



PLANNING BOARD Afteraction

April 19, 2006

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

- Traffic and MMP projects - Choke points and available options to increase mobility at the following intersections:

Alton/395/5th Street.
1-95 as it descend on to 41st Street.
Alton Road/17th Street/Dade Boulevard
41st Street/Pinetree Drive/Collins Avenue, including the Bridge.
71st Street and Dickens Avenue/Indian Creek/Normandy Drive
Collins Avenue from 63rd Street to 77th Street
Indian Creek/Harding Avenue at 71st Street
Conceptual plans for 15th and 16th Streets

Traffic circulation for the Collins Avenue/63rd to 77th Streets Corridor: Analysis of short term solutions to improve traffic flow, including but not limited to look at adding loading zones, lanes of traffic, removing parking one side of the street and looking at corridor from the mobility point of view. This item to be placed on the May discussion agenda.

1. A1A/Collins Avenue @ 72nd Street: Board endorsed short-term recommendations and added to re-paint faded pavement markings.
2. A1A/Collins Avenue @ 75th Street: Board endorsed short-term recommendations and modified enforcement over illegal parking by limiting delivery hours and step up illegal parking enforcement.
3. Pine Tree Drive @ 41st Street: Board endorsed replacing pedestrian signal with countdown signals, refurbishing pavement markings on NOB approach and extending the length of the left-turn bay; advised that a left-turn sign restriction at Walgreens exit may not be enforceable.
4. Come back to discuss the following: 1) 41st Street Corridor – without limiting any options; 2) Alton Road/17th Street/Dade Boulevard intersection; 3) 71st Street & Dickens/Indian Creek intersection; 4) Harding Avenue/Indian Creek/72nd Street intersection; 5) 63rd to 77th Street/Collins Avenue corridor (to be presented at the May meeting). The other intersections/corridors to come back in 60 days – June meeting – and possibly start the meeting at noon.

Presentation by the consultant on the 16th Street study: Major issue: roadway is very wide and missing a focal point at west end.

Board issues and comments:

- Process seems backwards – design before traffic.
 - Tree canopy absolutely necessary – should be enhanced.
 - Strongly supports the version that removes encroachments in order to add more trees.
 - Supports the removal of angle parking.
 - Supports bike paths.
 - Continuity of design of the lighting fixtures.
 - Colored intersections look pretty, but may become a maintenance nightmare.
 - Evaluate feasibility, maintenance, repair and replacements---
 - Acorn lights glare and may be a problem – look at solutions or alternative designs to the glaring issue.
- * * *
- MXE zoning specific to Ocean Terrace – incentivizing certain uses; looking at commercial uses and discuss what restrictions, if any, relative to allowable uses. (Backup discussion if time permits)

Insufficient time for discussion of this item. It is on the regular schedule in the Work Plan for the August meeting.

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

I. Administration

- After Action report – March 28, 2006 meeting

Board reported errors and omissions as follows:

North Beach Oceanfront Parks discussion – additional comments:

- County Facility in North Shore Park is an extremely important aspect of design for the park.
- County stated the facility is already in the design stage. It is extremely important the City be involved so that what is being placed there it is compatible and what other uses can be co-located.
- The Board endorsed proposed uses for Bandshell Park, including the senior center.
- Implementation of proposal should be by a world-class designer.

Single family regulations:

Amend the vote of first motion: Motion: Kuperman/Adler. Vote: 5-2 (Berman, **Kaplan** no)

Motion to accept afteraction as amended Courtney/Kuperman. Vote: 5-0 (Kaplan, Leff absent)

- Appointment of Planning Board representative to the G. O. Bond Oversight Committee.

Ted Berman appointed as the Planning Board representative to the G.O. Bond Oversight Committee.

II. Items for Continuance/Withdrawal

III. Public Hearings

A. Progress Report

1. **File No. 1356 – 320 Lincoln Road.** As required by one of the conditions of approval of a Conditional Use Permit approved for 320 Associates, Inc. on September 17, 1998 and modified on March 28, 2000, the new owner of the assets of the business known as State, 320 Lincoln, LLC, is appearing before the Planning Board to affirm its understanding of the conditions of approval.

Staff to prepare a progress report on the licensing history of the establishment.

B. Previously Continued Items

1. For Discussion only. **File No. 1758.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Land Development Regulations of the City Code by amending Chapter 142, "Zoning Districts and Regulations," Article V, "Specialized Use Regulations," Division 6, "Entertainment Establishments," Section 142-1361 "Definitions" of the City Code, to reduce occupancy threshold for Neighborhood Impact Establishments operating as Dance Halls or Entertainment Establishments within certain specified areas of the CD-2 Commercial Medium Intensity and CD-3 Commercial High Intensity Zoning Districts; Providing for Codification, Repealer, Severability and Effective Date.

Proposal for all other CD2 & 3 areas for discussion at the May meeting, excluding the Washington Avenue area, and public hearing at the following meeting. The ordinance should look at areas differently with specific requirements and proposals. Look at:

- Lowering thresholds
- Prohibition in certain areas
- Possibility of no Conditional Use required – create standard criteria for staff review and approval
- Board may choose combination

Talk to Night Life Task Force and any neighborhood associations in the affected areas
Prepare list of existing licenses for each of the affected areas.

Washington Avenue Land Use issues in July. Review:

- Aggregate of uses in a block
 - Look at definition of live entertainment – what gives the characteristics of a nightclub – of what kind entertainment: live or recorded.
 - Flyers
 - Activate storefronts – opacity of windows
 - Define retail – size & quality
 - Distance separation
 - Define what is a restaurant
 - Limiting the number of entertainment establishments
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C. New Applications

1. **File No. 1757-r.** An Ordinance of the Mayor And City Commission of the

City of Miami Beach amending Chapter 142, "Land Development Regulations," of the City Code, by amending Division 11, "I-1 Light Industrial District," by requiring Conditional Use Approval for new construction of structures 50,000 square feet and over and that to the greatest extent possible the first step in the Development Review Process shall be the Conditional Use review by the Planning Board. Providing for Repealer, Severability, Codification and an Effective Date. (Terminal Island – I-1)

Motion: Courtney/Kuperman. Vote: 5-0 (Kaplan, Leff absent). Recommended for approval as amended (eliminating the words "to the greatest extent possible").

2. **File No. 1562.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Land Development Regulations of the City Code, by amending Chapter 142, "Zoning Districts And Regulations" Article II, "District Regulations" Division 18, "PS Performance Standard District," amending Section 142-696 "Residential Performance Standard Area Requirements," by amending the maximum building height in the R-PS4 Zoning District; amending Section 142-697 "Setback Requirements in the R-PS1, 2, 3, 4 Districts," to provide for additions to follow the existing building line and modifying the tower setbacks; Providing for Codification, Repealer, Severability and an Effective Date.

Motion: Berman/Courtney. Vote: 5-0 (Kaplan, Leff absent). Recommended for approval as modified – page 3 of the ordinance amended to read "after November 3, 2002."

3. **File No. 1734 – 1801 Collins Avenue - Shelborne Hotel. Modification to a Conditional Use Permit.** The applicant, Shelborne Associates, is requesting a modification to a previously approved Conditional Use to include the outdoor pool and pool deck to the operation of Shine, a Neighborhood Impact Establishment, currently being operated at the lobby level and in the space previously used by a ballroom and surrounding area.

Deferred at the applicant's request

4. **File No. 1761. Review Criteria.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Chapter 118, "Administration And Review Procedures," by amending Division 2, "Planning Board," by including criteria for the review of the sale, exchange, conveyance or lease of ten years or longer pursuant to the requirements of Subpart "A" of the City Charter, Section 1.03(b). Providing For Repealer, Severability, Codification and an Effective Date.
 - Financial impact: Market rates, market sales price, return to the City, comparable value of similar transactions, reasonable limitations on base.
 - Is there a compelling public purpose for the transaction
 - Duration of lease

Motion: Courtney/Kuperman. Vote: 5-0 (Kaplan, Leff absent). Proposal to return in May with suggested additional language. The City Attorney's office and the Administration to review expanded list of review factors.

5. **File No. 1715. Single-family development regulations.** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida,

Amending The Land Development Regulations Of The City Code By Amending, Chapter 142, "Zoning Districts And Regulations," Article II, "District Regulations," Division 2, "Rs-1, Rs-2, Rs-3, Rs-4 Single-Family Residential Districts," By Amending Review Criteria And Requirements Inclusive Of Design Review Board Approval Thresholds For New Single-Family Home Construction, And By Amending Chapter 118, "Administration And Review Procedures," Article VI, "Design Review Procedures," Section 252, "Applicability And Exemptions," Amending Design Review Board Procedures For The Approval Of New Single-Family Home Construction; Providing For Codification; Repealer; Severability; And An Effective Date.

Motion: Kuperman/Adler. Vote: 5-0. Approve the review criteria and procedures subsections of the proposed single-family LDR amendments including the following points:

- Minor revisions to the compliance, review criteria and application requirements subsections 142-105(a)(1-3).
- Creation of a new and separate single-family residential review panel instead of the proposed sub-panel of the DRB as originally identified in subsection 142-105(a)(4). The composition and procedures of the new single-family review panel were further identified as follows:
 - The panel is to consist of three (3) members, composed from a list of 10-20 pre-qualified architects, to be appointed on a rotating basis by the City Administration.
 - Panel members are to be exempt from City Code section 2-459 regarding the ethic rules pertaining to appearances before the City.
 - The panel is to meet once a month or more frequently if deemed necessary by the Planning Director.
 - Panel members shall be limited to participation in no more than 4 meetings per year unless sufficient quorum cannot be achieved from the active list.
 - Noticing is to include application 21 days prior to the meeting with posting and mail notice to occur 14 days prior to the meeting.

IV. **Meetings Reminder / New Business**

*** Next Month's Regular Meeting: TUESDAY, May 23, 2006 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.

V. **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.