



PLANNING BOARD After Action October 30, 2012 (Revised)

Discussion – North Beach

A memo was included in the Board packages from Planning Department Director Richard Lorber to the Planning Board describing North Beach Initiatives to improve that community. The memo described the background and current initiatives, broken down into categories, which are either in the planning process, or in various phases of implementation. Planning Department staff person, Joyce Meyers, highlighted a few of the issues referred to in the memo such as, the encouragement of the adaptive reuse of residential structures for small boutique hotels. She stated that the City is pursuing a market study to attract investors to purchase these structures. Other initiatives she mentioned were to allow buildings in the National Register districts to pay a one-time parking impact fee when making additions, the same as those in the local historic districts; and reducing the hotel room parking requirement to .50 per room. North Beach community activists, Carol Housen and Mark Weithorn, made comments relative to their areas of expertise and involvement in that community. The Board asked questions and made comments as follows:

- Have locations for public parking been identified? Yes, the West lots on Collins Ave across from North Shore Park, and some lots in the Town Center and south of the Town Center. Another idea is for the City to purchase some properties to utilize as parking in the residential neighborhoods.
- The Food Truck events are a good idea to attract local people and those who would not typically come to the area. The local restaurants are also benefitting from the spillover effect. The City has done a good job in marketing it.
- Live theatre is important. How is the Byron Carlyle doing? They are adjusting programming and getting bigger audiences. It would be helpful to find a complementary use for the other half of the building that would increase activity.
- Additional police beats that are being put into place should concentrate on improving the quality of life.
- The Board should focus on making recommendations on Planning and Zoning initiatives, i.e. amending the RM-1 zoning district with height and setback standards; creating building permit incentives to rehab buildings; and developing design guidelines for the rehabbing of and additions to MiMo architecture.
- What can we do to help maintain the character of the buildings in the National Register? Many underutilized buildings, if adaptively reused as hotels, would attract visitors who in turn would help revitalize the commercial districts.
- There doesn't seem to be continuity in North Beach along Collins Avenue. The only large open space from the ocean to the Bay is the public land along 72nd and 73rd Streets. This could become the "Central Park" of North Beach.
- There needs to be more visionary planning to bring more density to the area. Re-examine projects for the Town Center and the public lands. The Town Center Code is in place but there hasn't been enough time for it to work. A public garage with more office space is part of it.
- The construction of the 67th Street parking garage with ground floor retail was abandoned a few years ago. Construction has resumed and it will be completed soon.

- When the retail is occupied it should help bring more activity to that neighborhood.
- Vacant, boarded up buildings are a problem. The City needs to adopt more stringent property maintenance standards and foreclose on liens. This would attract more investors.
- Many illegal short term rentals. They need to get a hotel license. The City should step up the enforcement of short term rental regulations and requirements.
- Mass transit – Due to the budget crisis, the County has reduced bus service. They eliminated some of the bus lines and created a North Beach – Mid Beach circulator. However, the circulator headways are now 40 minutes and people are not using it. Headways need to be shortened. There should also be a connector with Mid and South Beach aiming for 12 minute headways. Right now there is one but the headways are long.
- On a positive note, real estate prices, rental rates, and sales are up from last year.

The Board adopted a resolution recommending to the City Commission that they refer to the Land Use Committee all the items discussed under the Planning and Zoning heading, except for the hotel parking requirement. Mass transportation items, such as, the circulator and connector, as explained by Mark were also adopted and will be included in a separate resolution.

The item for discussion at the November 28, 2012 meeting is the Peer Review Process.

After Action Report September 24, 2012

Motion: Veitia/Beloff. Vote: 7-0. Approve with amendments.

File No. 1465. 1060 Ocean Drive - Barrio Latino. The applicant, Barrio 1060 LLC, is requesting a modification to a previously approved Conditional Use Permit, pursuant to Section 118-195 of the City Code, to change the name of the owner/operator, which CUP included a full service restaurant serving alcohol with entertainment.

Motion: Stolar/Veitia. Vote 7-0. Defer indefinitely, as requested by the applicant.

File No. 2082. 1231-51 17 Street - Mechanical Parking/Extended Stay Hotel over 50,000 sq.ft. The applicant, SOBE17, LLC is requesting Conditional Use approval, pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 58 parking spaces, as well as a hotel with 116 rooms and a small 58-seat restaurant.

Motion: Stolar/Veitia. Vote 7-0. Continue to the November 28, 2012 meeting, as requested by the applicant.

File No. 2017. Self-Storage Warehouse. An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Code Of The City Of Miami Beach, Florida, By amending Chapter 142, "Zoning Districts And Regulations," Article II, "District Regulations," Division 5, CD-2 "Commercial, Medium Intensity District," By Permitting "Self-Storage Warehouses" As A Conditional Use; Providing For Repealer, Severability, Codification And An Effective Date.

Motion: Beloff/Veitia. Vote 5-2. (Stolar and Lejeune opposed). Recommend approval to the City Commission as proposed by staff. 2:20 – 3:50

File No. 2078 (advertised as 2016). Parking requirement for hotels. An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Code Of The

City Of Miami Beach, Florida, By Amending Chapter 130 "Off-Street Parking," Article II, "Districts; Requirements," By Amending The Off-Street Parking Requirements For Hotels In All Districts; Providing For Repealer, Severability, Codification And An Effective Date.

Motion: Urstadt/Veitia Vote 5-2. (Stolar and Urstad opposed) Recommend approval to the City Commission as proposed by staff, with amendments. 4:00 - 6:30

File No. 2080. 1839 W. 24 Street - Boat Lift. The applicants, Jeffrey Akin and Lisa Schejola, are requesting Conditional Use approval, pursuant to Section 66-113 of the City of Miami Beach Code, to construct a new 16,000 lb. boat lift and 4 new support piles, with a total projection of 31 feet from the seawall, or 21% of the width of the waterway, exceeding the maximum allowable projection of 15%.

Motion: Beloff/Wolfarth. Vote 7-0. Approve as recommended by staff. 3:50 – 4:00

File No. 2083. 2000 and 2030 Park Avenue, 430 and 450 21 Street, 2035 Washington Avenue, and 435 and 425 20 Street – Mechanical Parking/Hotel CG Sunny Isles, LLC, CG Sunny Isles I, LLC, and CG Sunny Isles II, LLC, collectively the applicant, is requesting Conditional Use approval, pursuant to Section 130-38 (4) of the City Code, to build a valet-only mechanical parking garage in a single basement level with 77 spaces (38 mechanical lifts and 1 additional space) located in the new 5-story building proposed to be constructed as part of the redevelopment and restoration of 7 historic buildings to function as one hotel with 305 units.

Motion: Wolfarth/Stolar. Vote 5-0. Continue to the November 28, 2012 meeting to be heard approximately at 2:00 PM

File No. 2084. 5130 North Bay Road - Boat Dock. The applicant, Richard Leeds, is requesting Conditional Use approval, pursuant to Section 66-113 of the City of Miami Beach Code, to replace an existing finger pier with a new L-shaped finger pier of slightly larger dimensions, as well as the existing 4-post boatlift and boatlift piles, shifted to the south edge of the dock, with a total projection of 63 linear feet from the seawall. The existing marginal dock and wood piles are to remain.

Motion: Veitia/Wolfarth. Vote 7-0. Approve as recommended by staff. 3:55 – 4:00

File No. 2085. 629 Lenox Avenue – Religious Institution. The applicant, Shuva Israel South Beach, Inc., is requesting Conditional Use approval, pursuant to Section 118-192 of the City of Miami Beach Code, to operate a religious institution on the ground floor of a two level residential building in an RM-1 district.

Motion: Veitia/Wolfarth. Vote 6-1. (Stolar opposed). Approve as recommended by staff with amendments. 3:55 – 4:00

File No. 1647. 1775 Collins Avenue - Raleigh Hotel. The applicant, Twice Around 1775 LLC, is requesting a modification to a previously approved Conditional Use Permit pursuant to Section 118-195 of the City Code to change the name of the owner/operator.

Motion: Stolar/Wolfarth. Vote 5-0. (Weisburd and Beloff absent). Approve as recommended by staff with amendment proposed by the applicant. 7:20 – 7:35

File No. 1840. 2301 and 2377 Collins Avenue -The Perry (f.k.a. Gansevoort). Update on the traffic circulation, delivery/loading plan and quarterly sound report.

Motion: Urstadt/Wolfarth. Vote 7-0. Continue to the November 28, 2012 meeting

File No. 1947. 550 Washington Avenue. Bamboo Group, Inc. – Progress Report and continue public hearing for modification/revocation of the Conditional Use Permit.

Motion: Stolar/Wolfarth. Vote 5-0. (Weisburd and Beloff absent). Bring back for another progress report, continue the modification/revocation hearing at the November 28, 2012 meeting, and suspend the entertainment provision of the CUP for 24 hours beginning November 1, 2012 at 12:01 AM. 7:35 – 8:45

File No. 1875. 619-623 Washington Avenue. Rachel's. Progress report, as requested by the Board at its August 28 meeting.

Motion: Urstadt/Wolfarth. Vote 7-0. Continue to the November 28, 2012 meeting for another progress report and the possible setting of a modification/revocation hearing. Direct staff to mail another cure letter including all the violations.

Other Business

- The Board requested from staff an update on the status of the GO Bond efforts.
- As part of proposed amendments to the LDR's, staff will discuss with the Land Use Committee whether boat dock applications should be out of the Planning Board's purview.
- As the Sound Study Peer Review Process will be the topic of the November meeting discussion a copy of the ordinance should be provided to Board members.
- Staff should update the Board on Mia Bella Roma's compliance with the CUP.
- Staff will send the cure letter to Rachel's.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: WEDNESDAY, November 28, 2012 at 1:00 for discussion items and 2:00 p.m. for the regular agenda, unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.