



PLANNING DEPARTMENT

PLANNING BOARD After Action July 26, 2011

1:30 PM Regular Planning Board Meeting

Administration

After Action Report June 28, 2011

Motion: Stolar/Veitia. Vote: 4-0 (Fryd, Tobin & Beloff absent). Approve with amendments.

Discussion Items

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 (The Gale Hotel proposal).

Motion: Veitia/Frohlich/. Vote: 3-1 (Stolar opposed. Fryd, Tobin & Beloff absent). Continue to the August 23 meeting. This motion also included the continuance of the two following progress reports (Files No. 1422 and 1898). Afterwards it was clarified that this item would be placed on the agenda when it was ready to be discussed.

Progress Reports

File No. 1422. 340 23 Street. Parking Lot. Progress Report regarding the status of compliance with the Conditional Use Permit and the status of pending sale of the property to the City.

File No. 1898 – 1100 West Avenue. Mondrian Hotel. Progress Report continued at the April 26 meeting without being heard at the request of counsels.

See motion above.

File No. 1361 – 1236 Ocean Drive. Mia Bella Roma. Modification/Revocation hearing. Progress report on the implementation of the speaker system.

Motion: Frohlich/Veitia. Vote: 4-0 (Fryd, Tobin & Beloff absent). Continue to the August 23 meeting.

Conditional Use Applications

File No. 1724. 1437-39 Washington Avenue. The applicant, The Mogul Partners Miami, LLC is requesting Modification of an existing Modified Conditional Use Permit for a Neighborhood Impact Establishment to change the name of the operator from 2020 Ventures, LLC, to The Mogul Partners Miami, LLC, the new operators, as required by condition 2 of the Modified Conditional Use Permit.

File No. 1906. 743 Washington Avenue. The applicant, Washington Entertainment, LLC, is

requesting modification to an existing Conditional Use Permit for the operation of a Neighborhood Impact Establishment to change the name of the operator.

File No. 2021. 4600 N. Bay Road. The applicants, Elmer and Marina Figueroa, are requesting a Modification to a Conditional Use Permit to move the existing outermost dolphin pilings 5 feet waterward for a total projection of 63 linear feet from the seawall, and add a wave break between the pilings in order to prevent wave action damage to their vessel.

File No. 2022. 1335 Lincoln Road. The applicant, Shuva Israel South Beach, Inc., is requesting Conditional Use approval for a synagogue and related uses in a building which has been used as office in the RM-2 district.

File No. 2023. 709-721 Alton Road. The applicant, VIP's Parking System, is requesting an extension of time for the use of this temporary parking lot, with approximately 65 spaces, to operate after midnight.

File No. 2024. 824 Alton Road. The applicant, VIP's Parking System, is requesting an extension of time for the use of this temporary parking lot, with approximately 65 spaces, to operate after midnight.

Motion: Frohlich/Veitia. Vote: 4-0 (Fryd, Tobin & Beloff absent). Continue files no. 1724, 1906, 2021, 2022, 2023, & 2024 to the August 23 meeting.

File No. 2010. Ordinance - Child Care Center or School as Conditional Use. 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, "Administrative and Review Procedures," Article IX, "Nonconformances," Section 118-393 "Nonconforming Use Of Buildings;" And Chapter 142, "Zoning Districts And Regulations," Article II, "District Regulations," Division 2, "RS-1, RS-2, RS-3, RS-4 Single Family Residential Districts," to permit an existing legal nonconforming commercial building to be used as a child care center or school as a conditional use; Providing for Repealer; Codification; Severability and an Effective Date.

Motion: Veitia/Frohlich. Vote: 4-0 (Fryd, Tobin & Beloff absent). Recommend denial to the City Commission. 2:07 – 2:13.

File No. 2015. Ordinance – Clarification of noticing requirements for continuances. 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 118, "Administrative and Review Procedures," Article II, "Boards," Division 5, "Board of Adjustment," Section 118-134, "Notification of Hearings;" Article IV, "Conditional Use Procedure," Section 118-193 "Applications for Conditional Uses;" Article VI, "Design Review Procedures;" Article X, "Historic Preservation;" and Article XI "Neighborhood Conservation Districts (NCD);" to clarify that continuances shall be noticed by mail after the first continuance granted by a Land Use Board; Providing For Repealer; Codification; Severability And An Effective Date.

Motion: Stolar/Veitia. Vote: 4-0 (Fryd, Tobin & Beloff absent). Continue to the September 20 meeting for refinement after discussion. 2:14 – 2:42.

File No. 2019. Ordinance - Minimum unit size and parking requirements for affordable housing. An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Code of the City of Miami Beach, by amending Chapter 130 "Off-Street Parking," Section 130-32 "Off-Street Parking Requirements for Parking District No. 1," And Section 130-33 "Off-Street Parking Requirements for Parking Districts Nos. 2, 3, And 4," by adding parking requirements for housing for low and/or moderate income non-elderly persons; Chapter 142 "Zoning Districts And Regulations," by amending Article IV. "Supplementary District Regulations," by amending Division 6. "Housing for Low and/or Moderate

Income Elderly Persons,” by including non-elderly persons in the regulations; Amending Section. 142-1181, “Purpose,” Section 142-1182 “Definitions,” Section 142-1183, “Unit Size,” and Section 142-1184 “Mandatory Criteria;” amending Division 3. “Residential Multifamily Districts,” Subdivision II. “RM-1 Residential Multifamily Low Intensity,” Subdivision IV. “RM-2 Residential Multifamily, Medium Intensity,” Subdivision V. “RM-3 Residential Multifamily, High Intensity,” Division 4. “CD-1 Commercial, Low Intensity District,” Division 5. “CD-2 Commercial, Medium Intensity District,” Division 6. “CD-3 Commercial, High Intensity District,” and Division 18. “PS Performance Standard District,” by including references to Division 6. “Housing for Low and/or Moderate Income Non-Elderly and Elderly Persons.” Providing For Repealer, Severability, Codification and an Effective Date.

Motion: Frohlich/Veitia. Vote: 4-0 (Fryd, Tobin & Beloff absent). Recommend approval to the City Commission.

File No. 2020. Ordinance Maintenance Bond. An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Land Development Regulations of the City Code, Chapter 118, "Administration and Review Procedures," by creating a new Article XII, "Maintenance Security Instruments," establishing definitions and requirements for property owners applying for development review approval for substantial construction work to ensure that their properties are properly maintained and secured until completion of work; providing for codification, repealer, severability, and an effective date.

Motion: Stolar/Veitia. Vote: 4-0 (Fryd, Tobin & Beloff absent). Continue to September or October, at the discretion of staff, for revisions.

Other Business

There will be a discussion about board member attendance and related issues at a future meeting when all members are present.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, August 23, 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.