



PLANNING BOARD Afteraction October 23, 2007

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

- Parking issues (continued from previous meetings)

Considerable Board discussion relative to the City's parking impact fee program including: to what extent it is working, what purpose it serves, its role in development, what collected funds are and should be used for, i.e. explore alternatives that would discourage the use of automobiles in the City; research further what other progressive cities are doing; and the need for vision and leadership. Continue to the November 27 meeting.

3:00 P.M. – Regular Planning Board Meeting

I. Administration

After Action report – September 25, 2007 meeting

Motion: Kaplan/Berman. Vote: 6-0 (Adler absent). Approve.

II. Items for Continuance/Withdrawal

File No. 1847. Flamingo Park Historic District Westward Expansion. An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Land Development Regulations of The City Code by amending Chapter 118, "Administration and Review Procedures," Division 4, "Designation," by expanding the boundaries to include the area bounded on the south by the center line of 8th Street, on the west by the eastern right-of-way line of Alton Road, on the north by the center line of 14th Street, and on the east by the center line of Lenox Court as extended, which abuts and is contiguous to the western boundary of the existing Flamingo Park Historic District; Providing for Repealer, Codification, Severability and an Effective Date.

Not heard. Needs to be renoticed.

III. Public Hearings

A. Progress Reports

1. File No. 1841. 1921 Collins Avenue – Mynt Lounge. Progress Report.

Motion: Kuperman/Leff. Vote: 6-0 (Adler absent). Approve staff recommendation of progress reports as deemed necessary.

2. File No. 1821. 400 Collins Avenue - After Midnight Parking Lot – Progress Report

Motion: Leff/Kuperman. Vote: 6-0 (Adler absent). Come back for another progress report at the December meeting.

B. Previously Continued Items

1. **File No. 1843.** 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", by amending Division 10, "HD Hospital District," by adding new Section 142-455, "Rezoning of HD District," providing procedures and standards for rezoning in the event the main permitted hospital use is discontinued, or an application to rezone the HD District is filed; Providing for Repealer, Codification, Severability and an Effective Date.

Alternate: 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 Section 114-1, "Definitions," Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 10, "HD Hospital District," by adding new Section 142-455, "Rezoning of HD District," providing procedures and standards for rezoning; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Leff/Kuperman. Vote: 4-2 (Berman and Kaplan opposed; Adler absent). Approve as amended to refer to the City Commission as a separate ordinances.

C. New Applications

1. **File No. 1774. 1000 5th Street .** Modification to Conditional Use Permit. The applicant, 1000 Fifth Street Corporation, is requesting a modification to a previously approved Conditional Use permit to allow valet parking service within the existing parking garage for the office and retail complex patrons.

Motion: Kuperman/Kuper. Vote: 6-0 (Adler absent). Continue to the November 27 meeting.

2. **File No. 1851. 1011 – 1015 Alton Road – Parking Lot.** The applicant, Walgreen Company, is requesting Conditional Use approval to operate off-street parking located within a parking structure and roof-top level for use after midnight.

Motion: Kuperman/Kaplan. Vote: 6-0 (Adler absent). Approve subject to staff recommendations.

3. **File No. 1852. HD District Special Use 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, by amending Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 10, "HD, Hospital District," by adding new Section 142-455 "Special Use Regulations," providing criteria for permitting certain Hospital Accessory Uses independent of the Main Hospital Use, and regulations following demolition of Hospital Structures; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Kuperman/Kuper. Vote: 6-0 (Adler absent). This item was heard together with File No. 1843. Recommended approval as amended to the City Commission, but as two separate ordinances.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, November 27, 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.