



PLANNING BOARD After Action June 22, 2010

Public Hearing North Beach Town Center District

File No. 1954. Amendments to the Land Development Regulations of the City Code. The City of Miami Beach, Florida is requesting amendments to the text of the City's Land Development Regulations, Chapter 142, "Zoning Districts and Regulations", Article II, "District Regulations", by creating a new Division 20, "TC North Beach Town Center Districts", creating new zoning districts TC-1, "Town Center Core"; TC-2, "Town Center Mixed Use; and TC-3, "Town Center Residential Office"; providing for purpose and intent, definitions, main permitted, conditional, accessory and prohibited uses, development regulations, design review standards, and parking regulations; amending Chapter 130, "Off-Street Parking", Article II, "Districts; Requirements", Section 130-31, "Parking Districts Established", amending the boundaries of Parking District 4; amending Article III, Section 130-68, "Commercial and Noncommercial Parking Garages", adopting new regulations in TC-3 and GU districts for commercial and noncommercial parking garages; amending Chapter 138, "Signs", Article V, "Sign Regulations by Districts", Section 138-72, "Schedule of Sign Regulations for Principal Use Signs"; and creating a new Section 138-174, "North Beach Town Center Signage" amending Chapter 142, Division 4, "Alcoholic Beverages" Sections 142-1301 and 142-1302 to include TC districts.

File No. 1955. Zoning Map Changes. The City Of Miami Beach, Florida is requesting amendments to the Official Zoning District Map, referenced in Section 142-72 of the City Code, by changing the Zoning District Classifications for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial".

File No. 1956. Amendments to the Comprehensive Plan. The City of Miami Beach, Florida is requesting amendments to the Comprehensive Plan, Amending Part II: "Goals, Objectives And Policies" of the City Of Miami Beach Comprehensive Plan, Policy 1.2 of Objective 1: Land Development Regulations of the Future Land Use Element, by adding new categories Town Center Core (TC-1); Town Center Mixed Use (TC-2); and Town Center Residential Office (TC-3).

File No. 1957. Future Land Use Map Amendments. The City of Miami Beach, Florida is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach by changing the Future Land Use Designations for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial".

Staff made a presentation of the proposed regulations and changes to the Comprehensive

Plan and Zoning and Future Land Use maps. The Board made comments, asked questions and made some changes.

Files 1954 and 1955. Motion: Veitia/Beloff. Vote 5-0. (Frohlich and Kuperman absent). Approve as proposed by staff with amendments.

File 1956. Motion: Veitia/Beloff. Vote 5-0. (Frohlich and Kuperman absent). Approve as proposed by staff.

File 1957. Motion: Veitia/Beloff. Vote 5-0. (Frohlich and Kuperman absent). Approve as proposed by staff.

Regular Planning Board Meeting

Administration

After Action Report – May 25, 2010 meeting

Motion: Beloff/Weisburd. Vote: 4-0. (Frohlich, Kuperman and Veitia absent). Approve.

Previously Continued Items

File No. 1958. 330 Lincoln Road. The applicant, Stone Management Associates, is requesting a Conditional Use Permit for a Neighborhood Impact Establishment, which has been legal non-conforming, with an occupant load of 425 persons. In addition, the applicant is requesting the approval of an added performance stage on the second floor of the venue.

Motion: Beloff/Weisburd. Vote:5-0. Frohlich and Kuperman absent. Continue to the July 27 meeting.

File No. 1840. 2301 Collins Avenue (a/k/a 2377 Collins Avenue). Gansevoort rooftop venue – The applicants, Sandy Lane Residential, LLC, Sandy Lane Retail LLC, and Sandy Lane Beach Front, LLC are requesting a Modification to a Conditional Use Permit to introduce the new operator and for the operator to affirm its understanding of the conditions of the Conditional Use Permit; and to modify the condition that refers to decibels in order to be consistent with the City's noise ordinance.

Motion: Beloff/Stolar. Vote 6-0. (Kuperman absent). Approve the change of ownership.

Motion: Beloff/Stolar. Vote 6-0. (Kuperman absent). Approve the sending of a cure letter.

New Applications

File No. 1963. Temporary Docks and Pilings - 2011 Yacht & Brokerage Show. The applicant, Yachting Promotions, Inc. is requesting a Conditional Use approval to install temporary floating docks, pilings and ramps adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 51st for the 2011 Yacht and Brokerage Show scheduled for February 17 – 21, 2011. Installation of equipment will commence on January 17, 2011 and removal will be complete by March 1, 2011.

Motion: Veitia/Beloff. Vote 6-0. (Kuperman absent). Approve as recommended by staff with amendments.

File No. 1897. 304-312 Ocean Drive. The applicant, Project Madison, LLC, is requesting a one-year extension of time to April 23, 2011, as allowed by Sec 118-193 of the City Code, of its existing Conditional Use approval to exceed the number of seats permitted in an accessory use restaurant in a 27-unit hotel located in the R-PS3 zoning district. The accessory use restaurant is permitted to

have 27 seats and an occupant load of 40. The Conditional Use Permit granted the applicant the requested increase in occupant load to 54. In addition, the applicant is requesting a change of name.

Motion: Stolar/Beloff. Vote 6-0. (Kuperman absent). Approved as recommended by staff with amendments.

File No. 1887. FLUM Amendment. The applicant, South Beach Heights I, LLC, is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach by changing the Future Land Use Designation for the parcel of land more commonly known as The South Shore Hospital parcel (a/k/a 630 Alton Road) comprised of less than 10 acres from the current PF-RHO, "Public Facility (Religious, Hospital, Other)," to the Future Land Use Category of CD-2, "Commercial Medium Intensity."

Motion: Beloff/Stolar. Vote 6-0 (Kuperman absent). Approve as recommended by staff.

File No. 1888. Zoning Map Change. The applicant South Beach Heights I, LLC is requesting to amend the Official Zoning District Map, referenced in Section 142-72 of the Code of the City Of Miami Beach, Florida, by changing the Zoning District Classification for the parcel of land more commonly known as The South Shore Hospital parcel (a/k/a 630 Alton Road) comprised of less than 10 acres, from the current HD, Hospital District, to CD-2, "Commercial Medium Intensity

Motion: Beloff/Stolar. Vote 6-0 (Kuperman absent). Approve as recommended by staff.

File No. 1959. 4385 Collins Avenue – Soho Beach House f/k/a Sovereign Hotel. The applicant, Ryder Properties, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment without entertainment or dancing at the Soho Beach House private member hotel consisting of ground floor restaurant, wine bar and courtyard bar open to the public, and for private members only, a Tiki hut bar in the rear yard, a second floor dining area and bar, and eighth floor rooftop bar, indoor sitting room and private dining room. The total aggregate proposed occupancy content is 762.

Motion: Beloff/Frohlich. Vote 6 – 0. (Kuperman absent). Approve as recommended by staff with supplemental revisions submitted by the applicant.

File No. 1361 – 1236 Ocean Drive. The applicant, Reta Ocean Drive, LLC is requesting a Modification to an existing Conditional Use Permit for an outdoor entertainment establishment in order to change the name of the restaurant and the name of the owner/operator.

Motion: Stolar/Veitia. Vote 6 – 0. (Kuperman absent). Continue to the July 27 meeting.

File No. 1951 – 1440 Ocean Drive. The applicant, Betsy Ross Owner, LLC is requesting Conditional Use approval for a Neighborhood Impact Establishment including the hotel's restaurant and lobby bar, its rooftop, and its basement lounge.

Motion: Veitia/Frohlich. Vote 6 – 0. (Kuperman absent). Continue to the July 27 meeting.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, June 22, 2010 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.