

**MIAMI BEACH PLANNING BOARD
AFTER ACTION REPORT
FOR MEETING HELD
March 28, 2000**

A REGULAR MEETING OF THE MIAMI BEACH PLANNING BOARD WILL BE HELD ON TUESDAY, MARCH 28, 2000 AT 3:00 P.M. IN THE CITY COMMISSION CHAMBERS, 1700 CONVENTION CENTER DRIVE, THIRD FLOOR, CITY HALL, MIAMI BEACH, FLORIDA.

B. ITEMS FOR CONTINUANCE, DEFERRAL OR WITHDRAWAL

1. The Applicant, Columbia Equities, Inc., is appealing the decision of the Planning and Zoning Director to deny a proposed division of property (Lot Split) made pursuant to Section 118-321 through 118-323, relative to the division of property consisting of Lots 14 and 15, Block 47, LINCOLN SUBDIVISION (9-69) at 1613-1619 Lenox Avenue, in order to effectuate said division of property. (File #1435)
WITHDRAWN BY APPLICANT

C. PUBLIC HEARINGS

1. **Conditional Use - Dock - 2821 Lake Avenue (Sunset Island #1)**
(File #1432) Continued from December 21, 1999.

APPROVED:: Cond: No boat lift - Only 1 boat permitted to be permanently moored (no greater than 40').

2. **Conditional Use - Dock - 81 Palm Avenue**
The Applicant, Shoreline Foundation/James Carr, Requests a Conditional Use Approval in Order to Construct a L-shaped Dock Extending 46 Feet Into the Waterway, and Mooring Piles Extending 67 feet into the Waterway at 81 Palm Avenue. (File #1443).

APPROVED:: Condition: Only 1 boat permitted to be permanently moored.

3. **Ordinance - Concurrency Management System**

An Ordinance of the City of Miami Beach Repealing Section 122 of the City Code Regarding Consistency and Concurrency Determinations; Adopting a New Section 122 of the City Code Establishing a Concurrency Management System, Providing for the Purpose of the Concurrency Management System; Providing for Definitions; Requiring a Concurrency Impact Certificate for All Development Which Increases the Demand for Public Facilities in the City; Providing Exemptions; Providing for Level of Service Standards; Providing for Applications for Concurrency Impact Certificates; Providing for Determinations of Concurrency and Issuance of Concurrency Impact Certificate; Providing for Mitigation of Negative Determinations of Concurrency; Providing for Appeals of Negative Determinations of Concurrency; and Providing for Inclusion in the Code of the City of Miami Beach, Florida; Repealer; Severability; and an Effective Date. (File # 1440).

Recommended APPROVAL: Recommended adding to 28-5(1)...or does not cause an intensification of use.

4. Ordinance - Under 21 Years Old Patrons of Alcoholic Beverage Establishments

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, Amending Chapter 6 Entitled "Alcoholic Beverages," Section 6-1 Entitled Purpose, and Adding New Section 6-5 Entitled Patron Age Restrictions, Prohibiting Persons under the Age of 21 from Patronizing Alcoholic Beverage Establishments, Excepting Restaurants and Businesses with Another Principal Purpose, as Specified, with Enforcement Against Violations Provided For; Providing for Inclusion in the Code of the City of Miami Beach, Florida; Repealer; Severability; and an Effective Date. (File # 1445).

Recommended APPROVAL: Delete 51%..full kitchens, etc. and add 3 violations in 6 months on separate days.

5. Ordinance - Hotel Accessory Uses in the RM-1 District (Harding Avenue Corridor)

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, Amending Chapter 142, Entitled "Zoning Districts and Regulations", Section 142-902, Entitled "Permitted Accessory Uses", by Limiting Permitted Accessory Uses for Hotels Located in Certain Residential Multi-family Zoning Districts; Providing for Inclusion in the Code of the City of Miami Beach, Florida; Repealer; Severability; and an Effective Date. (File # 1446).

Recommended APPROVAL.

- 6. Modification of Conditional Use: Neighborhood Impact Establishment - 320 Lincoln Road**
The Applicant, 320 Associates, Inc., requests Modification of a Conditional Use approval, originally approved by the Planning Board on September 17, 1998, in Order to Operate a Neighborhood Impact Establishment with an Occupant Content in excess of Three-Hundred (300) Persons at 320 Lincoln Road. (File #1356a).

APPROVED 5-1 (Mr. Datorre against)

- 7. Conditional Use - Parking Lot - 1456 Ocean Drive**
The Applicant, Quick Park of Florida, Inc., Requests a Conditional Use Approval in Order to Operate a Parking Lot After Midnight at 1456 Ocean Drive (File #1444).

APPROVED: requires a progress report every 60 days, no loitering, landscaping to be 5' at all times.

D. OLD BUSINESS

- 1. Progress Report - Outdoor Entertainment Establishment - 940 Ocean Drive**
The Applicant, Breakwater Cafe (located at the Breakwater Hotel), Received Conditional Use Approval on February 29, 2000, in Order to Operate an Outdoor Entertainment Establishment at 940 Ocean Drive. (File #1428).

Voted to begin proceedings for revocation of Conditional Use.

E. NEW BUSINESS

Directed City Attorney's Office to prepare ordinance requiring Planning Board review of City Sponsored Special Events on public property which are expected to attract large numbers of people.

Planning Board After Action Report
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