



## PLANNING BOARD After Action April 26, 2011

1:30 PM Regular Planning Board Meeting

### Administration

After Action Report March 22, 2011

Motion: Stolar/Veitia. Vote: 5-0. (Frohlich & Fryd absent). Approve with amendments.

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### Discussion Items

**FDOT Alton Road projects.** FDOT made a brief presentation. The Board made comments and expressed safety concerns for bicyclists traveling on bike lanes on Alton Road.

Motion: Stolar/Beloff. Vote: 6-0. (Frohlich absent). Bring FDOT back to the Board at the May 24 meeting for a presentation that includes written materials and drawings to be sent in the Board packages. 1:55 – 2:23

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### 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.

Motion: Beloff/Veitia. Vote: 5-1 (Stolar opposed, Frohlich absent). Bring back for a Progress Report in 90 days (July 26 meeting). 2:23 – 2:39

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**File No. 1898 – 1100 West Avenue. Mondrian Hotel.** Progress Report as directed by the Board.

Motion: Fryd/Beloff. Vote: 6-0. (Frohlich absent). Continue the progress report to the July 26 meeting, as requested by neighbors' counsels, without being heard. 1:50 – 1:55

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### Public Hearings

#### Previously Continued

**File No. 1361 – 1236 Ocean Drive. Mia Bella Roma.** Modification/Revocation hearing.

Motion: Stolar/Beloff. Vote: 6-0. (Frohlich absent). Bring back to the July 26 meeting for a progress report on the implementation of the speaker system and adopt amendments to the CUP. 2:40 – 3:02

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**File No. 1990 – 1530 Alton Road.** The applicant, Atlantic Parking Systems, is requesting

Conditional Use approval to operate an existing parking lot for valet storage and self-parking with 15 spaces after midnight. Continued to the May 24 meeting without being heard. Also, staff is to include changing the number of required votes to reach a quorum, in some instances, as a discussion item on the May 24 agenda. 3:06 – 3:16

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**File No. 2000. 49-53 Collins Avenue.** The applicant, Southpointe Heights, LLC, is requesting Conditional Use approval to redevelop an existing parking lot as a 4-level commercial main use robotic parking garage with ground floor retail and restaurant/commercial space and a total of 184 public and private spaces, including spaces to serve the nursing home across the street.

Motion: Fryd/Beloff. Vote: 6-0. (Frohlich absent). Continue to the May 24 meeting without being heard.

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**File No. 1996.** 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 142, "Zoning Districts and Regulations," Article II "District Regulations," by amending Division 4 "CD-1 Commercial, Low Intensity District," Section 142-273, "Conditional Uses" and Division 5 "CD-2 Commercial, Medium Intensity District," Section 142-303 "Conditional Uses" by including second hand goods as a Conditional Use in the CD-1 and CD-2 zoning districts; and by amending Division 6, "CD-3 Commercial, High Intensity district," Section 142-335 "prohibited uses" and Division 18 "PS Performance Standard District," Section 142-693(c) "permitted uses," by including second hand goods as prohibited uses in the CD-3 and PS districts.

Motion: Veitia/Fryd. Vote: 6-0. (Frohlich absent). Continue to the May 24 meeting without being heard. 3:59 – 3:59

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**File No. 2001. Parking district boundaries and parking in lieu fees.** 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 130, "Off Street Parking", Article II, "District Requirements", by amending Section 130-31, "Parking Districts Established", to expand the boundaries of the existing parking districts; by amending Section 130-33, "Off-street Parking Requirements for parking districts nos. 2, 3 and 4," to amend regulations pertaining to parking districts 2, 3, and 4; and by amending Article V, "Fee in Lieu of Parking Program," Section 130-132, "Fee Calculation", to allow a yearly fee in lieu of parking to be paid for new construction, and reducing the yearly fee in lieu of parking from the current 3 percent of the one-time payment to a lesser percentage; providing for Repealer, Codification, Severability and an Effective Date.

Motion: Fryd/Beloff. Vote: 6-0. (Frohlich absent). Recommend approval to the City Commission as drafted by staff, with amendments, for modifications to the parking district map, and reducing the yearly fee percentage. Refer other possible amendments to the Commission 4:08 – 5:00

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### **New Applications**

**File No. 2005. 7144 Byron Ave.** The applicant, 7144 Byron Avenue, LLC, is requesting Conditional Use approval to operate an educational institution for children and their parents, as well as administrative offices for education and child care services provided at the adjacent campus of Happy Kids Childcare Center, and other off site facilities and partners.

Motion: Veitia/Beloff. Vote: 6-0. (Frohlich absent.). Approve as recommended by staff, and remove Condition 4. 3:19 – 3:40.

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**File No. 2006. 1339 Biscayne Point.** The applicant, Nasri Abed, President of Biscayne Point Corp., is requesting Conditional Use approval to install a new boat dock and boat lift and to relocate

mooring piles waterward for a total projection of approximately 70 linear feet from the seawall. Continued to the May 24 meeting without being heard.

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**File No. 2007. 6050 N. Bay Road.** The applicant, Christopher Findlater, is requesting Conditional Use approval to replace an existing dock with a new dock that includes a boat lift and mooring piles with a total projection of approximately 46 linear feet from the seawall.

Motion: Veitia/Fryd. Vote 6-0. (Frohlich absent). Approve as recommended by staff. 3:00 – 3:05

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**File No. 1488. 959 West Avenue.** The applicant, Gumenick Family Investments #2 is requesting a modification to an existing Conditional Use Permit to add 24 seats to the existing Starbucks location.

Motion: Beloff/Fryd. Vote: 6-0. (Frohlich absent). Approve as recommended by staff with amendments. 3:40 – 3:57

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**File No. 2004. Roofing Materials.** 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 IV, "Supplementary District Regulations", Section 142-875 "Roof Replacements" to modify and expand the requirements for roofing materials in all districts; providing for Repealer, Codification, Severability and an Effective Date. 4:00 - 4:07

Motion: Fryd/Stolar. Vote: 6-0. (Frohlich absent). Approve as recommended by staff.

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### **Other Business**

Staff will provide an updated report on projects that have applied for extensions of time under SB 360 & 1752 at the May meeting.

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The Board asked staff to send with the Board packages whatever public comment has been received up to that point and provide the later ones at the meeting.

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The Board asked staff to send whatever materials are available on the Tuesday before the meeting. Any additional materials can be sent via email, except for Mr. Stolar who prefers that staff send via additional courier, or alternatively, that staff makes them available for his pick up.

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The Gansevoort. Motion: Stolar/Veitia. Vote: 6-0. (Frohlich absent). Ask staff to send a cure letter to the Gansevoort due to a number of recent complaints, and for the Gansevoort to provide a progress report to the Board at the May meeting for the Board to consider the setting of a modification/revocation hearing. 1:41 – 1:46

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### **Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: TUESDAY, May 24, 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.