Modification to an existing Conditional Use Permit to install a new 20,000 lb., four-post boatlift, four associated concrete boatlift support piles, and a 1,500 lb. dual capacity kayak boatlift within the previously approved slip area and mooring piles with a total projection of 49 linear feet from the seawall.

Motion: Beloff/Veitia. Vote: 5-0. (Fryd & Frohlich absent). Approve as recommended by staff. 4:22 – 4:26

File No. 2012. 444 W. 40th Street. The applicant, Congregation Anshei Gezah V'Chasidey Lubavitch, Inc., (aka Bais Menachem), is requesting Conditional Use approval to operate a religious institution located in the new 40th Street Overlay District, which has been operating there as a nonconforming use for over 22 years.

Motion: Frohlich/Beloff. Vote: 7-0. Approve as recommended by staff with amendment. 5:10 – 5:40

File No. 2013. 2901 Collins Avenue. Marriott – Seville Hotel. The applicant, Seville Acquisition, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment consisting of a two-story restaurant, a nightclub, an indoor ice skating rink and a bowling alley, open to the public, a pool bar for hotel guests, an outdoor pre-function area serving cocktails, contained within the existing building and associated structures, which will be renovated, and a new 18 story tower.

Motion: Fryd/Veitia. Vote: 7-0. Approve as recommended by staff with amendments. 5:50 – 8:07

File No. 1724. 1437-39 Washington Avenue. The applicant, The Mogul Partners Miami, LLC is requesting Modification of an existing Modified Conditional Use Permit for a Neighborhood Impact Establishment to change the name of the operator from 2020 Ventures, LLC, to The Mogul Partners Miami, LLC, the new operators, as required by condition 2 of the Modified Conditional Use Permit.

Motion: Frohlich/Fryd. Vote: 7-0. Continue to the July 26 meeting at the request of the applicant.

File No. 2014. 730-804 1st Street. The applicant, 730 1st St Associates, LLC is requesting Conditional Use approval to construct a new 7-story, mixed use building, with commercial space on the ground level, robotic parking on 3 levels above ground, and one 3-level single family residential unit above parking, greater than 50,000 square feet.

Motion: Fryd/Frolich. Vote: 6-0. (Beloff recused). Approve as recommended by staff contingent upon meeting the requirements of the previous City Commission-approved concept plan as may be determined by the City Attorney's Office and the Administration. 8:11 – 8:40

File No. 2015. Ordinance – Clarification of noticing requirements for continuances. 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 118, "Administrative and Review Procedures," Article II, "Boards," Division 5, "Board of Adjustment," Section 118-134, "Notification of Hearings;" Article IV, "Conditional Use Procedure," Section 118-193 "Applications for Conditional Uses"; Article VI, "Design Review Procedures;" Article X, "Historic Preservation;" and Article XI "Neighborhood Conservation Districts (NCD) ;" to clarify that continuances shall be noticed by mail after the first continuance granted by a Land Use Board; Providing For Repealer; Codification; Severability And An Effective Date.

Motion: Vote: 6-0 (Fryd absent). Continue to the July 26 meeting without discussion.

File No. 2019. Ordinance - Minimum unit size and parking requirements for affordable housing.

An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Code of the City of Miami Beach, by amending Chapter 130 "Off-Street Parking," Section 130-32 "Off-Street Parking Requirements for Parking District No. 1," And Section 130-33 "Off-Street Parking Requirements for Parking Districts Nos. 2, 3, And 4," by adding parking requirements for housing for low and/or moderate income non-elderly persons; Chapter 142 "Zoning Districts And Regulations," by amending Article IV. "Supplementary District Regulations," by amending Division 6. "Housing for Low and/or Moderate Income Elderly Persons," by including non-elderly persons in the regulations; Amending Section. 142-1181, "Purpose," Section 142-1182 "Definitions," Section 142-1183, "Unit Size," and Section 142-1184 "Mandatory Criteria;" amending Division 3. "Residential Multifamily Districts," Subdivision II. "RM-1 Residential Multifamily Low Intensity," Subdivision IV. "RM-2 Residential Multifamily, Medium Intensity," Subdivision V. "RM-3 Residential Multifamily, High Intensity," Division 4. "CD-1 Commercial, Low Intensity District," Division 5. "CD-2 Commercial, Medium Intensity District," Division 6. "CD-3 Commercial, High Intensity District," and Division 18. "PS Performance Standard District," by including references to Division 6. "Housing for Low and/or Moderate Income Non-Elderly and Elderly Persons." Providing For Repealer, Severability, Codification and an Effective Date.

Motion: Vote: 6-0 (Fryd absent). Continue to the July 26 meeting without discussion.

Other Business

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, July 26, 2011 at 1:30 p.m. unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule

conflict.

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