



PLANNING BOARD AFTER-ACTION August 22, 2006

1:30 P.M. – Discussion of Planning Issues

1. I-1 and Sunset Harbor neighborhood. Study current uses, clarify sales and permitted uses such as restaurants and cafes, etc., creating incentives for work/live projects; rezoning; look at lot aggregation and other planning issues.

The Board directed staff to set up a workshop for the neighborhood.

2. Criteria used for lot splits. Update criteria to conform to present methodology, or whether to use the new s/f regulations.

Expand criteria in the Code that considers the analysis currently being done in staff reports.

3. Parking and transportation: discussion relative to current or future initiatives in development of new parking spaces and transit.

Parking:

- Should parking impact fees be permitted to be paid in historic districts.
- Development of municipal garages as robotic garages with ground floor retail.
- Municipal surface lot on Washington and 10th Street could be a pilot project for robotic parking.
- What is in parking impact fee fund
- What has been identified for these funds.
- Map of city-owned parking lots.
- Look into minimum size lot for feasibility to use robotic parking technology.
- 2-3 examples of how many parking spaces may be accommodated.

Transportation:

- Examples of what can be done immediate, intermediate and long range to improve mobility

After the public hearing for the Parking Impact Fee ordinance, the Board requested that a discussion item regarding parking impact fees and exemptions, some illustrations and how intensification increases parking be placed in the work program for the October meeting.

3:00 P.M. – Regular Planning Board Meeting

III. Public Hearings

New Applications

1. **File No. 1781 — Temporary Docks and Pilings - 2007 Brokerage Yacht Show.** The applicant, Yachting Promotions, Inc., is requesting a Conditional Use permit to install temporary floating docks and pilings adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 50th Street for the 2007 Yacht & Brokerage Show being held February 15-20, 2007.

Motion: Kuperman/Courtney. Vote: 6-1 (Berman against). Approve subject to staff recommendation and additional conditions:

- Cond. #12: 63rd St. Bridge to open from 10:00 a.m. to 3:30 p.m. on Friday, Saturday, Sunday, Monday, Tuesday and Wednesday during the set-up and move-out.
 - Cond. #13: Advertise in the Herald Beach Neighbors on the 2 Sundays preceding the week of the move-in and 2 Sundays preceding the move-out.
 - Lane closure during move-in from 9:30 to 5:00 and during show as required by Fire Marshall.
 - Additional condition: Additional one or two off-duty officers (as available) at the 63rd Street Bridge and Aqua; on 71st Street & Abbott, 69th St. and Abbott; 63rd St. & Harding; LaGorce and Alton; Pinetree & Alton from 6:30 a.m. to 10:00 a.m. and from 4:00 to 7:00 p.m. during move-in and move-out.
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2. **File No. 1782 - 1564 Daytonia Road - Mooring piles.** The applicant, Regino Rodriguez, is requesting Conditional Use approval to install two wood mooring piles 20 feet from the water's edge of an existing dock, for a total projection from the seawall of 60 feet.

Motion: Kaplan/Berman. Vote: 7-0. Approve subject to staff recommended conditions.

3. **File No. 1783 – 4485 N. Meridian Avenue – dock and boat lift.** The applicant, Sandi Dean Gotro, is requesting Conditional Use approval to install a wood dock and a boat lift that would project a total of 30 feet from the seawall.

Motion: Kaplan/Kuperman. Vote: 6-0 (Diaz against). Approve as requested with the 12' platform, subject to staff conditions and as modified by the Board: no mooring piles, no permanent docking of vessel at the end of platform, no structures on platform, no lights other than minimum navigational safety requirements.

4. **File No. 1784. Parking Impact Fee.** 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, Section 130 "Off-Street Parking," Article V "Parking Impact Fee Program," Section 130-132 "Fee Calculation," by raising the Parking Impact Fee as specified in section 130-132 (D) of the City Code. Providing for Codification; Repealer; Severability; and an Effective Date.

Motion: Berman/Leff. Vote: 5-2 (Adler, Kuperman against). Recommend approval, recommending that Certificate of Occupancy for new construction to be maintained for the use approved for no less than 5 years. Either prior or after City Commission, policy question of allowing for exemption of PIF to for intensifications in historic districts.

5. **File No. 1785. Roof Replacements.** 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 Iv, "Supplementary District Regulations ", Section 142-875 "Roof Replacements" To Modify And Expand The Requirements For Roofing Materials In All Districts; Providing For Repealer, Codification, Severability And An Effective Date.

Motion: Kuperman/Berman. Vote: 7-0. Recommend approval as amended.

6. **File No. 1777. Conditional Use for new structures 50,000 square feet and over in Commercial Districts.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Chapter 142, "Land Development Regulations," of the City Code; by amending Section 142-273, "Conditional Uses," in the "CD-1 Commercial, Low Intensity District;" amending Section 142-303, "Conditional Uses" in the "CD-2 Commercial, Medium Intensity District;" amending Section. 142-333, "Conditional Uses" in the "CD-3 Commercial, High Intensity District;" and amending Division 18, "PS Performance Standard District," Section 142-693 "Permitted Uses" in the "C-PS1, Commercial Limited Mixed-Use," "C-PS2, Commercial General Mixed Use," "C-PS3, Commercial Intensive Mixed-Use," And "C-PS4, Commercial Intensive Phased Bayside" Districts by requiring conditional use approval for new construction of structures 50,000 square feet and over, and requiring that the first step in the development review process shall be the conditional use review by the Planning Board; Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Berman/Courtney. Vote: 7-0. Recommend approval, including an amendment that reads: "portions of structures divided by a zoning district boundary line shall be aggregated for purposes of this ordinance."

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, September 26, 2006 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.

V. Adjournment

Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) *-OR (800) 955-8770 (VOICE), FOR ASSISTANCE.