



PLANNING BOARD AFTERACTION March 28, 2006

1:30 P.M. – Discussion of Planning Issues

- Revitalizing North Beach Oceanfront Parks through Placemaking.

COMMENTS:

North Shore Park.

1. Nature preserve
2. Educational facility - Partnering with Miami Dade School district and others re: an educational component for school children and visitors as well to activate the park on weekdays
3. Signage and wayfinding along with safety and maintenance - interpretive signage for nature trails, Wayfinding signage should be brought into the park
4. Parking outside of the park
5. Access to the beach and responsive to the needs of the community to use the beach – careful and additional study necessary for creating ocean views - Increase visual and pedestrian access to the beach while accommodating the nature preserve characteristics (low-lying vegetation) and the need for views to the ocean
6. Great designers should design great parks. Because of unique opportunity and great value, an RFP should be issued based on the community's vision.

Altos del Mar Park

1. Cultural focus – quality experience
2. Expansion/relocation of library building. Building has to be completely remodeled/adapted for park related uses
3. Partner with institution or well-known curator of art
4. Edit list of uses

Ocean Terrace

1. Celebrate architecture
2. Distinguish what can be done from public and from private sectors – west side of Ocean Terrace needs to be activated.
3. Study zoning issues related to the west side of the street – restrict to ground floor cafes and restaurant uses? Retail uses?

Band Shell Park

1. Restoration of structure is very important
 2. Look at sand bowl and possibly sod it
 3. Let designing firm develop the design further
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3:00 P.M. – Regular Planning Board Meeting

I. Administration

- Election of Chair and Vice Chair

Motion: Berman/Kaplan – Nomination of Diaz as chair – Vote: 7-0

Motion: Kuperman/Leff - Nomination of Courtney as vice chair – Vote: 7-0

The Board discussed the addition of items to the work plan for future discussion:

MXE zoning specific to Ocean Terrace – incentivizing certain uses; looking at commercial uses and discuss what restrictions, if any, relative to allowable uses. This item to be placed on the April and May agendas as backup discussion items if time permits.

Parking and transportation: discussion relative to current or future initiatives in development of new parking spaces and transit. – Place this item as a discussion in August.

- After Action report – February 28, 2006 meeting
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File No. 1758. An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Land Development Regulations of the City Code by amending Chapter 142, “Zoning Districts and Regulations,” Article V, “Specialized Use Regulations,” Division 6, “Entertainment Establishments,” Section 142-1361 “Definitions” of the City Code, to reduce occupancy threshold for Neighborhood Impact Establishments operating as Dance Halls or Entertainment Establishments within certain specified areas of the CD-2 Commercial Medium Intensity and CD-3 Commercial High Intensity Zoning Districts; Providing for Codification, Repealer, Severability and Effective Date.

Motion: Courtney/Kuperman. Vote: 7-0. Continued to the April meeting

File No. 1740 – 530 Meridian Avenue – Institutional Use/Adult Congregate Living Facility. The applicant, SunSouth Place, Inc., is requesting Conditional Use approval to operate a 70-unit institutional use/adult congregate living facility providing on-site personal services to residents such as social workers and other support personnel.

Motion: Courtney/Leff. Vote: 5-1 (Diaz no, Berman recused). Approve subject to staff recommendation.

File No. 1715. Single Family development regulations. 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, Florida, Chapter 142, “Zoning Districts And Regulations,” Division 2, “RS-1, RS-2, RS-3, RS-4 Single-Family Residential Districts,” by amending Lot Coverage, Structure Size Requirements for Single-Family Homes by including criteria for two-story

homes and modifying setback requirements. Providing Codification, Repealer, Severability, and an Effective Date.

First Motion: Kuperman/Adler. Vote: 5-2 (Berman, Adler against motion). Lot Coverage: Adoption of 30% lot coverage, establish a maximum building size of 50% of the lot size and allow property owners to recapture to current 35% lot coverage through a streamlined design review procedure that will include review criteria.

Second motion: Kuperman/Kaplan. Vote: 7-0. Front yard setback: for two-story house at 30 feet also with ability for 50% of the second floor to come forward to the 20-ft. required front yard setback without design review and ability to recapture to current regulations (the two-story volume at the 20' front yard setback) through a design review process.

Third motion: Adler/Courtney. Vote: 6-1 (Berman no). Side yard setback – Sec. 142-106(2)c. (Side yards) to read: Two story side elevations located along a required side yard setback line, or within 15% of the required sideyard setback...

Fourth motion: Kuperman/Courtney. Vote: 7-0. Height: restrict to two floors as proposed; height of 18 feet from grade for one-story house; height of 25 feet from grade for lots 60 feet less in width; lots wider than 60 feet, 30 feet from grade for flat roofs and 33 feet from grade for pitch roofs with ability to recapture height to current Code through design review process.

Fifth motion: Kuperman/Berman. Vote: 7-0. Roof elements: If placed within 25% of any of the required setbacks to be reviewed through a design review process with the ability to recapture.

Sixth motion: Kuperman/Berman. Vote: 7-0. Non-conforming structures: Ability to rebuild to the building envelope that existed prior to the partial or total destruction of the structure – no deviation from the prior envelope.

Staff to prepare review criteria and design review process to be presented at the April meeting.

File No. 1761. An Ordinance of the Mayor and City Commission of the City of Miami Beach Amending Chapter 142, “Land Development Regulations,” of the City Code, by Amending Division 11, “I-1 Light Industrial District,” by requiring to the greatest extent possible that the first step in the development review process of new construction of structures 50,000 square feet or more be the Conditional Use review by the Planning Board. Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Berman/Kuperman. Vote: 7-0. Recommend adoption of the ordinance to the City Commission removing the language “to the greatest extent possible”.

File No. 1587 – 615 5th Street. The applicant, National Parking Systems Corp., is requesting a modification of a conditional use permit to operate an underutilized parking lot by extending the hours of operation.

Motion: Kaplan/Berman. Vote: 6-1 (Diaz no). Approve subject to staff recommendation.

File No. 1760 – 1133 – 1135 71st Street. The applicant, Ministerio Internacional El Rey Jesus is requesting a conditional use permit to operate a House of Worship.

Motion: Kuperman/Adler. Vote: 7-0. Approve subject to staff recommendation.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: Please note that next month's meeting is on **WEDNESDAY**, April 19, 2006 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.

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.