

PLANNING BOARD
After Action (Revised 10/31/12)
September 24, 2012

Discussion – Transportation

Jose Gonzalez, from the Public Works Department, made a presentation on Transportation Planning in the City. He went through the MPO's Long Range Transportation Planning (LRTP) process, as well as the Transportation Improvement Program (TIP), and the different governmental bodies involved. He talked about the 20-year Blueprint for Miami Dade County focusing on Multi-Modality and also on The U.S. Department of Transportation Congestion Initiative strategies. He also discussed the role of the TIP, which implements the LRTP within a 5-year horizon. There are two regional studies including the South Florida Commuter Transit, with phased implementations from Miami to Jupiter, and the Port of Miami Transit Feasibility, which identifies mobility demand and transit. In addition, he discussed the local FDOT Alton Road Reconstruction Project From 5th Street to N. Michigan Avenue, which includes:

- Full reconstruction of the roadway
- Installation of new drainage system, including 3 pump stations
- Installation of street lighting, landscaping, and irrigation
- Upgrade of existing traffic and pedestrian signals

Construction is estimated to begin in May 2013 and last one year. Jose also discussed the goals of the Miami Beach Transportation Plan and the Atlantic Greenway Network Master Plan Update, as well as the West Avenue Traffic Study, which will address traffic and pedestrian safety concerns along the corridor. He also described the North-Middle Beach Transit Service Planning Study, which will enhance connections between residential and commercial districts. The Board asked questions and brought up some issues of concern, one of which was congestion on and access to the City's causeways, especially I-395 and its relationship with the Port tunnel project. Another was the status of the recommendations of the Coastal Communities Study. Planning Department staff explained that those recommendations were incorporated into the Transportation Element of the Comprehensive Plan adopted by the City and they are gradually being implemented. The Board urged PW and Planning staff to continue collaborating and made a request to bring back Transportation staff to the January or February meeting to discuss other issues that were not covered at this time. In addition, the Board requested that staff bring the Alton Road plan back to the Board and the status of the Bay Link/Light Rail plan so it can continue to be updated and involved as part of the process. The Board also requested that the Peer Review Process be the topic of discussion at the November meeting.

After Action Report August 28, 2012

Motion: Stolar/Urstadt. Vote: 7-0. Approve.

Proposed 2013 Schedule of Planning Board Meetings

Motion: Urstadt/Wolfarth. Vote 7-0. Approve with changes, i.e., October 29 and November 19.

File No. 2079. 232 30 Street. Parking Garage - The Palms Hotel Garage. The applicant, The Palms South Beach, Inc., is requesting a Conditional Use Permit, pursuant to Section 118-192 of the City Code, to construct a new 5-story, all valet parking garage and associated offices to support garage operations, with approximately 95,250 gross square feet and 297 parking spaces, for the use of The Palms Hotel and Spa.

Motion: Stolar/Veitia. Vote 7-0. Continue to the November 28, 2012 meeting, as requested by the applicant.

File No. 2017. Self-Storage Warehouse. 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 II, "District Regulations," Division 5, CD-2 "Commercial, Medium Intensity District," By Permitting "Self-Storage Warehouses" As A Conditional Use; Providing For Repealer, Severability, Codification And An Effective Date.

Motion: Wolfarth/Urstadt. Vote 7-0. Continue to the October 30 meeting, as requested by the applicant.

File No. 1875. 619-623 Washington Avenue. Rachel's. Progress report, as requested by the Board at its August 28 meeting.

Motion: Stolar/Beloff. Vote 7-0. Continue to the October 30, 2012 meeting for another progress report and the possible setting of a modification/revocation hearing. Direct staff to mail another cure letter including all the violations. 2:25 – 3:25

File No. 2071 - Distance Separation between Alcoholic Beverage Sales (Liquor Stores). 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 6, Alcoholic Beverages, Section 6-4, "Location And Use Restrictions" By Requiring That The Minimum Distance Separation Between Retail Stores Primarily Selling Alcoholic Beverages For Consumption Off The Premises As A Main Permitted Use Shall Be 1,500 Feet; Providing For Repealer, Severability, Codification, And An Effective Date.

Motion: Beloff/Veitia. Vote 7-0. Recommend against approval to the City Commission 5:30 – 6:00

File No. 2078 (advertised as 2016). Parking requirement for hotels. 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 130 "Off-Street Parking," Article II, "Districts; Requirements," By Amending The Off-Street Parking Requirements For Hotels In All Districts; Providing For Repealer, Severability, Codification And An Effective Date.

Motion: Stolar/Urstadt Vote 7-0. Direct staff to propose districts that would benefit from lower parking requirements to discuss at the October 30, 2012 meeting. 3:30-5:30

File No. 2081. 4121 Indian Creek Drive through 5025 Collins Avenue. 2013 Yacht & Brokerage Show. The applicant, Yachting Promotions, Inc. is requesting Conditional Use approval to install temporary floating docks, pilings and ramps adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 51st Street for the 2013 Yacht and Brokerage Show scheduled for February 14 – 18, 2013; and to install 3 floating refreshment barges, food and beverage concessions, and temporary restroom trailers. Installation will commence on January 14, 2013, and removal will be complete by March 4, 2013.

Not heard due to deficient noticing. Will be placed on the December 18, 2012 agenda.

File No. 2080. 1839 W. 24 Street - Boat Lift. The applicants, Jeffrey Akin and Lisa Schejola, are requesting Conditional Use approval, pursuant to Section 66-113 of the City of Miami Beach Code, to construct a new 16,000 lb. boat lift and 4 new support piles, with a total projection of 31 feet from the seawall, or 21% of the width of the waterway, exceeding the maximum allowable projection of 15%.

Not heard due to deficient noticing. Will be placed on the October 30, 2012 agenda.

File No. 2082. 1231-51 17 Street. Mechanical Parking/Hotel over 50,000 sq.ft.

The applicant, Finvarb Group, LLC is requesting Conditional Use approval, pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 58 parking spaces, as well as a hotel with 116 rooms and a small 58-seat restaurant.

Not heard due to deficient noticing. Will be placed on the October 30, 2012 agenda.

File No. 2083. 2000 and 2030 Park Avenue, 430 and 450 21 Street, 2035 Washington Avenue, and 435 and 425 20 Street – Mechanical Parking/Hotel CG Sunny Isles, LLC, CG Sunny Isles I, LLC, and CG Sunny Isles II, LLC, collectively the applicant, is requesting Conditional Use approval, pursuant to Section 130-38 (4) of the City Code, to build a valet-only mechanical parking garage in a single basement level with 77 spaces (38 mechanical lifts and 1 additional space) located in the new 5-story building proposed to be constructed as part of the redevelopment and restoration of 7 historic buildings to function as one hotel with 305 units.

Not heard due to deficient noticing. Will be placed on the October 30, 2012 agenda.

Other Business

- The Board re-scheduled the October 23, 2012 meeting to October 30, 2012.
- As part of proposed amendments to the LDR's, staff will discuss with the Land Use Committee whether boat dock applications should be out of the Planning Board's purview.

Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, October 30, 2012 at 1:00 for discussion items and 2:00 p.m. for the regular agenda, unless otherwise changed in consultation with the Chairperson. Please mark your calendars and inform staff if you have a schedule conflict.