



MIAMI BEACH

PLANNING DEPARTMENT

PLANNING BOARD After Action October 28, 2008

1:30 P.M. Discussion of Planning Issues

- Planning Board meetings for 2009
Board members were asked if meetings should begin in the morning rather than in the afternoon so they can be concluded earlier in the day. There was consensus that meetings should not start any earlier than 1:30 PM for either discussion items or the regular agenda.
- Proposed development code for North Beach Town Center
Staff gave a Power Point presentation of the North Beach Town Center Plan and part of the North Beach Development Code seeking Board input. Board members asked questions. However, as time was running out, the item was continued until the November meeting for further questions and input.

After Action report – September 23, 2008 meeting

Motion: Fryd/Kuperman. Vote: 6-0. (Kuper absent). Approve.

File No. 1647 – 1775 Collins Avenue – Raleigh Hotel. As provided for in Section 118-194(c) of the City Code, the Planning Board will consider the modification or revocation of a Conditional Use Permit approved on April 20, 2004 due to repeated or intermittent noncompliance with the conditions of approvals.

Motion: Kuperman/Fryd. Vote: 6-0. (Kuper absent). Continue to the November meeting as requested by applicant.

File No. 1899 – Hotel parking Ordinance. 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 130 "Off-Street Parking," Article II "Districts; Requirements," amending Section 130-32, "Off-Street Parking Requirements for Parking District No. 1," and Section 130-33, "Off-Street Parking Requirements for Parking Districts Nos. 2, 3 and 4," by authorizing a twenty per cent (20%) reduction in required parking for hotels with over 500 rooms and significant conference facilities, subject to satisfying certain criteria and limitations; Providing for Repealer; Codification; Severability and an Effective Date.

Motion: Stolar/Fryd. Vote 6-0. (Kuper absent). Continue to the November meeting.

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 an extension of time, not

to exceed two and half (2 ½) years from the date of the original approval to June 27, 2009, in order to obtain a full building permit. The Conditional Use Permit was approved on February 27, 2007 for the construction of a structure larger than 50,000 square feet 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.

Motion: Kuperman/Fryd. Vote: 6-0. (Kuper absent). Approve as per staff recommendations with additional recommendations to the developer to continue working with the Home Owners Association regarding construction work on Saturdays, etc.

File No. 1884. 1155 Collins Avenue. The applicant, Margules properties, Inc., is requesting Conditional Use approval to build a 4-story mechanical parking garage inclusive of roof-top parking, and approximately 5,131 square feet of retail space and two residential units that will clad portions of the structure fronting on Collins Avenue and 12th Street. The applicant is also requesting approval to operate the parking structure after midnight.

Motion: Stolar/Kuperman. Vote: 5-0. (Kuper absent, Appel recused). Approve as per staff recommendations and amendments by Mr. Stolar, in addition to requiring a suitable fence facing the alley.

File No. 1891. 350 Ocean Drive - The Wave Hotel. The applicant, Ocean Drive Investors, LLC, the contract purchaser, is requesting Conditional Use approval to exceed number of seats permitted in an accessory use restaurant in a 63-unit hotel located in the RPS-3 zoning district. The accessory use restaurant is permitted to have 63 seats and the applicant is requesting approval to increase the number of restaurant seats to 126.

Motion: Kuperman/Weisburd. Vote: 4-2. (Stolar and Appel opposed; Kuper absent). Continue to the November meeting.

File No. 1881- Lot Split Review Criteria. An Ordinance of the Mayor and City Commission of the City of Miami Beach amending City Code Chapter 118, "Administration and Review Procedures," Article VII, "Division of Land/Lot Split," Section 118-321, "Purpose, Standards And Procedures," by clarifying the Review Criteria for requests for a Division of Land/Lot Split to require an applicant to submit massing and scale studies of possible structures and uses on the lot or lots proposed to result from Lot Splits; Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Stolar/Kuperman. Vote: 6-0. (Kuper absent). Recommend the alternative version to the City Commission including Mr. Stolar's amendments.

File No. 1797 – 6900 Collins Avenue. The applicant, Komoko Corporation, is requesting a one-year extension of time in order to obtain a full building permit. The Conditional Use Permit was approved on April 24, 2007 for the construction of 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 extension of time, as permitted by provisions in the City Code, will expire on October 24, 2009 and will not exceed two and half (2 ½) years from the date of the original approval.

Motion: Stolar/Fryd. Vote 5-0. (Weisburd recused; Kuper absent). Approve.

File No. 1898 - 1100 West Avenue - Mondrian South Beach. The applicant, 1100 West Properties, LLC is requesting Conditional Use approval for a Neighborhood Impact Establishment consisting of a restaurant and bar/lounge located throughout the garden, lobby and pool deck areas.

Motion: Fryd/Appel. Vote 6-0 (Kuper absent). Approve as per staff recommendations and as amended by the Board, including the use of removable bollards in Condition 14 and allow food and beverage service to boats.

File No. 1841. 110 First San Marino Terrace – Lot Split. The applicant, Plaxico, LLC, is requesting the approval of a Division of Land/Lot Split of one buildable parcel into three buildable parcels while preserving the existing single family home. This lot split was denied by the Planning Board at its September 25, 2007 meeting and shortly thereafter the applicant filed an appeal of the Board's decision in Circuit Court. The Court ruled in the applicant's favor requiring a rehearing of the application.

Motion: Fryd/Kuperman. Vote 4-2 (Weisburd and Appel opposed; Kuper absent). Deny.

File No. 1900 – Residency requirement. An Ordinance of the Mayor and City Commission of the City of Miami Beach, amending the Land Development Regulations of the City Code of the City of Miami Beach, Florida by Amending Chapter 118, "Administration and Review Procedures," Article II, "Boards," Division 2, "Planning Board," by amending Section 118-53, "Composition," by clarifying that only a resident of the city shall be eligible for appointment; Amending Division 4, "Historic Preservation Board," Section 118-103, "Membership," by establishing that each of the two at-large members shall reside in one of the City's historic districts; Providing for Repealer, Severability, Codification and an Effective Date.

In addition, for consideration and comments, the following companion ordinance has been included.

An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida Amending Chapter 2 of the City Code of the City of Miami Beach, entitled "Administration," by Amending Article III, "Agencies, Boards and Committees,* by creating a new Section 2-27, "Application Requirement for Land Use Boards," to require the filing of an application for membership on any of the four land use boards not less than ten days before appointment; Providing for Repealer, Severability, Codification and an Effective Date.

Motion: Stolar/Kuperman. Vote 6-0 (Kuper absent). Recommend to the City Commission as amended.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, November 25, 2008 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.