



PLANNING BOARD After Action November 28, 2012

Discussion – The Peer Review Process

Acting Planning Director, Richard Lorber gave a quick background on how the current Ordinance regarding the use of, and cost recovery for, consultants for applications for development approval came about. Two community activists, who were instrumental in getting the ordinance adopted in its present form, spoke on why peer reviews for sound and traffic studies by consultants hired by developers are needed in order to provide an objective evaluation. Everyone agreed that the process is not working as well as it could and that it needs improvement. As it currently stands, the peer review scope of work is not intended to be a full review. Mr. Stolar proposed that the peer review scope of work be modified to include all of the tasks currently enumerated in the scope of work for a full study.

Board members made additional suggestions for improving the existing process including:

- Having the City hire the main consultant and allow the applicant to hire its own consultant for rebuttal.
- Having the City hire a qualified staff person to do peer reviews. However, it is unlikely that the City would have the funding to do this.
- A peer review process should be considered for infrastructure studies/plans, such as those spearheaded by FDOT. Currently, there is no formal system to dispute FDOT studies and implementation plans.

The Board directed staff to further explore the different options and submit recommendations to Board members for further consideration at the December 18 meeting. Case studies from other cities should be included for reference. The Board also directed staff to provide a count of all peer reviews conducted this year (2012) so far.

After Action Report October 30, 2012

Motion: Stolar/. Vote: 7-0. Approve with amendments.

The selected topics for discussion in the future are:

- December – Continuation of the Peer Review Process
- January – Method of Transportation (MOT) to address traffic flow disruptions due to construction activity on Alton Road.
- February – Status of the GO Bond improvements
- March - Permitted uses for adult entertainment venues

Staff will provide Board members via email the list of discussion topics previously agreed to by the Board.

File No. 2079. 232 30 Street. Parking Garage - The Palms Hotel Garage. The applicant, The Palms South Beach, Inc., is requesting a Conditional Use Permit, pursuant to Section 118-192 of the City Code, to construct a new 5-story, all valet parking garage and associated offices to support garage operations, with approximately 95,250 gross square feet and 297 parking spaces, for the use of The Palms Hotel and Spa. **Continuance to the January 22, 2013 meeting requested by the applicant. Will be re-noticed and re-advertised.**

Motion: . Vote 7-0. Approve.

File No. 2082. 1231-51 17 Street - Mechanical Parking/Extended Stay Hotel over 50,000 sq.ft. The applicant, SOBE17, LLC is requesting Conditional Use approval, pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 58 parking spaces, as well as a hotel with 116 rooms and a small 58-seat restaurant. **Continuance to the December 18, 2012 meeting requested by the applicant.**

Motion: Beloff/Veitia. Vote 7-0. Approve.

File No. 2087. 1700 W. 25 Street - Lot Split. The applicant Bernard Baumel Revocable Trust, is requesting approval of a division of land/lot split, pursuant to Section 118-321 of the City Code, to divide the existing building site, comprised of two lots, into two individual parcels. **Continuance to the December 18, 2012 meeting requested by the applicant.**

Motion: Stolar/Veitia. Vote 7-0. Approve.

File No. 1840. 2301 and 2377 Collins Avenue -The Perry (f.k.a. Gansevoort). Update on the traffic circulation, delivery/loading plan and quarterly sound report.

Motion: Stolar/Wolfarth. Vote 6-1. (Beloff opposed). Progress Report at the April 30, 2013 meeting. 3:10 – 3:35

File No. 1947. 550 Washington Avenue. Bamboo Group, Inc. – Progress Report and continue public hearing for modification/revocation of the Conditional Use Permit.

Motion: Urstadt/Beloff. Vote 6-1. (Lejeune opposed). Progress report and continuation of the modification/revocation hearing at the December 18, 2012 meeting. Within 30 days applicant shall file an application for a Modification to the Conditional Use Permit to reflect change of operator from Bamboo Group, Inc. to Paris Theater LLC. 3:35 – 4:00.

File No. 1875. 619-623 Washington Avenue. Rachel's. Progress report, as directed by the Board and continuation of the modification/revocation hearing.

Motion: Beloff/Urstadt. Vote 6-1. (Lejeune opposed). Progress report and continuation of the modification/revocation hearing at the January 22, 2013 meeting. 4:00 – 4:30.

File No. 2083. 2000 and 2030 Park Avenue, 430 and 450 21 Street, 2035 Washington Avenue, and 435 and 425 20 Street – Mechanical Parking/Hotel CG Sunny Isles, LLC, CG Sunny Isles I, LLC, and CG Sunny Isles II, LLC, collectively the applicant, is requesting Conditional Use approval, pursuant to Section 130-38 (4) of the City Code, to build a valet-only mechanical parking garage in a single basement level with 77 spaces (38 mechanical lifts and 1 additional space) located in the new 5-story building proposed to be constructed as part of the redevelopment and restoration of 7 historic buildings to function as one hotel with 305 units.

Motion: Urstadt/Beloff. Vote 7-0. Approve as recommended by staff. 2:20 – 3:10

File No. 2086. 1601 Collins Avenue – NIE St. Moritz/Loews Hotel. The applicant, MB Redevelopment, Inc., is requesting a Conditional Use Permit, pursuant to Section 142-1361 of the City Code, to operate a Neighborhood Impact Establishment with approximately 390 seats, including an outdoor terrace.

Motion: Stolar/Wolfarth. Vote 7-0. Approve as recommended by staff with amendments. 4:46 – 5:10

File No. 2088. 35 and 36 Star Island Drive - Lot Split. The applicant, FCC Properties, LLC, is requesting approval of a division of land/lot split, pursuant to Section 118-321 of the City Code, to divide the existing building site, comprised of two lots, into two individual parcels.

Motion: Urstadt/Wolfarth. Vote 6-0. (Stolar absent). Approve as recommended by staff. 3:55 – 4:00

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, December 18, 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.