



PLANNING BOARD AFTERACTION

April 24, 2007

Discussion of Planning Issues

None Scheduled

Regular Planning Board Meeting

A. Progress Report

1. **File No. 1781 — Temporary Docks and Pilings - 2007 Brokerage Yacht Show** by the applicant, Yachting Promotions, Inc. Verbal Progress Report.

Applicant should start the process earlier and have a pre-submission meeting with staff to go over operational issues and ways to ameliorate impact on the City.

2. **File No. 1734 – 1801 Collins Avenue – Club Shine at the Shelborne Hotel.** The applicant, applicant, Shelborne Associates, received Conditional Use approval on September 27, 2005 to permit the operation of the entertainment establishment, Club Shine, seven days a week from 9:00 p.m. to 5:00 a.m. It has been reported that this venue has been operating sporadically. The purpose of this notice is to advise property owners of the intentions of the Club Shine to operate from time to time and that a progress report will be provided to the Planning Board at the April 24, 2007 meeting.

No further progress reports unless it is deemed necessary.

3. **File No. 1495. 125-141 Collins Avenue.** Parking lots. Progress report on landscaping requirements.

In compliance; no further progress reports unless deemed necessary

4. **File No. 1682. 546 Lincoln Road – Cafeteria.** Progress Report regarding noise violations.

Applicant met with Planning Director before meeting and agreed to be more aggressive relative to the issue of containing noise within the building. Will meet with neighbors to try and resolve their concerns. No further progress reports unless deemed necessary.

B. Previously Continued Items

1. **File No. 1797. 6900 Collins Avenue.** The applicant, Komoko Corporation, is requesting Conditional Use approval to construct a 5-story, 50 feet high structure consisting of 44 residential units, inclusive of a parking garage in the building, and commercial/retail space on the ground floor. The proposed structure is larger than 50,000 square feet and located in a CD-2, Commercial Medium Intensity zoning district.

Motion: Kuperman/Leff. Vote: 5-2 (Berman and Kaplan against). Approve subject to staff recommendation and modifying condition #8 to include a physical design solution for the right-turn only; and one additional condition: the applicant shall submit to staff for review and approval a detailed operational parking plan prior to the issuance of the building permit. Such plan shall include, but not limited to a revenue control system, signage issues directing customers to the actual garage entrance.

2. **File No. 1739 – 4360 – 4370 Collins Avenue – Parking Garage.** The applicant, Fontainebleau Florida Hotel, LLC, is requesting an extension of time of a previously approved Conditional Use permit to construct and operate a parking garage with residential units facing Indian Creek Drive and commercial/retail uses facing Collins Avenue.

Motion: Berman/Kuper. Vote: 6-0 (Kuperman absent). Approve request for the extension of time to May 22, 2008.

C. New Applications

1. **File No. 1819. 997 Biarritz Drive.** The applicant, 997 Biarritz, LLC, is requesting approval of a conditional use permit for the expansion of an existing Montessori school for a future capacity of approximately 180 ranging in age from 18 months to 6th Grade.

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

2. **File No. 1820. 1211 - 1219 Marseille Drive.** The applicant, Charter on the Beach Middle School, is requesting a Conditional Use Permit to operate a charter middle school to include 7th and 8th grades.

Motion: Kaplan/Berman. Vote: 6-1 (Kuper against). Approve subject to staff recommendation and the following conditions: The applicant shall be permitted to open one night a month until 9:00 p.m. to allow for parent-teacher conferences (modification of Condition #7). In order to improve the drop-off/pick-up, the applicant shall explore with the removal of the existing bump-outs with the pertinent City departments. There shall be a security guard posted to during drop-off/pick-up time in order ensure traffic flow.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, May 22, 2007 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.