



MIAMI BEACH

PLANNING DEPARTMENT

PLANNING BOARD - After Action August 25, 2009

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

- November 24, 2009 meeting – Thanksgiving holidays (requested by R. Weisburd).

The meeting was moved to November 17.

- Alton Road Planning Study (continued)

Staff continued a Power Point presentation focusing only on the blocks between 6th and 11th Streets in the historic district adjacent to the low density residential development to the east and on how to ease the impact of development on these residents while also preserving developers' rights. Staff recapped points that were discussed in May, which were discussed at length again. Issues included height - individual floor as well as total; setbacks - rear, interior and front; side setbacks facing a street; building separation and scale on aggregated lots; and curb cuts on Alton Road. The board agreed with staff on some issues but disagreed and was itself divided on others. Staff will come back with more drawings for the board regarding the 25 foot setback where there is no alley. Next month's discussion will focus on parking.

3:00 PM - Regular Planning Board Meeting

After Action report – July 28, 2009 meeting

Motion: Stolar/Weisburd. Vote: 6-0 (Appel absent). Approve.

File No. 1941. 600 Washington Avenue. The applicant, Global Holdings International, Inc., is requesting Conditional Use approval to build and operate a parking lot on a 24 hour-basis on a currently vacant site.

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

File No. 1903 - 1826 Collins Avenue - On January 27, 2009, the applicant, IC, LLC, was granted a Conditional Use Permit (CUP) to construct and operate a main use robotic parking system garage operating 24 hours a day, seven days a week, inclusive of a 240-seat accessory use restaurant. The verbal progress report is being requested by staff due to the change of the robotic system manufacturer originally approved in the CUP.

Motion: Veitia/Appel. Vote: 6-1 (Stolar opposed). Approve.

File No. 1932. 805 5th Street –The applicant, Burmon Investments Inc., is requesting Conditional Use approval for an accessory robotic parking garage that would provide the required parking spaces for the proposed new building as well additional spaces for public use. This Conditional Use review is pursuant to Section 130-38 of the City Code.

Motion: Kruszewski/Kuperman. Vote: 7-0. Approve as recommended by staff with amendments.

File No. 1925 – Short Term Rental of Apartment Units or Townhomes. An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Chapter 142 of the City Code, "Zoning Districts And Regulations," Article IV, "Supplementary District Regulations," Division 3, "Supplementary Use Regulations," by creating new Ordinance Section 142-1111, "Short Term Rental of Apartment Units or Townhomes," Providing for Repealer, Nonseverability, Codification, and an Effective Date.

Motion: Kruszewski/Kuperman. Vote: 7-1. (Fryd opposed). Recommend approval to the City Commission as recommended by staff with Gary Held's technical amendment and Henry Stolar's amendments.

File No. 1898 – 1100 West Avenue – Mondrian Hotel. The applicant, 1100 West Properties, LLC is requesting a modification to the Conditional Use Permit in order to extend the hours of operation of the interior portion of Sunset Lounge from 2:00 a.m. to 5:00 a.m.

Motion: Appel/Kruszewski. Vote: 7-0. Approve as recommended by staff with amendments.

File No. 1868. 4760 Pine Tree Drive – St. John's on the Lake First United Methodist Church. The applicant, St John's on the Lake United Methodist Church, is requesting a one year extension of time – from September 25, 2009 to September 25, 2010 – in order to obtain a building permit for the construction of an expansion of the existing Montessori School into a new building on site.

Motion: Weisburd/Kruszewski. Vote: 7-0. Approve.

File No. 1940. 650 West Avenue – The Floridian Condominium. The applicant, Floridian of Miami Beach Condominium Association, Inc., is requesting Conditional Use approval in order to construct a ten-slip marina that projects approximately 111 feet from the seawall.

Motion: Kruszewski/Veitia. Vote: 5-0. (Weisburd and Appel recused). Approve as recommended by staff.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, September 22, 2009 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.