



PLANNING BOARD After Action April 27, 2010

Discussion of Planning Issues

Final Draft Work Plan for 2010

Staff came back with a draft of the 2009 list of items showing comments made by Board members at the March meeting and the addition of one item. The Board went over them again, deleted the items that have been accomplished, combined some items and ranked them in order of priority. Staff will revise the list into a final 2010 Work Plan. We will start soon with item no. 1 - perhaps bring a report to the Board from the Abandoned Buildings Taskforce.

Comprehensive Plan Elements

The Comprehensive Plan Land Use Element is being brought up to date by staff since 1998, especially with regard to the bonuses for FAR that were eliminated from zoning. In addition, recommendations from the Evaluation and Appraisal Report (EAR) made in 2007 are being incorporated into it. Staff gave an overview of the changes that are being made in this element (1 of 11) intended to make it consistent with zoning regulations. The Board asked questions and expressed concerns. Comments included deleting the last sentence and bullets from Policy 2-2 paragraph 4 and for the density to be re-examined for new and rehabilitated buildings to ensure that the Comp Plan is not more restrictive than zoning.

Motion: Stolar/Beloff. Vote 7-0. Approve as proposed by staff with amendments noted above.

Administration

After Action report – March 23 meeting

Motion: Beloff/Frohlich. Vote: 7-0. Approve.

Items for Continuance

File No.1356. 318-330 Lincoln Road. – The Strip. The applicant, Stone Management Associates, is requesting a modification to a Conditional Use Permit to increase the occupant load of this Neighborhood Impact Establishment to 425 persons, the previous occupant load approved by the City in October 2001. In addition, the applicant is requesting the approval of an added performance stage on the second floor of the venue.

Continue by staff to the May 25 meeting without being heard.

Progress Reports

File No. 1901. 1200 Ocean Drive Palace Food Bar. Progress report as per Conditional Use Permit.

Motion: Veitia/Stolar. Vote 6-0. Beloff recused. Come back for a Progress Report in 90 days (July 27 meeting).

Previously Continued Items

File No. 1875. 619-623 Washington Avenue. The applicant, MAJ Management, LLC, is requesting a Modification to the Conditional Use Permit to clarify and confirm the change of operator, which was approved on September 22, 2009; to ensure compliance with all conditions of the Conditional Use Permit; and to modify the hours of operation.

Motion: Kuperman/Frohlich. Vote 5-1. Stolar opposed. Fryd absent. Approve as recommended by staff with amendments.

New Applications

File No. 1820. 1211 Marseille Drive. The applicant, The Ben Gamla Charter School is requesting a Modification to a Conditional Use Permit to operate a charter school from kindergarten to 5th grade on the same site where another charter school was previously located. The maximum enrollment would be approximately 194 students.

Motion: Veitia/Kuperman. Vote 7-0. Approve as recommended by staff.

File No. 1872. 6876 Collins Avenue. The applicant, Publix Supermarkets Inc., is requesting a one-year extension of time to February 26, 2011 to obtain a full building permit in order to redevelop the property where it is currently located into a new store greater than 50,000 gross square feet.

Motion: Beloff/Veitia. Vote 7-0. Approve as recommended by staff.

File No. 1840. 2301 Collins Avenue (a/k/a 2377 Collins Avenue). Gansevoort rooftop venue. The applicants, Sandy Lane Residential, LLC, Sandy Lane Retail LLC, and Sandy Lane Beach Front, LLC are requesting a Modification to a Conditional Use Permit to introduce the new operator and for the operator to affirm its understanding of the conditions of the Conditional Use Permit; and to modify the condition that refers to decibels in order to be consistent with the City's noise ordinance.

Continue to the May 25 meeting without being heard, as requested by applicant.

File No. 1953. Outdoor Entertainment in Sidewalk Café Areas on Ocean Drive Ordinance. An ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the City of Miami Beach Code, by amending Chapter 82, Public Property, Article IV, Uses in Public Rights-of-way, Division 5, Sidewalk Cafes, Subdivision II, Permit, Section 82-385, by providing minimum standards, criteria, and conditions for entertainment in sidewalk café permit areas on Ocean Drive between 8th and 13th streets, and by amending Chapter 142, Zoning Districts and Regulations, Article V, Specialized Use Regulations, Division 6, Entertainment Establishments, Section 142-1361, Definitions, to amend the definition of outdoor entertainment to include such sidewalk café areas on Ocean Drive, providing for repealer, severability, codification and an effective date.

Motion: Stolar/Veitia. Vote 6 – 0. Fryd absent. Not to recommend to the City Commission for approval.

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; building separation; demolition or additions to contributing buildings in an historic district; and land use regulations for location of retail uses, restaurants, bars, entertainment establishments, alcoholic beverage establishments and similar uses; requiring conditional use approval of such uses in excess of 10,000 sq. ft.; and prohibiting alcoholic beverage and entertainment establishments in open areas with exceptions as prescribed in the ordinance; providing for codification; repealer; severability; and an effective date.

Motion: Kuperman/Weisburd. Vote 5-0. Fryd and Frohlich absent. Recommend to City Commission for approval as proposed by staff with amendments.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, May 25, 2010 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.

F:\PLAN\SPLB\2010\4-27-2010\afteraction 04-27-10.doc