



PLANNING BOARD Afteraction August 28, 2007

2:00 P.M. – Regular Planning Board Meeting

Public Hearings

A. Progress Reports

1. File No. 1658 - 621-623 Washington Avenue - Club Deep

Motion: Kuperman/Kuper. Vote: 6-0 (Leff & Kaplan absent). Establishment now in compliance with Conditional Use Permit. Next Progress Report in 90 days.

B. Previously Continued Items

1. File No. 1818- 86-88 La Gorce Circle – Lot Split.

Motion: Kuper/ Kuperman. Vote: 6-0 (Leff & Kaplan absent). Continue to next meeting so staff can review covenant between the applicant and the Homeowners Association and prepare analysis and recommendations accordingly.

C. New Applications

1. **File No. 1842 - Restricting size of accessory use restaurants south of Fifth Street.** 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 18, "PS Performance Standard District," Section 142-693 "Permitted Uses", by restricting the size of Bars and Restaurants as Accessory Use to a Main Permitted Use in the R-PS1, R-PS2, R-PS3 and R-PS4 Zoning Districts; Providing for Repealer, Severability, Codification And An Effective Date.

Motion: Kaplan/Kuper. Vote: 6-0 (Leff absent). Continue for discussion at a Planning Board Workshop at the September 25 meeting so staff can prepare a more in-depth analysis looking at industry standards, impacts of different land uses, seat/unit ratios, scenarios based on different formulas, etc.

2. **File No. 1838. Public School Facilities Element.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida amending Part II: Goals, Objectives and Policies of the City of Miami Beach Comprehensive Plan, as amended, by adding a new Element entitled "Public

School Facilities Element,” and amending the Intergovernmental Coordination Element and the Capital Improvements Element, where necessary, to implement changes to Florida’s 2005 Growth Management laws addressing Public School Facilities.

Motion: Kuperman/Kaplan. Vote: 6-0 (Leff absent). Recommend to City Commission.

3. **File No. 1836. Ocean Front Lot Height Requirements - Architectural District.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida amending the Land Development Regulations of the Code of the City of Miami Beach, by amending Chapter 142, "Zoning Districts and Regulations", Article II, "District Regulations", by amending Division 3, "Residential Multifamily Districts", by amending Subdivision V, "RM-3 Residential Multifamily High Intensity", to modify the maximum building height requirements for properties located in the Architectural District; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Kaplan/Kuperman. Vote: 5-0 (Leff & Kuper absent). Recommend to City Commission.

4. **File No. 1837. Ocean Front Lot Height Requirements - Historic Districts.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida amending the Land Development Regulations of the Code of the City of Miami Beach, by amending Chapter 142, "Zoning Districts and Regulations", Article II, "District Regulations", by amending Division 3, "Residential Multifamily Districts", by amending Subdivision V, "RM-3 Residential Multifamily High Intensity", to modify the maximum building height requirements for oceanfront properties located in Historic Districts; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Berman/Kuperman. Vote 5-0 (Leff & Kuper absent). Continue to the September 25 meeting.

5. **File No. 1839. Temporary Docks and Pilings - 2008 Brokerage Yacht Show.** The applicant, Yachting Promotions, Inc., is requesting a Conditional Use permit to install temporary floating docks and pilings adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 50th Street for the 2008 Yacht & Brokerage Show being held February 14-18, 2008.

Motion: Kuper/Kaplan. Vote: 6-0 (Leff absent). Approve with additional conditions relative to traffic lane closures, hours of bridge openings, signage for available parking, etc.

6. **File No. 1840 — Neighborhood Impact Establishments - 2301 Collins Avenue.** The applicant, Sandy Lane Residential LLC, is requesting Conditional Use approval to operate two restaurants on site, a ground level VIP lounge, a ballroom and a rooftop pool and bar, which in the aggregate will constitute a Neighborhood Impact Establishment because of the resulting occupant loads of these venues.

Motion: Kuperman/Kaplan. Vote: 5-0 (Leff & Kuper absent). Approve the restaurants and the lounge so applicant can move forward with permits. Continue the valet and rooftop operations to the September 25 meeting to give the applicant an opportunity to work out changes suggested by the Board relative to hours of operation, relocation (valet), capacity, etc.

7. **File No. 1834. 78 La Gorce Circle – Mooring piles** - The applicant, Les Holdings, LLC, is requesting Conditional Use approval to install 2 sets of twin wood mooring piles (4) projecting a total of 60 feet from the seawall.

Motion: Berman/Adler. Vote 5-0 (Leff & Kuper absent). Approve subject to staff recommendations.

8. **File No. 1835. 82 La Gorce Circle – Mooring piles** - The applicant, Robert Burns, LLC, is requesting Conditional Use approval to install 2 sets of twin wood mooring piles (4) projecting a total of 60 feet from the seawall.

Motion: Berman/Adler. Vote 5-0 (Leff & Kuper absent). Approve subject to staff recommendations.

9. **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 parcel into three buildable parcels while preserving the existing single family home.

Motion: Adler/Berman. Vote 5-0 (Leff & Kuper absent). Continue to the September 25 meeting.

10. **File No. 1833. 15-21 San Marino Drive – Lot Split.** The applicants, 15-21 San Marino LLC, and Michael and Layne Stern are requesting the approval of an after-the-fact Division of Land/Lot Split consisting of two platted lots into two separate buildable parcels in order to demolish the existing home and pool on Lot 2 and the tennis court on Lot 3, and build two new single family residences.

Motion: Kuper/Berman. Vote 5-0 (Leff & Kaplan absent). Continue to the September 25 meeting.

11. **File No. 1843.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida amending the Land Development Regulations of the Code of the City of Miami Beach, by amending Chapter 142, "Zoning Districts and Regulations", Article II, "District Regulations", by amending Division 10, "HD Hospital District," by adding new Section 142-455, "Rezoning of HD District," providing procedures and standards for rezoning in the event the main permitted hospital use is discontinued, or an application to rezone the HD District is filed; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Kaplan/Kuperman. Vote 6-0 (Leff absent). Continue to the September 25 meeting so that the neighbors and Mount Sinai may meet again to try to resolve issues of concern.

IV. Meetings Reminder / New Business

NEW BUSINESS: Created a resolution requiring applicants to submit covenants and agreements to staff for review at least one week before the scheduled meeting.

Motion: Kuper/Berman Vote 5-0 (Leff & Kaplan absent). Approve.

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

F:\PLAN\SPLB\2007\08-28-07\afteraction 8-28-07.doc