



PLANNING BOARD After Action (Revised 09/30/10) August 24, 2010

Regular Planning Board Meeting

Administration

After Action Report – July 27, 2010 meeting

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

Progress Reports

File No. 1897. 304-312 Ocean Drive. Progress Report as required by the Board.

Motion: Stolar/Veitia. Vote: 6-0. (Frohlich absent). Come back to the September 28, 2010 meeting for a Progress Report to set a public hearing for modification/revocation.

File No. 1875. 619-623 Washington Avenue - Karma f/k/a Ahnvee. Progress Report as required by the Board.

Motion: Veitia/Kuperman. Vote 6-1. (Stolar opposed). Approve as recommended by staff. No further Progress Reports.

File No. 1901. 1200 Ocean Drive - Palace Food Bar. Progress Report as required by the Board.

Motion: Veitia/Frohlich. Vote: 7-0. Approve as recommended by staff. No further Progress Reports.

File No. 1724. 1437-39 Washington Avenue. Progress Report as required by the Board.

Motion: Beloff/Frohlich. Vote 7-0. Approve as recommended by staff. No further Progress Reports.

File No. 1840. 2301 Collins Avenue (a/k/a 2377 Collins Avenue) - Gansevoort rooftop venue.

Progress Report deferred to the September 28, 2010 meeting at the request of Planning Department staff in order to further develop proposal to construct awning over garbage area on 24th Street.

New Applications

File No. 1971. 1340 Stillwater Drive. The applicant, Mike Nikzad, is requesting a conditional use permit for the addition of a wood dock and boatlift measuring 43 feet 10 inches to an existing dock that projects 32 feet 5 inches from the seawall. The boat dock would measure approximately 81 feet 6 inches. An extra 14 feet would be added for a boatlift to moor a boat parallel to the seawall bringing the total linear projection to 95 feet 4 inches from the seawall.

Motion: Veitia/Beloff. Vote: 7-0. Approve as recommended by staff with suggestion to work with staff on the railing.

Previously Continued Items

File No. 1964. Miami Beach Rod & Reel Club Historic Site. To be heard after 5:00 PM. An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, Amending the Land Development Regulations of the Miami Beach City Code; Amending Section 118-593, "Historic Preservation Designation"; Amending Section 118-593(e), "Delineation on Zoning Map"; Amending Section 118-593(e)(1), "Historic Preservation Sites (HPS)" by Designating the Miami Beach Rod & Reel Club at 218 South Hibiscus drive, as an historic site, as More Particularly Described Herein; Providing that the City's Zoning Map Shall Be Amended to Include the **MIAMI BEACH ROD & REEL CLUB Historic site**; Adopting the Designation Report Attached Hereto as Appendix "A"; Providing for Inclusion in the Land Development Regulations of the City Code, Repealer, Severability, and an Effective Date.

Motion: Frohlich/Beloff. Vote: 5-2. (Veitia and Stolar opposed). Recommend against designation.

File No. 1946. Alton Road Historic District Buffer Overlay. 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, by amending Chapter 142, "Zoning Districts and Regulations," Article III, "Overlay Districts," creating Division 8 "Alton Road - Historic District Buffer Overlay," by including Section 142-858 "Location and Purpose," and Section 142-859 "Development Regulations," including among other provisions regulations on maximum floor area ratio; maximum building height; minimum setbacks; building separation; demolition or additions to contributing buildings in an historic district; and land use regulations for location of retail uses, restaurants, bars, entertainment establishments, alcoholic beverage establishments and similar uses; requiring conditional use approval of such uses in excess of 10,000 sq. ft.; and prohibiting alcoholic beverage and entertainment establishments in open areas with exceptions as prescribed in the ordinance; providing for codification; repealer; severability; and an effective date.

Motion: Beloff/Frohlich. Vote: 5-1. (Fryd absent, Veitia opposed). Exclude lots 15 & 16 Block 8 from Overlay Area 3. Motion carries.

The Board voted on Section 142-959. Development Regulations and its subsections. It should be noted that as per Section 118-52 of the City Code: "An affirmative vote of four regular members shall be required to approve a request before the board that requires city commission approval."

Motion: Frohlich/Beloff. Vote: 3-3. (Fryd absent, Stolar, Veitia & Weisburd opposed). (b) Increase the building height limit in the rear from 23 feet to 30 feet. Motion fails.

Motion: Frohlich/Beloff. Vote 3-3. (Fryd absent, Stolar, Veitia & Weisburd opposed). (c)(4) Reduce the rear yard setback from 25 feet to 15 feet. Motion fails.

Motion: Frohlich/Beloff. Vote 2-4. (Fryd absent, Kuperman, Stolar, Veitia & Weisburd opposed). (f)(1) Increase the total floor area of loft/mezzanine from one-third to two-thirds. Motion fails.

Motion: Frohlich/Beloff. Vote 4-2. (Fryd absent, Veitia & Stolar opposed). (f)(2) Increase the threshold that would require Conditional Use review from 10,000 square feet to 20,000 square feet. Motion carries.

Motion: Veitia/Frohlich. Vote 6-0. (Fryd absent). (f)(2) Add: "The regulations in Chapter 142, Article V, Division 6, Entertainment Establishments, shall continue to apply to uses in this overlay district." Motion carries.

Motion: Beloff/Frohlich. Vote 6-0. (Fryd absent). Insert, under Section 142-859 Development Regulations, the words “applicable to and/or” to the second sentence between “regulations” and “in” and insert “continue to” between “shall” and “apply”. Motion carries.

Motion: Beloff/Frohlich. Vote 4-1. (Fryd & Kuperman absent, Stolar opposed). Add to (f)(1) “This subsection shall not apply to existing and proposed retail uses in buildings existing in this district as of the effective date of this ordinance.” Motion carries.

Motion: Veitia/Frohlich. Vote 3-2. (Fryd & Kuperman absent, Beloff & Frohlich opposed). Recommend approval of above amendments to the Ordinance recommended by the Planning Board on April 27, 2010. Motion fails.

File No. 1965. Alton Road New Parking District. An Ordinance amending Chapter 130 Off-Street Parking, Article II “Districts; Requirements,” Section 130-31 “Parking Districts Established,” creating a new Parking District no. 5, and Section 130-33 “Off-Street Parking Requirements for Parking Districts nos. 2, 3 and 4,” by adding new parking regulations for Parking District no. 5, for properties with a lot line on Alton Road from 5th street to Dade Boulevard, including a reduction in off-street parking requirements for certain land uses and bicycle parking requirements.

Item will be heard at the September 28, 2010 meeting.

File No. 1961. 1861 Bay Road. To be heard at or after 5:00 PM. The applicant, Tremont Towing, Inc. is requesting Conditional Use approval for a towing yard in the I-1 Light Industrial District.

Motion: Frolich/Beloff. Vote: 6-1. (Stolar opposed). Approve as recommended by staff with amendments.

File No. 1967. Bed and Breakfast Inns. 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 142, “Zoning Districts and Regulations,” Article V, “Specialized Use Regulations,” Division 7, “Bed and Breakfast Inns,” Section 142-1401, “Conditions for Bed and Breakfast Inns,” by modifying the conditions for Bed and Breakfast Inns to widen the eligibility for alterations, and permitting limited assembly type accessory uses; Providing For Repealer; Codification; Severability; and an Effective Date.

Motion: Frohlich/Beloff. Vote: 6-1. (Stolar opposed). Recommend as proposed by staff with amendments.

File No. 1968. Use of Consultants for Development Approval. 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 118, “Administration And Review Procedures,” Article 1, “In General,” Section 118-6, “Use Of, And Cost Recovery For, Consultants For Applications For Development Approval,” By Specifying Requirements For Reports To Be In Writing, To Be Submitted By A Specified Deadline, And For The Author Of Said Reports To Be Present At Public Hearing; Providing For Repealer; Codification; Severability; And An Effective Date.

Motion: Beloff/ Veitia. Vote: 7-0.). Recommend as proposed by staff with amendment by Mr. Held.

Other Business

The Board amended Condition 16 in the CUP for the Boat Show PB # 1963 stating that “No vessel shall enter the Indian Creek Waterway before 9:30 AM unless a waiver from the Shane Watersports Center is obtained for this to occur earlier”. The City’s Special Events Office will replace the Shane Center.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, September 28, 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.

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