

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: July 13, 2016

SUBJECT: **LAND USE AND DEVELOPMENT COMMITTEE MEETING OF JUNE 15, 2016**

A Land Use and Development Committee meeting was held on June 15, 2016. Land Use Committee Members in attendance were Commissioners Joy Malakoff, Michael Grieco, and John Elizabeth Aleman. Commissioner Ricky Arriola was also in attendance. Members from the Administration, including, Kathie Brooks, Thomas Mooney, Eve Boutsis, Nick Kallergis, Jose Gonzalez, Michael Belush, Maria Ruiz, and Rogelio Madan, as well as members of public, were also in attendance. Please see the attached sign-in sheet.

The meeting was called to order at 3:09 PM.

- 1. Ordinance Amendments For Transit Intermodal Facilities: A). CDMP Amendment Implementing The Transit Intermodal Facilities Component Of The Transportation Master Plan; And B). Amendments To The Land Development Regulations Of The City Code Regarding Height And Accessory Use Requirements For Main Use Parking Structures And Transit Intermodal Facilities.**

(Sponsored by City Commission
June 8, 2016 City Commission Meeting, Item C4N)

AFTER-ACTION:

Thomas Mooney introduced the item.

Members of the public addressed the committee.

Commissioner Malakoff described the need to encourage centralized parking areas to encourage transit use and reduce the need to circulate to look for parking.

Commissioner Aleman described the need to encourage intermodal transit facilities.

Kathie Brooks detailed the definition of Transit Intermodal Facility.

MOTION: 3/0 (JA-MG)

Recommend that the City Commission refer an ordinance to the Planning Board via an R9 discussion item on July 13, 2016. The ordinance shall include provisions for transit facilities as both an accessory to a main use garage, as well as a main use, including applicable parking requirements and a city designation as a transit facility.

- 2. Discussion Pertaining to Development Regulations And Guidelines for New Construction In the Palm View Historic District To Address Resiliency, Sustainability and Adaptation.**

Agenda Item CGD
Date 7-13-16

(Returning from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner Joy Malakoff
March 9, 2016 City Commission Meeting, Item C4K)

AFTER-ACTION:

Thomas Mooney introduced the item.
Members of the public addressed the committee.
Commissioner Malakoff described the advantages of an historic designation.

MOTION: Staff directed to coordinate outreach meetings with area residents. Item continued to September 21, 2016 by Acclamation.

3. Discussion Regarding Future Rooftop and Deck Accessory Bar Uses In The Sunset Harbour Neighborhood.

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner Michael Grieco
April 13, 2016 City Commission Meeting, Item C4B)

AFTER-ACTION:

Thomas Mooney introduced the item.
Members of the public addressed the committee
Commissioner Grieco stated the need for the regulations to be very similar to adopted regulations for the South of Fifth Neighborhood and West Avenue.
Commissioner Aleman expressed a preference to see the hours changed to 11pm as opposed to 8 pm.
Commissioner Malakoff expressed concerns over the proposed hours, but expressed the need to find a compromise so as to not excessively hurt businesses.

MOTION: MG/JA (3-0)

Recommend that the City Commission refer the ordinance to the Planning Board, with the following revisions:

- a. The roof-top portion of the regulations comport with the requirements in place for the area south of Fifth Street;
- b. Outdoor speakers be permitted to play ambient, background music;
- c. An exceptions clause be added to the legislation

4. Discussion Regarding Incentivizing The Retention, Raising And/Or Relocation Of Historic/Architecturally Significant Single Family Homes (SFH).

(Continued from the April 20, 2016 LUDC Meeting
Sponsored by Commissioner Michael Grieco
April 13, 2016 City Commission Meeting, Item C4E)

AFTER-ACTION:

Thomas Mooney introduced the item.
Members of the committee discussed the options.

MOTION: Continue to September 21, 2016 by Acclamation.

5. An Ordinance Amendment Pertaining To Alcoholic Beverage Establishments In The CD-3 District On 41st Street, In Order To Address Compatibility Issue With Surrounding Residential Districts.

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner John Elizabeth Alemán
May 11, 2016 City Commission Meeting, Item C4C)

AFTER-ACTION:

Thomas Mooney introduced the item.
Members of the committee discussed the item.

MOTION: JA/JM (2-0)

Recommend that the City Commission refer the ordinance to the Planning Board, with and exceptions clause.

6. Discussion Regarding a Proposed Ordinance Change For North Beach Town Center Districts.

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner John Elizabeth Alemán
May 11, 2016 City Commission Meeting, Item C4I)

AFTER-ACTION:

Thomas Mooney introduced the item.
Commissioner Malakoff had a concern as to whether the proposed ordinance should apply to all TC-1 areas.
Thomas Mooney described that applying the ordinance to a larger area may require an additional referral and public notice.
Eve Boutsis described that for a larger area to be considered it should be included prior to being considered at First Reading.
Members of the public addressed the committee.
Commissioner Malakoff expressed support for the proposal, for the inclusion of the entire TC-1 area should be included, and the Dover Kohl Design Guidelines be included.
Commissioner Aleman expressed support for inclusion of the entire TC-1 area and for the implementation of master plan recommendations.
Commissioner Grieco had concerns over moving forward with the proposal without continuing other elements of the master plan.

MOTION: JA/MG (3-0)

Recommend approval of the ordinance and that the entire TC-1 area be included, inclusive of the setback requirements recommended by Dover Kohl.

7. Discussion Regarding Revising the Cultural Arts Neighborhood District Overlay (CANDO).

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner Ricky Arriola
May 11, 2016 City Commission Meeting, Item C4L)

AFTER-ACTION:

Commissioner Arriola introduced the item.

Ray Breslin described the proposal on behalf of the Collins Park Neighborhood Association. Members of the public addressed the committee. Commissioner Aleman had concerns over the impact to CD-3 properties.

MOTION: JA/MG (3-0)

Recommend that the City Commission refer the ordinance to the Planning Board with modifications to the north boundary, the non-amplified section of the ordinance and that the name be changed to the "Collins Park Arts District Overlay".

8. An Ordinance Amending Chapter 142 Of The City Code As It Pertains To Alcoholic Beverage Establishments On The West Side Of Alton Road And The South Side Of 17th Street.

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner Joy Malakoff
May 11, 2016 City Commission Meeting, Item R5F)

AFTER-ACTION:

Thomas Mooney introduced the item and suggested that the ordinance be continued to July so that changes could be made to the Ordinance.

MOTION: Continue to July 20, 2016 by Acclamation.

9. Single Family Demolition Procedures.

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner Joy Malakoff
May 11, 2016 City Commission Meeting, Item R5K)

AFTER-ACTION:

Thomas Mooney introduced the item. Commissioner Aleman expressed concerns over the use of sod and the need to use a more Florida Friendly landscape material. Commissioner Malakoff described the reason for the proposal.

MOTION: MG/JA (3-0)

Recommend that the City Commission refer the item to the Planning Board with a modification that Florida Friendly materials be required in place of sod.

10. Proposed Miami Beach Marina Redevelopment and Associated Legislative Changes.

(Continued from the May 18, 2016 LUDC Meeting
Sponsored by Commissioner John Elizabeth Aleman
May 11, 2016 City Commission Meeting, Item R9J)

AFTER-ACTION:

Jeffery Bercow requested a deferral of the item on behalf of the proposer.

MOTION: JA/MG (3-0)

Defer the item to September 21, 2016

11. Discussion Regarding The Recommendation Of The Neighborhood/Community Affairs Committee To Establish More Aggressive Requirements For Employee Transportation Plans.

(Sponsored by City Commission
June 8, 2016 City Commission Meeting, Item R7X)

AFTER-ACTION:

Commissioner Grieco described the proposal.

MOTION: Continue to July 20, 2016 by Acclamation

12. CMB Preparations for Likely Passage of State Medical Marijuana Constitutional Amendment.

(Continued from the April 20, 2016 LUDC Meeting
Sponsored by Commissioner Michael Grieco
February 10, 2016 City Commission Meeting, Item R9F)

MOTION: Continue to September 21, 2016 by Acclamation

13. An Amendment To Sec 142-1111 Of The City Code, To Address The Eligibility Requirements For The Short-Term Rental Of Apartment Units Within The Collins Waterfront Local Historic District.

(Sponsored By Commissioner John Elizabeth Alemán
June 8, 2016 City Commission Meeting, Item C4Q)

AFTER-ACTION:

Commissioner Aleman described the ordinance.
Members of the public addressed the committee.

MOTION: JA/MG (3-0)

Recommend that the Ordinance be approved by the Planning Board.

NOTE: This item was a dual referral to BOTH the LUDC and the Planning Board

14. Discussion Regarding Exploring Limiting Package Store Alcohol Sales To No Earlier Than 10:00 a.m., As Recommended By The Miami Beach Homeless Committee.

(Sponsored by Commissioner Joy Malakoff)
June 8, 2016 City Commission Meeting, Item C4X)

AFTER-ACTION:

Valerie Navarrete, on behalf of the Miami Beach Committee on the Homeless, requested that the City Commission consider the hours for the sale of alcohol from 8:00 a.m. to 10:00 a.m.

Commissioner Malakoff and Commissioner Grieco expressed support of the idea. Nick Kallergis indicated that the item would involve an amendment to Chapter 6. Commissioner Aleman wanted to see additional analysis to determine the impact of the change to businesses or any other residents.

MOTION: 3-0 (MG/JM)

Recommend that a draft ordinance be prepared and to continue the item to the July 20, 2016 meeting.

The meeting adjourned at 5:59 p.m.


JLM/SMT/TRM/RAM

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LAND USE AND DEVELOPMENT COMMITTEE MEETING

June 15, 2016

City Commission Chambers

Attendance Sheet

NAME	CONTACT NUMBER	I WISH TO RECEIVE THE AGENDA ELECTRONICALLY	E-MAIL ADDRESS
1. Tom Wilcox	505-970-7147	Yes	twilcox@rol.com
2. Bruce Beckman	017-513-9954	yes (calendar, on list)	brucebeckman@ychoo.com
3. Joan Balkin	305 905 7100	N.A.	N.A.
4. Sam Dublin	305 557-9004	Yes	sdublin@kruetz.com
5. MAURIE STREAN	913-452-4374	yes	mspac619@hotmail.com
6. Clare McCleary	305-772-4780	yes	clare.mccleary@earthlink.net
7. Michael Barron	786-445-0160	yes	michael.barron@gmail.com
8. JACIE LHAU	305-604-5215	yes	general.murphy@unimccom.com
9. Daniel Goodale	305-496-7535	yes	dgc223@gmail.com
10. Jim Ferris	703-919-2620	yes	stern99@gmail.com
11. Paul Veitia	305 219 3408	yes	veitia@suncoast.com
12. Valerie Novak	786-546-2422	yes	@
13. Constance Saffers	305-968-2665	yes	@
14. Constance Saffers	917-678-8978	yes	gstollen@H.n.dsging.com
15. Michael Convent	508-225-0317	no	mccon@conventions.com
16. Michael Convent	305-350-2355	yes	Mike.Douglas@BILBY.COM
17. Omar Mahal	305-779-1731	yes	Omar.Mahal@gmail.com
18. Jeff Berlow	305 377 6220	yes	jeberlow@bravinglaw.com
19. Matt Barnes	305-755-5825	NO	matthew.barnes@akeman.com
20. Grace Dillon	305 324 4700	Yes	grace@ciavocorp.com

LAND USE AND DEVELOPMENT COMMITTEE MEETING

June 15, 2016

City Commission Chambers

Attendance Sheet

NAME	CONTACT NUMBER	I WISH TO RECEIVE THE LINK TO THE ELECTRONIC AGENDA	E-MAIL ADDRESS
21. Michael Lambert	305 673-2585	no yes	Michael.Lambert@knipartners.com
22. JAY KATOBATCY	903 624-2624	yes	Jay@FESTARETENTS
23. Greg Forkle	305-377-6233	yes	GFORSTELA@BZZONLINEAW.COM
24. ERIC BANISTER	786 515 2837	yes	ericban1956@gmail.com
25. JANE BANISTER	786-515-2837	yes	janerhd35@gmail.com
26. JAY LEVY	305-785 7847	yes	JayLevy@colwellbanker.com
27. PAUL H. FREEMAN	305-970-0805	yes	hfreeman@aol.com
28. FATZA LIBANI	305 495 6282		fatza.libani@yahoo.com
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