



PLANNING BOARD After Action June 26, 2012

Discussion - Planning Initiatives and Time Management

Charlie Urstadt initiated the discussion regarding Planning Board responsibilities, besides applications for Conditional Use Permits. He suggested the board consider working on broader, longer term planning initiatives on an ongoing basis and also on improving the way meetings are run. The Board agreed that it should work on matters that would benefit the whole city, and also, work on how the board can reduce its work load and better budget its time during meetings, to improve its efficiency and effectiveness. Board members discussed what past Boards have done and how they have done it, and agreed that the focus should be on the how. To that end, actions on which there was consensus include:

- Shifting applications for boat docks to the Board of Adjustment, or other alternative modes of approval (passed a motion)
- Holding half day or full day workshops, or special meetings, on different dates
- Working with staff and the City Attorney's office to resolve technical and legal issues relative to applications ahead of the meeting
- Having attorneys leave the podium after they've made their case for their clients.
- Continuing to use common sense to limit the time that applicants and board members speak, on a case by case basis, at the Chair's discretion
- Each member developing a list of planning issues for discussion and forwarding it to staff before the July meeting for distribution to all other members

Motion: Stolar/Beloff. Vote 6-0. (Tobin's seat vacant). Recommend to the Land Use and Development Committee the transfer of the responsibility to hear boat dock applications to the Board of Adjustment, the Marine Board, or another alternative.

After Action Report May 22, 2012

Motion: Stolar/Veitia. Vote: 6-0. (Tobin's seat vacant). Approve with amendments.

File No. 1947 – 550 Washington Avenue. Conditional Use Permit for an entertainment establishment with live performers. Set public hearing for modification/revocation of the Conditional Use Permit.

Motion: Beloff/Wolfarth. Vote 6-0. (Tobin's seat vacant). Bring back to the August meeting for a progress report and continue the modification/revocation hearing. 2:10 – 2:35

File No. 2061. 330 Lincoln Rd. The applicant, Oh Magic, LLC d/b/a Vice Lounge and Cafe, is requesting Conditional Use approval, pursuant to Sections 142-1362 of the Land Development Regulations of the City Code, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment with food service, also operating as an entertainment establishment, with an occupant content of 200 or more persons.

Motion: Urstadt/Beloff. Vote: 6-0. (Tobin's seat vacant). Continue to the August 28, 2012 meeting, as requested by applicant. 2:35 – 2:38

File No. 2065. 309 23 Street. The applicant, MMBP Group, LLC., is requesting Conditional Use approval to operate a Neighborhood Impact Establishment consisting of a full service restaurant and lounge, with dining in the courtyard, serving alcohol, with an occupant content of 200 or more persons.

Motion: Beloff/Veitia. Vote: 6-0. (Tobin's seat vacant). Approve as recommended by staff with amendment. 2:38 – 2:56

File No. 2059. FLUM Amendment. The applicant, 4701 North Meridian, LLC, is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach pursuant to Chapter 163.3181 F.S., and Chapter 163-3187 F.S., by changing the Future Land Use Designation for the parcel of land more commonly known as Miami Heart Institute, comprised of less than 10 acres from the current PF-HD, "Public Facility Hospital," to the Future Land Use Category of RM-1, "Residential, Multifamily Low Intensity."

Motion: Beloff/Urstadt. Vote: 5-0. (Veitia absent, Tobin's seat vacant). Continue to the July 24, 2012 meeting. 5:20 – 8:00

File No. 2060. Zoning Map Change. The applicant, 4701 North Meridian, LLC is requesting to amend the Official Zoning District Map, referenced in Section 142-72 of the Code of the City Of Miami Beach, Florida, pursuant to Section 118-162, "Petitions for Changes and Amendments," by changing the Zoning District Classification for the parcel of land more commonly known as Miami Heart Institute, comprised of less than 10 acres, from the current HD, Hospital District, to RM-1, "Residential, Multifamily Low Intensity." The applicant intends to retain the existing nonconforming height, setbacks, floor area ratio and off-street parking by converting existing structures to a multifamily building with associated amenities and parking.

Motion: Beloff/Urstadt. Vote: 5-0. (Veitia absent, Tobin's seat vacant). Continue to the July 24, 2012 meeting. 5:20 – 8:00

File No. 2064. Parking District No. 5, Sunset Harbor Neighborhood. 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 130, "Off-Street Parking," Article II "District; Requirements," Section 130-31 "Parking Districts Established," creating a new Parking District No. 5 and Section 130-33, "Off-Street Parking Requirements," for Parking Districts Nos. 2, 3 and 4," by adding new parking regulations for Parking District No. 5 for properties generally bounded by Purdy Avenue on the west, 20th Street on the North, Alton Road on the east and Dade Boulevard on the south; Providing for Codification; Repealer; Severability; and an Effective Date.

Motion: Veitia/Urstadt. Vote: 5-0. (Beloff recused, Tobin's seat vacant). Recommend approval to the City Commission with amendments, and bring back ordinance with boundary expansion. 2:55 – 4:39

File No. 1998 - 5520 – 5530 La Gorce Drive. The applicant, Novalis, LLC is requesting an extension of time in order to obtain a building permit for the construction of the single-family structure on Lot 3 or a Certificate of Occupancy for the single-family structure on Lot 4.

Motion: Beloff/Urstadt. Vote 6-0. (Tobin's seat vacant). Approve as recommended by staff 4:39 – 4:40

File No. 2068. 821 E. Di Lido Drive. The applicant, Nina Mandel, is requesting Conditional Use approval pursuant to Sections 66-113 and 142-1132 (l) of the City Code, to repair the existing seawall and build a 50' x 6' wood finger pier, as well as a 6'x20' floating dock with 12 wood mooring piles, with a total projection of approximately 60 linear feet from the seawall.

Motion: Veitia/Beloff. Vote: 6-0. (Tobin's seat vacant). Approve as recommended by staff. 4:40 – 4:48

File No. 2069. 1681 Lenox Avenue. The applicant, Scott Duffner, is requesting Conditional Use approval pursuant to Sections 118-192 and 142-1362 of the City Code, to operate a restaurant selling alcohol with an approximate total of 403 seats - 355 indoors, and 48 outdoors - and an occupant content above 299 persons. There would be no dancing, or entertainment, and music would be played at background level only.

Motion: Stolar/Urstadt. Vote 5-0. (Tobin's seat vacant). Continue to the July 24, 2012 meeting.

File No. 2070. 2-30 + 46-64 Ocean Drive and 1-35 + 69 Collins Avenue – Block One. The applicant, TRG-BLOCK ONE, LTD, is requesting Conditional Use approval pursuant to Sections 118-192 and 130-38 of the City Code, for a mechanical parking garage with lifts for a portion of the required parking for 50 residential units, 3,290 square feet of retail, 7,880 square feet of restaurant, and 200 required parking spaces.

Motion: Veitia/Beloff. Vote 6-0. (Tobin's seat vacant). Approve as recommended by staff with amendment. 4:48 – 5:10

File No. 2072. Ground Floor Additions in the Architectural District. An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, 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 3, "Residential Multifamily Districts", By Amending Subdivision V, "Rm-3 Residential Multifamily High Intensity", To Create Additional Regulations Regarding Ground Floor Additions For Properties Located In The Architectural District; Providing For Repealer, Codification, Severability And An Effective Date.

Motion: Wolfarth/Urstadt. Vote 5-0. (Veitia absent, Tobin's seat vacant). Continue to the July 24, 2012 meeting.

File No. 2071. Distance Separation between Alcoholic Beverage Sales (Liquor Stores). 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 6, Alcoholic Beverages, Section 6-4, "Location And Use Restrictions" By Requiring That The Minimum Distance Separation Between Retail Stores Primarily Selling Alcoholic Beverages For Consumption Off The Premises As A Main Permitted Use Shall Be 1,500 Feet; Providing For Repealer, Severability, Codification, And An Effective Date.

Motion: Beloff/Wolfarth. Vote 5-0. (Veitia absent, Tobin's seat vacant). Continue to the July 24, 2012 meeting.

File No. 2073. Parking District #5 in the Sunset Harbor Neighborhood. An Ordinance Of The Mayor And City Commission OThe City Of Miami Beach, Florida, 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 5, "CD-2 Commercial Medium Intensity District," by clarifying the permitted and conditional uses in Parking District #5 in the Sunset Harbor Neighborhood. Providing For Repealer, Codification, Severability And An Effective Date.

Motion: Veitia/Urstadt. Vote: 5-0. (Beloff recused, Tobin's seat vacant). Recommend approval to the City Commission with amendments, and bring back ordinance with boundary expansion. 2:55 – 4:39

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, July 24, 2012 at 1:00 for discussion items and 2:00 p.m. for the regular agenda, unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.