



PLANNING DEPARTMENT

PLANNING BOARD

After Action

June 24, 2008

I. Discussion of Planning Issues

- Growth Management – Progress Report

Planning Staff gave an overview of what will be discussed at the City Commission Workshop on Growth Management on July 14, 2008 at 4:00 P.M. Planning/Growth Management consultants were commissioned to study growth patterns and further develop a system to evaluate the impact of development in the City and to lay out findings and policy options and recommendations for adoption by the Commission. The study deals with quality of life issues addressing the perception that growth in the City is still increasing. Proposals similar to the current requirement for developments over 50,000 square feet in certain zoning districts to obtain Conditional Use approval will be analyzed.

After adoption, Phase 2 of this effort will involve the development of ordinances and Comprehensive Plan Amendments. Analysis of baseline data has found that there is still available FAR in the City in underdeveloped sites. The impact on transportation is at the forefront of these efforts. Measures being studied include improving transit services and techniques to enhance alternative modes of transportation and how to fund them. One of the objectives is to better link development to mitigation and more immediate, localized improvement. Other considerations include school enhancement programs, compatibility within the context of neighborhoods, workforce housing, and the codification of requirements for more standardization. At the workshop Public Works Department staff will be presenting findings of the Coastal Community Transportation Study, which also deals with these issues.

Chair Kruszewski asked if the Growth Management report could include a breakdown by sub areas in the City. Planning Board members were urged to attend the workshop. Planning staff will make the presentation on behalf of the consultants. The expectation is that the City Commission will give direction to refine recommendations, which are likely to go before the Land Use Committee and the Planning Board for further input.

- Application forms

There was an internal discussion regarding ways that the Planning Board conducts meetings focusing on completeness of applications. Issues included discretion given to the Planning Director as to the completeness of applications that are included in the docket for PB members to consider. There was consensus that the process is improving. Planning Department staff will be making extra efforts to ensure that applications are as complete as possible. Further, Mr. Stolar will receive application forms in advance of the other PB members so he can review them for completion as per his wishes.

Vote: 7-0. Approve.

III. Items for Continuance/Withdrawal

File No. 1872 – 6876 Collins Avenue. The applicant, Publix Supermarkets, Inc. is requesting a Conditional Use approval to redevelop the property where it is currently located into a new state-of-the-art, hurricane-proof store greater than 50,000 gross square feet.

Motion: Stolar/Fryd. Vote: 6-0 (Appel absent). Continue to the July meeting due to significant changes that may have to be made to the design and configuration of the building.

File No. 1874 – 1801 West Avenue. The Fresh Market, Inc. is requesting a Conditional Use Permit to redevelop the site into a quality grocery store greater than 50,000 gross square feet.

Motion: Stolar/Kuperman. Vote: 6-0 (Appel absent). Continue to the July meeting.

File No. 1876 - 1532 Washington Avenue - Dream Nightclub. The applicant, Global Initiatives, LLC d/b/a Dream, is requesting Conditional Use approval to increase the occupant load of the existing nightclub from 395 persons to 680 persons.

Request to defer. Will be re-noticed. No need for PB action.

IV. Public Hearings

A. Progress Reports
None

B. Previously Continued Items
None

C. New Applications

1. **File No. 1873 – 1849 Purdy Avenue.** Purdy Partners, LLC, is requesting a Conditional Use Permit to operate a provisional parking lot to create additional neighborhood parking.

Motion: Fryd/Kuperman. Vote: 6-0 (Mr. Appel absent). Approve as recommended by staff, but include prohibition for use by the Towing Company. Discussion on valet operation continued to the July meeting.

2. **File No. 1875 – 619, 621 and 623 Washington Avenue - Neighborhood Impact Establishment.** BGM, LLC d/b/a Ahnvee is requesting a Conditional Use Permit to turn 3 existing nightclubs into a restaurant and lounge with entertainment with an occupant load in excess of 200 persons.

Motion: Appel/Stolar. Vote: 5-0 (Fryd & Kuperman recused). Approve as recommended by staff. Applicant directed to submit a parking plan acceptable to staff.

3. **File No. 1877 - Ordinance codifying the Planning Director's Interpretation of the City Code.** An Ordinance of the Mayor and City Commission of the City Of Miami Beach, Florida, amending the Miami Beach City Code, Part B Land Development Regulations, Chapter 142, "Zoning Districts and Regulations," by amending Division 2, "RS-1, RS-2, RS-3 and RS-4 Single-Family Residential Districts," by amending Section 142-905, "Permitted Accessory Uses in Single-Family Districts," by adding new Subsection (B)(5) Limiting Leases of Single Family Homes to a Minimum of Six Months and One Day, to codify the Planning Director's Interpretation of the City Code; Providing for Repealer, Severability, Codification and an Effective Date.

Discussed jointly with File # 1878. Motion: Kuperman/Fryd. Vote: 7-0. Continue to the July meeting. Staff directed to redraft taking public input and extensive board discussion in consideration.

4. **File No. 1878 - Ordinance - Seasonal rental of single-family homes.** An Ordinance of the Mayor and City Commission of the City Of Miami Beach, Florida, amending Chapter 142 of the City Code, "Zoning Districts and Regulations," by amending Division 2, "RS-1, RS-2, RS-3 and RS-4 Single-Family Residential Districts," by adding new Section 142-110 to be entitled "Seasonal Rentals of Single Family Homes;" Providing for Repealer, Nonseverability, Codification, and an Effective Date.

Discussed jointly with File # 1877. Motion: Kuperman/Fryd. Vote: 7-0. Continue to the July meeting. Staff directed to redraft taking public input and extensive board discussion in consideration.

V. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, July 29, 2008 at 1:30 p.m. for discussion items; 3:00 p.m. 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.

VI. 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.