



PLANNING DEPARTMENT

PLANNING BOARD After Action (Revised) March 22, 2011

1:30 PM Regular Planning Board Meeting

Administration

After Action Report February 22, 2011

Motion: Stolar/Beloff. Vote: 5-0. (Frohlich & Weisburd absent,). Approve.

Progress Reports

None

Public Hearings

Previously Continued

File No. 1990 – 1530 Alton Road. The applicant, Atlantic Parking Systems, is requesting Conditional Use approval to operate an existing parking lot for valet storage and self-parking with 15 spaces after midnight. Continue to the April 26 meeting without being heard.

File No. 1840 – Gansevoort. 2301 Collins Ave (a/k/a 2377 Collins Avenue). Sound system report dated 2/15/11 distributed at the Board at the 2/22/11 meeting.

Motion: Frohlich/Fryd. Vote 4-1. (Stolar opposed, Weisburd absent). Direct staff to execute the Modified CUP. 1:50 – 2:20

File No. 1996. An Ordinance of the Mayor and City Commission of the City of Miami Beach 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," by amending Division 4 "CD-1 Commercial, Low Intensity District," Section 142-273, "Conditional Uses" and Division 5 "CD-2 Commercial, Medium Intensity District," Section 142-303 "Conditional Uses" by including second hand goods as a Conditional Use in the CD-1 and CD-2 zoning districts; and by amending Division 6, "CD-3 Commercial, High Intensity district," Section 142-335 "prohibited uses" and Division 18 "PS Performance Standard District," Section 142-693(c) "permitted uses," by including second hand goods as prohibited uses in the CD-3 and PS districts.

Motion: Fryd/Beloff. Vote 6-0. (Weisburd absent). Direct staff to refine and bring back to Board. 2:21 – 3:25.

New Applications

File No. 1997. 920 Stillwater Drive. The applicant, Lily Munne, is requesting Conditional Use

approval for a boat dock extending outward 70 linear feet and dolphin mooring piles extending further out for a total projection of 98 linear feet from the shoreline.

Motion: Beloff/Fryd. Vote 5-0. (Frohlich & Weisburd absent,). Approve as recommended by staff. 4:40 – 4:50.

File 1869. 630 Alton Road. The applicant, M & M Parking Management, LLC, is requesting a Modification to an existing Modified Conditional Use Permit to change the name of the parking garage operator from Associated Parking Systems, Inc. to M & M Parking Management, LLC.

Motion: Beloff/Fryd. Vote 5-0. (Frohlich & Weisburd absent). Approve as recommended by staff. 3:26 – 3:42

File No. 1993. 1415 Euclid Avenue. The applicant, Grandioso Management, LLC, d/b/a The Temple House, is requesting Conditional Use approval to use the facility for non-entertainment uses including, but not limited to, art exhibits, corporate seminars, and educational lectures and presentations.

Motion: Beloff/Fryd. Vote 5-1. (Stolar opposed, Weisburd absent). Approve as recommended by staff with amendments. 3:42 – 4:40

File No. 1998. 5520 & 5530 La Gorce Drive. The applicant, Novalis, LLC, is requesting approval for a lot split/subdivision of land of the existing building site comprising of two platted lots, to be divided into two buildable parcels.

Motion: Beloff/Fryd. Vote 5-0. (Frohlich & Weisburd absent). Approve as recommended by staff. 5:22 – 5:34

File No. 1999. 737 W. 49 Street. The applicant, Fisher Park Homes, LLC, is requesting approval for a lot split/subdivision of land of the existing building site comprising of three platted lots, to be divided into two buildable parcels.

Motion: Fryd/Beloff. Vote 5-1. (Weisburd absent, Stolar opposed). Approve as recommended by staff with amendments. 4:50 – 5:22

File No. 2000. 49-53 Collins Avenue. The applicant, Southpointe Heights, LLC, is requesting Conditional Use approval to redevelop an existing parking lot as a 4-level commercial main use robotic parking garage with ground floor retail and restaurant/commercial space and a total of 184 public and private spaces, including spaces to serve the nursing home across the street.
Continued to allow time to work out issues of concern with neighbors.

File No. 1992. Entertainment in restaurants in CPS-2. 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," by amending Section 142-693 "Permitted Uses," Subsection (c), to allow entertainment as a conditional use in restaurants within the area bounded by Fifth Street, Collins Court, Fourth Street and Euclid Avenue; Providing for Repealer, Codification, Severability and an Effective Date. **Removed from agenda by City Commission Action.**

File No. 2001. Parking district boundaries and parking in lieu fees. 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 130, "Off Street Parking", Article II, "District Requirements", by amending Section 130-31, "Parking Districts Established", to expand the boundaries of the existing parking districts; by amending Section 130-33, "Off-street Parking Requirements for parking districts nos. 2, 3 and 4," to amend regulations pertaining to parking districts 2, 3, and 4; and by amending Article V, "Fee in Lieu of Parking Program," Section 130-132, "Fee Calculation", to allow a yearly fee in lieu of parking to be paid for new construction, and reducing the yearly fee in lieu of parking from the current 3 percent of the one-time payment to a lesser percentage; providing for Repealer, Codification, Severability and an Effective Date. **Directed staff to refine and bring back to the Board.**

Discussion Item. Increasing the permitted maximum building height and number of stories in a portion of the CD-3 district within the architectural district and abutting 17th Street from 50 feet and 5 stories to 80 feet and 7 stories. **Continued to allow time to work out issues of concern with neighbors and historic preservation groups.**

Other Business.

The Board directed staff to provide an updated report on projects that have applied for extensions of time to Development Orders that have expired under SB 360 & 1752 at the April meeting.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, April 26, 2011 at 1:30 p.m. unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.