



PLANNING BOARD
After-action for meeting of
JUNE 22, 2004

- Planning Board by-laws – adoption of proposed amendments.

Adopted

- The Department shall present a draft ordinance relative to the Single Family Demolition for discussion.

Planning Board directed department staff to prepare an ordinance that includes the following and bring it back for public hearing at the August meeting.

- Clearly defined financial incentives
- More financial incentives.
- Allow for modern additions to architecturally significant single family homes.
- Any consideration of expanding date past 1942 should be discussed at a later date.
- The incorporation of Design Review Approval for new construction is critical
- Planning incentives and disincentives should be minimized and less specific.
- Allow the home owner to have a clear choice between Planning and Financial incentives

Also at the August meeting, have Mr. Azan, the Building Official, to attend the Board meeting to explain the 50% rule. In addition, notify those that attended the workshops about the public hearing.

- Discussion only: An Ordinance pertaining to demolition procedures for non-designated multi-family and commercial properties.

The Board suggested similar drafting as the single family proposals above. Bring back for public hearing at the August meeting.

- Referral by the City Commission to the Planning Board - Discussion regarding an amendment to the City Code increasing the Minimum unit size for new construction. Requested by Commissioner Jose Smith.

The Board directed the Planning Director to meet with Commissioner Smith to clarify concerns and bring forward suggested changes.

- Discuss issues relative to nightlife/residential conflicts.

Not reached – Will reschedule

3:00 P.M. – Regular Planning Board Meeting

I. Administration

- After Action report – May 25, 2004

II. Items for Continuance/Withdrawal

III. Old Business

IV. New Business

V. Public Hearings

A. PORTOFINO SETTLEMENT-RELATED ITEMS:

TIME CERTAIN 3:00 P.M.

1. **Review of Proposed Concept Plan.** Referred to the Planning Board by the City Commission on May 26, 2004.
2. **File No. 1667. FLUM Amendment.** The applicant, TRG-Alaska I Ltd., is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach by changing the Future Land Use Designation for the following parcels: 1) a portion of a parcel of land more commonly known as the “Federal Triangle,” of approximately 4,178 square feet, from the current ROS, “Recreation and Open Space,” to the Future Land Use Category MR, “Marine Recreation;” and 2) a City-owned parcel of land fronting on Biscayne Bay, of approximately 4,600 square feet, being the west 50 feet of Block 8, South Beach Park Subdivision (a/k/a Hinson Parcel) from the current CPS-3, “Commercial Intensive Mixed-Use,” to the Future Land Use Category ROS, “Recreation and Open Space.
3. **File No. 1668. Zoning Map Change.** The applicants, TRG-Alaska I Ltd., and TRG-Alaska III, LLC., are requesting to amend the Official Zoning District Map, referenced in Section 142-72 of the Code of the City Of Miami Beach, Florida, by changing the Zoning District Classification for the following parcels: 1) a portion of a parcel of land, approximately 4,178 square feet, more commonly known as “Federal Triangle,” from the current GU, “Government Use,” to the proposed Zoning Classification MR, “Marine Recreation;” and 2) a portion of Lot 18 and the 10-foot walk adjacent thereto, and a portion of Lots 29 and 30 and the 10-foot walk adjacent thereto, Block 51 of the Plat of OCEAN BEACH FLA. ADDITION NO. 3, from GU, “Government Use,” to CPS-1, “Commercial Limited Mixed-Use.”
4. **File No. 1669. Comprehensive Plan Text Amendments.** The applicant, TRG-Alaska I, Ltd. is requesting to amend the text of the MR, “Marine Recreation,” Land Use Element by including among other permitted uses: parks, bay walks, residential, and required parking for adjacent properties

not separated by road or alley, prohibiting other certain uses and to provide that in no case shall the intensity exceed the current floor area ratio (FAR) of 0.25, except that required parking for adjacent properties not separated by road or alley shall not be included in permitted floor area.

5. **File No. 1670. Amendments to the Land Development Regulations.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Code of the City of Miami Beach, by amending Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 12, "MR-Marine Recreation District," providing for additional main permitted uses, and prohibit other certain uses, and exclusion from calculation of floor area for required parking from certain adjacent properties; and Division 18, "PS Performance Standard District," modifying height, number of stories, setbacks, floor area ratios and allowing required parking in the CPS-1 and CPS-3 Zoning Districts for defined properties, clarifying how such required parking relates to far and is allowed through Covenants in Lieu of Unity of Title; Providing for Repealer, Severability, Codification and an Effective Date.
6. **File No. 1671. Portofino DRI - Notice of Proposed Change.** The applicants, TRG-Alaska I Ltd., and TRG-Alaska III, LLC., are requesting to amend the Portofino Development of Regional Impact (DRI) Development Order, as adopted by City of Miami Beach Ordinance No. 98-3121, by 1) filling and bulkheading the existing boat basin on the Alaska Parcel and 2) adding approximately 7,200 square feet of lands to the DRI.

Board Comments:

- **Allowing upzoning with a trade of land, is in the best interest of the City and mitigates the density increase in other places.**
- **Concerned about the height of Block 1 as it creates an inconsistency with the rest of the neighborhood. The massing should be at Collins and South Pointe Drive and not distributed throughout the entire block.**
- **Boat basin – filling or leaving as is needs to be looked at again when there is a cohesive plan for the park.**
- **With respect to commercial uses, there is an anomaly at the base of Portofino Tower if nothing else happens. Some consideration should be given to placing a transitional element at the corner of South Pointe and Alton Road.**
- **The pedestrian access to the waterfront through Murano should be enhanced to work more like a public access and not a private road.**
- **There should be a transitional use between the pedestal and the park. Residential uses are preferred. Would like to see limited concessionary uses in the park.**
- **Park uses should not be micromanaged. Important to realize the land trade; there should not be large scale commercial uses in the park.**

- When the park design and its programmatic uses have been developed, the plan should be brought back to the Planning Board for review.

Points of consensus:

- Importance of land swap to create bigger corridor next to basin.
- Need to redistribute heights and FAR in Block 1 and deal with open court regulations. The open courtyards in concept plan do not enhance the design of structures.
- City's use of development rights at the park's edge should be limited to civic uses and perhaps very limited concessions that are accessory to park uses (rest rooms, roller blade rental, water).
- Need for some transitional element between pedestal and the park.

Points of less consensus:

- Re-consider distribution of uses on Block 51, in particular uses on Commerce Street, massing and revisiting open court regulations.
- Limited commercial uses along South Pointe Drive on Goodman/Hinson.

Individual concerns:

- Closing alley on Block 1.
- Public access from Alton Road to the park.
- Commercial development on Block 52.

Motion: Summarize comments, create a model that shows massing of the concept plan and recommend approval of proposed settlement agreement. Unanimously approved 5-0.

REGULAR AGENDA - 4:00 P.M.

B. Progress Report

1. **File No: 1653** - 1300 Ocean Drive - Café Cardozo - Progress report

Verbal report presented by Mr. Dopico, attorney for the applicant. No violations had been issued since the Conditional Use approval. No more progress reports unless requested by the Planning Director.

C. Previously Continued Items

1. **File No. 1666 – Minimum and Maximum Lot Regulations in the RM-1 within the West Avenue Overlay District.** 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," Division 5, "West Avenue Bay Front Overlay," Section 142-842, "Location and Purpose," and Section 142-843, "Compliance with Regulations," to Include Minimum and Maximum Developable Lot Regulations within the underlying RM-1 Residential Multi-Family Low Intensity Zoning District of the subject Overlay Area; Providing for Codification; Repealer; Severability; and an Effective Date.

Continued to the July 27, 2004 meeting

2. **File No. 1609 – 205-237 20th Street, 2000-2038 Collins Avenue and 220 21st Street - Extension of time.** The applicants, Just Around the Corner, LLC, TGNC Development, LLC, and POP Development, LLC, are requesting a one-year extension of time to obtain a building permit for a previously approved Conditional Use Permit.

Extension granted subject to the following conditions and those already existing in the Conditional Use Permit:

- Any entertainment establishment, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval.
- The exterior of the closed up buildings shall be scaffolded and painted to improve the neglected appearance of these properties.
- Structural repairs that may affect the general safety of the public shall be done expeditiously.
- HPB staff shall inspect elements of historic facades that must be retained and determine what structural repairs, if any, must be done expeditiously.
- The applicant shall offer a \$5.00 discount rate for two hours for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, Library). If not in agreement with garage operator to implement this program within the next six months, the applicant shall return to the Planning Board at the July 27, 2004 meeting.

D. New Applications

1. **File No. 1672 – 1031 4th Street.** The applicant, Florida Power and Light Co., is requesting a Conditional Use Permit to construct an enclosed electrical distribution substation.

Approved subject to staff recommendations.

2. **File No. 1673 – 1691 Michigan Avenue.** The applicant, Lucky Strike Miami, LLC is requesting a Conditional Use Permit for a Neighborhood Impact Establishment consisting of an upscale restaurant, lounge, bar and bowling alley.

Continued to the July meeting.

3. **File No. 1674 – 1761 Cleveland Road.** The applicant, David Ettman, is requesting a Conditional Use Permit to construct an “L”-shaped dock, a boat lift extending eastward from the dock 14.25 feet from the side lot line as extended outward into the waterway, and mooring piles extending northward from the terminal platform, for a total projection of 83 feet from the seawall.

Approved subject to staff recommendations and as amended by the Board – the length of the terminal platform shall not exceed 25 feet

4. **File No. 1675 – 6475 Pinetree Drive.** The applicants, Todd and Madeline Brandon, are requesting a Division of Land/Lot Split of the one buildable parcel into two lots.

Insufficient notice – address should be Pinetree Drive Circle. Will re-advertise for the September meeting

5. **File No. 1676 – 14 Farrey Lane.** The applicant, Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., is requesting a Conditional Use Permit to operate a religious institution in the RM-1 zoning district in an existing single-family structure in Belle Isle.

Continued to the August meeting for a time certain at 5:30 p.m.

VI. Meetings Reminder

*** Next Month's Regular Meeting: TUESDAY, July 27, 2004 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.

VII. Adjournment

Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) *-OR (800) 955-8770 (VOICE), FOR ASSISTANCE.