



PLANNING BOARD Afteraction January 22, 2008

2:00 P.M. – Regular Planning Board Meeting

I. Administration

After Action report – December 18, 2007 meeting

Motion: Kuperman/Adler. Vote: 7-0 Approve.

II. Items for Continuance/Withdrawal

1. **File No. 1850 - 1053 – 1109 71st Street.** The applicant, Jerika Properties, Inc., to construct a 5-story, 50 feet high mixed-use structure consisting of ground floor commercial/retail space, one floor with parking facilities, one floor of office space and two floors of residential units. The proposed structure is larger than 50,000 square feet and located in a CD-2, Commercial Medium Intensity zoning district.

Motion: Kaplan/Leff. Vote: 7-0. Continue to the February 26 meeting.

III. Public Hearings

A. **Progress Reports**

1. **File No. 1774 - 1000 5th Street** - Progress report on valet and storage for off-site valet operators.

Motion: Vote: 7-0. Come back in April for a Progress report. Suggestion: give valet drivers a map showing the routes to avoid residential neighborhoods.

B. **Previously Continued Items**

None

C. **New Applications**

1. **File No. 1658. 621-623 Washington Avenue - Club Deep.** The applicant, is requesting a modification to the existing Conditional Use Permit in order to change the name of the operator from Rendevouz Holdings, LLC, to R & R Group Investment Corporation as required by Condition No. 2 of the Permit

Motion: Kaplan/Kuper. Vote: 6-0 (Kuperman recused). Approve.

2. **File No. 1861 – 1710 Bay Drive - Dock.** The applicant, Dawn Martinez, is requesting Conditional Use approval to extend an existing “L” shaped dock an additional 10 feet south and extend the terminal platforms 6 feet west for a total projection of 53 feet from the existing seawall.

Motion: Kaplan/Adler. Vote: 5-0 (Berman and Leff absent). Approve.

3. **File No. 1862 - 101 Ocean Drive- Noah Restaurant.** The applicant, Heafy Bentley Hotel, LLC, is requesting approval for additional seats and patron occupancy load for accessory restaurants or bars pursuant to zoning in progress on Section 142-693 (d) of the City Code wherein the maximum of one (1) seat per hotel or apartment unit for the entire site, and the patron occupant load for all accessory restaurants and bars on the entire site cannot exceed 150% of the number of hotel and/or apartment units unless Conditional Use Approval is granted by the Planning Board.

Motion: Berman/Kuperman. Vote: 7-0. Continue to the February meeting. Make a comprehensive, detailed presentation. Issues to resolve: independent traffic analysis, hours of operation, how the restaurant services the hotel, original plans (show evolution), no. of actual seats at Vivi, no. of occupied units and their size in the condo hotel, interior connection between hotel lobby and restaurant, outdoor use, etc.

4. **File No. 1863 - 420 Lincoln Road - TAO Restaurant & Club.** The applicant, Asia South Beach, LLC is requesting Conditional Use approval to operate a Neighborhood Impact Establishment restaurant/bar, including a retail component facing Lincoln Road.

Motion: Adler/Leff. Vote: 6-0 (Berman absent). Continue to the February meeting (1st on agenda). Issues to resolve: traffic analysis – additional hours and intersections, parking (interim when surface lot on Drexel and 16th goes under construction), valet and delivery operations, etc.

5. **File No. 1864 - Ordinance - Mechanical and Robotic Parking Systems.** 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 130 “Off-Street Parking,” Article II “Districts, Requirements,” by creating Section 130-38 “Mechanical and Robotic Parking Systems” to permit Mechanical Parking Devices and Robotic Parking Systems to be used in order to satisfy parking requirements; Providing for Repealer; Codification; Severability and an Effective Date.

Motion: Kuperman/Kaplan. Vote 6 – 0 (Berman absent). Continue to the February meeting to give staff the chance to refine further.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, February 26, 2008 at 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.

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