



PLANNING BOARD After Action November 17, 2009

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

- Land Use Element of the City of Miami Beach Comprehensive Plan
- Housing Element of the City of Miami Beach Comprehensive Plan
- Water Supply Plan – an amendment to the City's Comprehensive Plan

Staff presented an overview of Objective 2: Land Use compatibility and the Water Supply Plan amendment based on the earlier versions. The Housing Element was not discussed. The applicability of existing Zoning restrictions in certain areas such as south of 5th Street was discussed. Staff explained that the language referring to the RDA would be revised but that zoning would still apply and parts of it, such as such as open space and green roofs, should be explored and possibly expanded to other areas of the city. The main issues include revising the outmoded language and making it harmonious with existing zoning; reconciling compatibility between residential and commercial and other land uses; and uses that should not be permitted on the ground floor of mixed use developments in a commercial district with a residential component (there is a list) because of their impact on residents. These uses were extensively discussed in the context of different neighborhoods. There was consensus among the Board and staff that all items under Policy 2.2 of the Land Use Element should be generally stated for consistency and that there should not be an enumeration of prohibited uses in mixed use buildings as currently shown in item 4. The Water Supply Plan is mandated by the state and all local governments are required to have one including a new directive this year to address sustainability. The City is currently crafting a Sustainability Plan. The Water Supply Plan acknowledges future increase demand for water and requires that all municipalities coordinate with the county and look at both reductions in usage and alternative sources of water supply. There are currently some discrepancies in the data tables so they need to be reconciled and updated. It was suggested that the City look into making residents in apartment buildings responsible for water consumption by allowing developers/property owners to install separate meters for each unit to reduce usage and that the City require security deposits from tenants (as FPL does) so landlords don't get stuck with the bill when tenants don't pay it. Another suggestion involved the use of reclaimed water for uses other than drinking. There was a concern about who the consultant who prepared the documents is representing and whether there could be any possible conflicts of interest due to the fact that the consultant also contracts with the county and other municipalities for the same type of work. Staff assured the Board that the consultant will be here when these documents are brought back to the Board after revisions. Meanwhile Board members should look at these documents and bring any additional comments to staff at that point.

Administration

After Action report – October 27, 2009 meeting

Motion: Stolar/Kruszewski. Vote: 6-0. (Appel and Kuperman absent). Approve.

Items for Continuance

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: Kruszewski/Kuperman. Vote: 6-0. (Appel absent). Continue to the December meeting.

File No. 1947 – 550 Washington Avenue. The applicant, Big Time Production, LLC, is requesting Conditional Use approval to operate this establishment as a performing art theater and lounge serving alcoholic beverages during weekends and holidays. The property will continue to be used as a production studio during weekdays. The establishment consists of a total of 13,586 square feet of space.

Motion: Kruszewski/Veitia. Vote: 7-0. Continue to the December meeting.

Previously Continued Items

File No. 1946. Alton Road - Historic District Buffer Overlay. 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 III, "Overlay Districts," creating Division 8 "Alton Road - Historic District Buffer Overlay," by including Section 142-858 "Location and Purpose," and Section 142-859 "Development Regulations," including among other provisions regulations on maximum Floor Area Ratio, maximum Building Height, minimum Setbacks, and Building Separation; Providing for Codification; Repealer; Severability; and an Effective Date.

Motion: Stolar/Veitia. Vote: 6-0. (Fryd recused). Approve Section 142-858 as amended.

Motion: Veitia/Stolar. Vote: 6-0. (Fryd recused). Approve (a) and (b) Section 142-859 as amended.

Motion: Kuperman/Weisburd. Vote 5-1. (Stolar opposed, Fryd recused). Approve (c) (1), (2) and (4) and change (3) to require 0 interior side set back.

Motion: Veitia/Stolar. Vote: 6-0. (Fryd recused). Approve (d) as amended.

Motion: Stolar/Veitia. Vote: 5-0. (Fryd recused, Kuperman absent). Approve (e) as amended.

Motion: Stolar/Veitia. Vote: 6-0. (Fryd recused). Approve (f) as amended.

Motion: Stolar/Weisburd. Vote: 5-0. (Fryd recused, Kuperman absent).

Motion: Stolar/Weisburd. Vote: 5-0 (Fryd recused, Kuperman absent). Recommend entire ordinance as amended to the City Commission.

New Applications

File No. 1764 – 235 23 Street (a/k/a 233 23rd Street) and 219 23rd Street (a/k/a the adjacent parking lot). The applicant, Mokai Lounge, LLC, is requesting a modification to Conditional Use approval to change the owner and operator entity from Mama Vieja, LLC, the existing operator, to the applicant, Mokai Lounge.

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

File No. 1647 - 1775 Collins Avenue – the Raleigh Hotel. The applicant, Brilla AJ RMB, LLC, LLC is requesting a modification to the previously approved Neighborhood Impact Establishment in order to clarify conditions relating to hotel events and functions that are incidental and customarily associated with a hotel, such as but not limited to weddings, receptions, private cocktail parties for hotel guests or clients, when located in the outdoor pool venue; to delete the restaurant area from the modified Conditional Use Permit by changing Condition No. 8; and to extend the time for compliance with the written report from The Audio Bug from December 1, 2009 to May 1, 2010.

Motion: Veitia/Kruszewski. Vote: 6-0. (Fryd absent). Approve as amended.

File No. 1948 – 27 E. Di Lido Drive. The applicant, Paul Cappuccio, is requesting a Conditional Use approval to install two (2) mooring piles for a total projection of approximately 56 feet waterward from the seawall.

Motion: Kuperman/Veitia. Vote: 6-0. (Fryd absent). Approve.

File No. 1884 – 1155 Collins Avenue. The applicant, E.D.Y., is requesting a one-year extension of time until April 28, 2011 in order to obtain a full building permit for the Conditional Use Permit granted by the Planning Board on October 28, 2008 to build a new 4-story mechanical parking.

Motion: Appel/Kuperman. Vote: 6-0. (Fryd absent). Approve.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, December 15, 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.