



PLANNING BOARD Afteraction February 27, 2007

Discussion of Planning Issues

- Future Work Plan – discuss and establish priorities.

March:

1. Sunset Harbor Plan will be an ongoing process. March presentation will be an update on “next steps” and what Planning staff is studying to formalize future proposals.
2. Washington Avenue – update from Neighborhood Services and City Asset Manager on whether there are active associations, and if any City-owned properties are available in the corridor for leases to community-oriented organizations.
3. Brokerage Yacht Show, including financial benefits to the City if possible. This is a progress report in the regular agenda at 3:00 p.m.

April:

1. Growth Management depending on City Commission workshop – date TBD or **Maybe May**
2. Alton Road corridor – land development regulations such as height and setbacks when adjacent to historic districts. (**Maybe in May** depending on action by HPB to the expansion of the Flamingo Park historic district)
3. Traffic – update from Public Works on the Coastal Communities Transportation Study and proposals for immediate solutions for improving traffic.

May:

1. Growth Management depending on City Commission workshop – date TBD
2. Parking Impact Fee including incentives for other types of parking facilities such as robotic parking garages – perhaps as main use only.
3. Presentation and request for Board’s input and comments on regulations and review criteria for the review of structures >50,000 square feet in residential districts citywide, including “green buildings” certification. (**Maybe June**)
4. Ocean Terrace and area of Harding Avenue between 75th to 71st Streets. Review the area for possible solutions for improvements. Study the zoning classification. It may be that there are wrong perceptions when compared with Ocean Drive, which has the same MXE classification. (**Maybe June**)
5. Alton Road corridor – land development regulations such as height and setbacks when adjacent to historic districts. (Maybe in May depending on action by HPB to the expansion of the Flamingo Park historic district)

June:

1. Presentation and request for Board's input and comments on regulations and review criteria for the review of structures >50,000 square feet in residential districts citywide.
 2. Ocean Terrace and area of Harding Avenue between 75th to 71st Streets. Review the area for possible solutions for improvements. Study the zoning classification. It may be that there are wrong perceptions when compared with Ocean Drive, which has the same MXE classification. (Maybe June)
 3. Presentation and request for Board's input and comments on regulations and review criteria for the review of structures >50,000 square feet in residential districts citywide, including "green buildings" certification. (Maybe June)
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Regular Planning Board Meeting

I. Administration

- Election of Chair and Vice Chair

Motion: Kaplan/Berman. Vote: 6-0 (Leff absent). Nominate Marlo Courtney as Chair and Mathew Adler as Vice Chair.

- After Action report – January 23, 2007 meeting

II. Items for Continuance/Deferral

1. **File No. 1793. 1545 Collins Avenue – Royal Palm Hotel.** The applicant, Royal Palm Hotel Property, LLC, is requesting Conditional Use approval to operate Maxim's Lounge, Neighborhood Impact Establishment consisting of a restaurant and alcoholic beverage establishment offering dance and entertainment, inclusive of live music.

Application deferred indefinitely – Report for information purpose only - no action by the Board is required.

2. **File No. 1813. 198 Palm Ave. – Mooring Piles.** The applicant, Pedro Adrian, is requesting Conditional Use approval to install two timber mooring piles approximately 29 feet waterward from the existing concrete dock, for a total projection of 55 feet from the seawall.

Application deferred indefinitely – Report for information purpose only - no action by the Board is required.

III. Public Hearings

A. Progress Report

File No. 1734. 1801 Collins Avenue. Club Shine at the Shelborne Hotel.

Motion: Kuperman/Kaplan. Vote: 6-0 (Leff absent). Progress report at the April meeting with mailed notice to property owners within 375 feet of site.

File No. 1696. 420 Lincoln Road. Santo Restaurant

Motion: Kuperman/Berman. Vote: 6-0. (Leff absent). Accept staff recommendation.

File No. 1495. 125-141 Collins Avenue. Parking lots.

Motion: Berman/Kuper. Vote: 6-0 (Leff absent). Progress report in 60 days (April meeting) and meet with staff to finalize landscaping plan.

B. Previously Continued Items

1. **File No. 1797. 6900 Collins Avenue.** The applicant, Komoko Corporation, is requesting Conditional Use approval to construct a 5-story, 50 feet high structure consisting of 44 residential units, inclusive of a parking garage in the building, and commercial/retail space on the ground floor. The proposed structure is larger than 50,000 square feet and located in a CD-2, Commercial Medium Intensity zoning district.

Motion: Kaplan/Adler. Vote: 6-0 (Leff absent). Continue to the March meeting to allow applicant to meet with staff and review new materials.

2. **File No. 1799. 7 Palm Avenue – mooring piles.** The applicant, Michael Lerner is requesting Conditional Use approval to install two, 2-pile mooring piles at approximately 55 feet from the seawall.

Motion: Berman/Kuper. Vote: 5-1 (Leff absent, Adler against). Deny the application without prejudice.

3. **File No. 1810. 1360 Stillwater Drive – Boat Dock.** The applicant, Ignacio Mazzini, is requesting Conditional Use approval to install a “T”-dock projecting 84 feet from the seawall.

Motion: Kaplan/Kuperman. Vote: 5-0 (Leff absent; Courtney absent during this vote). Approve subject to staff recommendations.

4. **File No. 1812. 1451 Ocean Drive – Underutilized parking garage.** The applicant, SB Realty Investors, LLC, is requesting a Conditional Use Permit to permit the use of underutilized parking spaces after midnight for valet and self-parking in a garage located at the above address.

Motion: Adler/Kuperman. Vote: 6-0 (Leff absent). Approve subject to staff recommendation read into the record and these additional conditions:

1. Only 45 of the existing 59 parking spaces shall be permitted to be used as underutilized parking spaces. The use of these underutilized spaces shall be verified by City staff by receiving verification of individual users for their hours of operation.
2. The underutilized spaces shall be a valet-only operation. No self-parking on these shall be permitted during the hours the underutilized spaces are permitted.
3. The parking spaces in the garage that cannot be used by the valet operator for underutilized spaces shall be clearly marked.
4. Traffic calming devices, such as, but not limited to speed bumps shall be installed in the garage to safeguard the security of pedestrians.

C. New Applications

1. **File No. 1726 – 717-721 Washington Avenue- INK.** The applicant, Nero Enterprises Group, LLC, d/b/a INK, is requesting a modification to a previously approved Conditional Use Permit to permit the operation of the entertainment establishment seven days a week from 9:00 p.m. to 5:00 p.m.

Motion: Kuper/Kuperman. Vote: 6-0. (Leff absent). Approve subject to staff recommendations.

2. **File No. 1796. 4100 & 4120 Pinetree Drive and 340 W. 42nd Street (collectively referred to as 301 41st Street).** The applicants, City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, are requesting Conditional Use approval to construct a structure consisting of 35 condominium dwelling units situated above a three-story garage with 138 parking spaces concealed at ground level by 7 townhouse units for a total of 42 residential units). The proposed structure is larger than 50,000 square feet and located in a CD-3, Commercial High Intensity zoning district. **THIS ITEM, CONTINUED FROM THE JANUARY 2007 MEETING, IS BEING PLACED AT THE END OF THE AGENDA TO ACCOMMODATE A REQUEST FROM THE NEIGHBORHOOD.**

Motion: Kuperman/Kaplan. Vote: 5-1 (Leff absent, Berman against). Approve subject to staff recommendations and the following additional conditions:

1. As proposed by the applicants, the design of the Sheridan Avenue entrance to the parking garage shall incorporate security gates, speed bumps and a triangle of visibility, which will help safeguard the general security, health and welfare of pedestrians on the sidewalk. The design and location of these security measures shall be submitted to staff for review and approval.
2. The sidewalk along Pine Tree Drive shall be extended into the landscape island between the two driveways in order to create a transition between the two garage entrances.
3. The depth of the eyebrows along all the facades of the structure shall be reduced in a manner to be approved by staff, in order to minimize the perception of structural massing.
4. The landscape buffer shall be expanded and increased, with a special emphasis on the north side of 42nd Street.
5. Should the current bank operator change, the applicant shall come back to the Planning Board for evaluation of the nature of the new operation and determine if any new conditions shall be considered because of such new impacts.
6. All stacking of vehicles destined for the bank's drive-through windows shall be internal to the garage. No stacking of vehicles shall be permitted on public rights-of-way.
7. The applicant shall continue to address the concerns of the City's Transportation Division and Consultants relative to the traffic analysis, especially a revised traffic study that indicates the impact of traffic after the 63rd Street Bridge construction is finalized, and the u-turn movement to access the bank's drive-through tellers.
8. The applicant shall submit an MOT (Method of Transportation) to staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
9. As recommended in the traffic impact study, the following measures, which would improve traffic conditions within the study area shall be followed, subject to the review and approval of the City's Public Works Department and any other county or state agency that may have jurisdiction:
 - Re-stripe the northbound left-turn lane at the Pine Tree Drive/42nd Street intersection in order to increase the capacity from about 25 feet to 50 feet.
 - Install a "DO NOT BLOCK INTERSECTION" sign on the eastbound approach of the 41st Street/ Sheridan Avenue. This regulatory sign should ensure that this

intersection remains clear of stopped vehicles and allow easier flow of traffic on Sheridan Avenue.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, March 27, 2007 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.