



PLANNING BOARD - After Action May 26, 2009

1:30 PM - Discussion of Planning Issues

Discussion regarding timely filing of applications (submitted by Mr. Stolar)

Mr. Stolar made a presentation to the Board proposing 4 measures to get applicants of major projects to submit their applications farther in advance.

Motion: Stolar/Kruszewski. Vote: 3-3 (Weisburd, Fryd and Appel opposed. Kuperman absent).
Motion failed.

Alton Road Planning Study Community Workshop – follow up

Staff continued a Power Point presentation of the plan incorporating input from the community at the February Planning Board workshop and City committees. The presentation at the April meeting included a summary from the workshop's discussion groups and questionnaire, such as: citywide commercial services (destination retail) and local neighborhood services and location; zoning and FAR. There was not enough time, therefore, discussion to be continued at future meetings included: building heights and setbacks; parking reductions and management; pedestrian and bicycle mobility; and transit service as well as, unresolved issue areas, use bonuses; impact of parking on building mass; compatibility zones and techniques; transition zones, etc. This month's discussion focused primarily on the specifics of regulating building setbacks and height and their relationship to required parking to ensure compatibility between commercial and residential development adjacent to the rear, mainly on the east side of Alton Road. Also discussed were the advantages and disadvantages of implementing a landscaping buffer in the rear setback of commercial buildings. The discussion will continue at the June meeting.

Administration

After Action report – April 21, 2009 meeting

Motion: Stolar/Veitia. Vote: 6-0 (Appel absent). Approve.

Items for Withdrawal

File No. 1915 - 1611 Lenox Avenue - The applicant, Lincoln Group, LLC, is requesting Conditional Use approval for a commercial self-parking lot operating until midnight. The site is within an RM-1, residential multifamily zoning district which requires Conditional Use approval of parking lots. Withdrawn by the applicant.

Items for Continuance

File No. 1912. Entertainment in Sidewalk Café Permit Areas. 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 82, Public Property, Article IV, "Uses In Public Rights-Of-Way," Division 5, Sidewalk Cafes, Subdivision II, "Permit," Section 82-385, by providing Minimum Standards, Criteria, and Conditions for Entertainment in Sidewalk Café Permit Areas on Ocean Drive between 8th And 13th Streets, and by amending Chapter 142, "Zoning Districts And Regulations," Article V, "Specialized Use Regulations," Division 6, "Entertainment Establishments," Section 142-1361, "Definitions," to amend the definition of Outdoor Entertainment to include such Sidewalk Café Areas on Ocean Drive, Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Stolar/Kuperman. Vote: 6-0 (Appel absent). Continue to the June meeting.

File No. 1929 – 1619 Drexel Avenue. Lincoln East Parking Garage. The applicant, 420 Lincoln Road Development, LLC is requesting Conditional Use approval to build a parking structure with approximately 491 spaces in the CD-3, Commercial High Intensity Zoning District that will be in excess of 50,000 sq. ft. with commercial/retail uses on the ground floor.

Motion: Kruszewski/Veitia. Vote: 6-0. (Appel absent). Continue to the June meeting.

File No. 1898 – 1100 West Avenue – Mondrian Hotel. The applicant, 1100 West Properties, LLC is requesting a modification to the Conditional Use Permit in order to extend the hours of operation of the interior portion of Sunset Lounge from 2:00 a.m. to 5:00 a.m.

Motion: Kruszewski/Veitia. Vote: 6-0. (Appel absent). Continue to the July meeting.

Progress Report

File No. 1862 – 101 Ocean Drive. Noah Restaurant.

Motion: Stolar/Kruszewski. Vote: 7-0. No further Progress Reports and no modification/revocation hearing unless deemed necessary.

Public Hearings

Previously Continued Items

File No. 1925 – Short Term Rental of Apartment Units or Townhomes. An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Chapter 142 of the City Code, "Zoning Districts And Regulations," Article Iv, "Supplementary District Regulations," Division 3, "Supplementary Use Regulations," by creating new Ordinance Section 142-1111, "Short Term Rental of Apartment Units or Townhomes," Providing for Repealer, Nonseverability, Codification, and an Effective Date.

The board amended and approved sections of the ordinance regulating time period, contact information, contact obligation, approvals required, association rules, and enforcement relative to fines.

Motion: Kruszewski/Stolar. Vote: 7-0. Continue to the June meeting limited to geographic applicability and ability to codify the 6 months + 1 day requirement.

File No. 1927 – 1458 Ocean Drive & 1437 Collins Avenue – Hotel de Soleil. The applicant, South Beach resort Development, LLC, is requesting a Conditional Use Permit to operate a Neighborhood Impact Establishment that includes an indoor/outdoor restaurant and lounge areas, without entertainment as defined in the City Code; and an indoor lounge with entertainment as defined in the City Code. The aggregate occupant load of all these venues will exceed 299 persons.

Motion: Kruszewski/Kuperman. Vote: 7-0. Continue to the June meeting.

New Applications

File No. 1863 – 420 Lincoln Road. Tao restaurant. The applicant, Asia South Beach, LLC is requesting a one-year extension of time – from August 26, 2009 to August 26, 2010 – in order to obtain a full building permit.

Motion: Kruszewski/Veitia. Vote: 6-1. (Stolar opposed). Approve as per staff recommendation.

File No. 1906 – 743 Washington Avenue – Buddha Lounge. The applicant, Scott Robins as president of 8th Street Washington Holdings, Inc., is requesting a modification to the Conditional Use Permit granted to Buddha Lounge LLC d/b/a The Gates in order to become the new operator of the proposed lounge.

Motion: Weisburd/Appel. Vote: 7-0. Approve as per staff recommendation.

File No. 1922 – 2201 Collins Avenue – W Hotel. The applicant, 2201 Collins Fee, LLC is requesting a modification to the Conditional Use Permit in order to clarify that events and functions that are incidental and customarily associated with the hotel are not restricted to the outdoor pool venue, but can take place throughout the property.

Motion: Weisburd/Kruszewski. Vote: 5-1. (Kuperman opposed. Appel absent). Approve as per staff recommendation with amendments.

File No. 1930 - 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," Division 18 "PS Performance Standard District," amending Section 142-693(B) "Permitted Uses," by permitting sales and accessory service of alternative fuel/electric automobiles under certain specified conditions in that portion of the CPS-2 District fronting on the north side of 5th Street; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Weisburd/Kuperman. Vote: 7-0. Recommend to the City Commission for approval.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, June 23, 2009 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.