



### **PLANNING BOARD Afteraction September 25, 2007**

#### **1:30 P.M. –Planning Board Workshop**

1. 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.

Considerable public input and Board discussion. As directed by the Board, staff will amend to include a ratio for the entire property, threshold, conditional use criteria, and applicability criteria and will bring back to the Board in November.

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

##### **I. Administration**

After Action report – August 28, 2007 meeting

Revised Planning Board By-laws

##### **II. Items for Continuance/Withdrawal**

**Indefinite Deferral. 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.

##### **III. Public Hearings**

###### **A. Progress Reports**

None

###### **B. Previously Continued Items**

1. **File No. 1818. 86 – 88 La Gorce Circle.** The applicant, 88 La Gorce, LLC, is requesting a Division of Land/Lot Split of one buildable parcel of land consisting of two platted lots into two separate buildable parcels.

Motion: Kaplan/Leff. Vote: 6-1 (Kuper against). Approve subject to staff recommendations.

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2. **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: Courtney/Kuper. Vote: 5-2 (Berman and Leff against). Approve as amended to allow for ground floor additions only and to allow already vested projects to apply for extension of time and for change of use.

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3. **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: Kaplan/Leff. Vote: 7-0. Approve with additional conditions requiring that the applicant maintain all areas surrounding the site (and specify them), and that the applicant come back before the Board should complaints arise; as well as the rights of the Board to require the applicant to modify the valet parking plan, sanitation plan, etc. In addition, include conditions in the letter submitted by the applicant, and conditions in the applicant's attorney's notes submitted to staff after the hearing.

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4. **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: Berman/Kuperman. Vote: 7-0. Deny without prejudice.

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5. **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.

**Alternate:** 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", Division 10, "HD Hospital District," by adding new Section 142-455, "Rezoning of HD District," providing procedures and standards for rezoning; Providing for Repealer, Codification, Severability and an Effective Date.

Motion: Kaplan/?. Vote: 7-0. Continued to October as requested by the Planning Director.

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### C. **New Applications**

1. **Discussion: Atlantic Greenway Network (AGN) Master Plan.** The AGN will create a continuous network of bicycle facilities allowing for alternative transportation and community enhancement. The objectives of the improvements are to support multimodal transportation, link bicycle and pedestrian destinations, increase pedestrian and bicycle safety, improve trail network connectivity, eliminate barriers that prevent bicycle trips, and develop future bikeway corridors.

Recommend approval to City Commission

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2. **File No. 1848. 1240 Stillwater Drive – Boat Dock.** The applicant, David Epstein, is requesting Conditional Use approval to install an “L”-shaped dock projecting 71 linear feet from the seawall.

Motion: Kaplan/Berman. Vote: 7-0. Approve subject to staff recommendations.

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3. **File No. 1845. 845 5<sup>th</sup> Street – Conditional Use approval for a Car Wash and Juice Bar.** The applicant, Perfect Wash and Detail, Inc., is requesting Conditional Use approval to operate a new hand car wash and juice bar as new accessory uses in connection with the existing gasoline service station.

Motion: Berman/Adler. Vote: 7-0. Continue to the November meeting.

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### IV. **Meetings Reminder / New Business**

\*\*\* Next Month's Regular Meeting: TUESDAY, October 23, 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.**