

CITY OF MIAMI BEACH

PLANNING BOARD

AFTER ACTION REPORT

FOR MEETING HELD

JULY 31, 2001

PUBLIC HEARINGS

A. Progress Reports

1. File No. 1464 - Promenade - 1036-1052 Ocean Drive

No action at this time. Application for modification to extend time scheduled for Aug. mtg.

2. File No. 165 - The Waves Hotel - 1060 Ocean Drive

Set for revocation at next available meeting.

B. Previously Continued Items

1. File No. 1479 - Modification of Previous Conditional Use - Marina - 1828 Purdy Avenue - The Applicant, Sunset Harbor Marina, Requests Modification of a Previously Approved Conditional Use (Originally Approved by Planning Board October 24, 1985) to permit Live-Aboard Residents at Sunset Harbor Marina, 1828 Purdy Avenue. Continued at the May 29, 2001 meeting.

Approved modification subject to conditions

2. File No. 1507 - 1766 Bay Road - Frankie & Johnny. The applicant, Vandalay Entertainment, L.L.C., is requesting a Conditional Use Permit in order to operate a Neighborhood Impact Establishment - a bar with an occupant content in excess of 200 persons, in the CD-2, Commercial Medium Intensity zoning district. Continued at the June 26, 2001 meeting.

Denied request for neighborhood impact establishment

C. New Conditional Use Applications

- 1. File No. 1511 - Dock and Mooring Piles - 1620 Daytona Road** - The applicant, Yohama Lorenzo, is requesting Conditional Use approval in order to construct a dock which projects sixty (60) feet from the existing bulkhead and mooring piles that extend an additional twelve and one half (12'6") feet from the dock, for a total projection of seventy two and one half (72'6") feet from the existing bulkhead.

Approved

- 2. File No. 1513 - 1230 - 1234 12th Street and 1141 West Avenue.** The applicant, Charles E. Smith Residential Realty, Inc., is requesting a Conditional Use Permit in order to operate a (provisional), surface parking lot after midnight in the RM-2, Residential multi-family medium intensity zoning district.

Continued to August meeting

- 3. File No. 1515- 1520 Lenox Avenue - Miami Beach Seventh Day Adventist Church** - The Applicant, Pastor Charles Vento, is requesting Conditional Use approval in order to operate a place of worship at the building located on 1520 Lenox Avenue.

Applicant requested postponement to the August meeting

- 4. File No. 1516 - Temporary Parking Lot - 826-846 Commerce Street** - The applicant, Sandpoint Financial, Ltd., is requesting a Conditional Use Permit in order to operate a temporary surface parking lot after midnight in the CPS-1, Commercial limited mixed-use zoning district, for Miami Beach Marina employee parking while the marina parking lot is an active construction site. This request is pursuant to the provisions of the 1998 Settlement Agreement between the City, the RDA and the Portofino Entities.

Approved

- 4. File No. 1517 - Temporary Parking Lot - "Alaska" parcel (at approximately 40/50 South Washington Avenue/800 South Pointe Dr.)** - The applicants, East Coastline Development, Ltd., Azure Coast Development, Ltd., Beachwalk Development Corporation, and Sun & Fun, Inc. (collectively known as "Portofino Entities") are requesting a Conditional Use Permit in order to operate a temporary surface parking lot to be used by the Miami Beach Marina lessee while the marina parking lot is an active construction site. This request is pursuant to the provisions of the 1998 Settlement Agreement between the City, the RDA and the Portofino Entities.

Continued

D. Lot splits

1. **File No. 1512 - Lot Split - 291 Palm Avenue** - The applicant, Adam Mopsick, is appealing the decision of the Planning Director to deny a proposed division of property (Lot Split) made pursuant to Section 118-321 through 118-323.

Applicant withdrew application

2. **File No. 1514 - Lot Split - 10 and 20 E. Rivo Alto Drive** - The applicants, Jose A. Santos, Jr. and Marlene Santos, and Jose A. Santos, Sr. and Miriam Santos, are appealing the decision of the Planning Director to deny a proposed division of property (Lot Split) made pursuant to Section 118-321 through 118-323.

Continued to the September meeting

E. Ordinances amending the Land Development Regulations

1. **File No. 1518 - I-1 Light Industrial District Regulations.**

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, Florida, Amending Chapter 142, "Zoning Districts and Regulations," by Amending Division 11 "I-1 Light Industrial District," by Amending Section 142-481 "Purpose," by Including Offices; by Amending Section 142-484(2), "Accessory Uses," by Eliminating Accessory Outdoor Bar Counters as an Accessory Use in the I-1 District; by Amending "Section 142-485 "Prohibited Uses," to Include Bars, Dance Halls or Entertainment Establishments Not Also Operating as Restaurants as Prohibited Uses in the I-1 District; by Amending Division 5. "CD-2 Commercial, Medium Intensity District," Section 142-302 "Main Permitted Uses" by Creating an Overlay District in the Purdy Avenue/Dade Boulevard Area Prohibiting Bars, Dance Halls or Entertainment Establishments Not Also Operating as Restaurants; Providing for Inclusion in the Code of the City of Miami Beach, Florida; Repealer; Severability; and an Effective Date.

Recommendation to city commission to approve as proposed with the exception of office use only on second floors

2. **File No. 1519 - Signs regulations.**

An Ordinance Of the Mayor and City Commission of the City of Miami Beach, Florida, Amending Chapter 138, "Signs" of the Code of the City of Miami Beach, Florida, by Amending Section 138-6, "Signs Located on the Underside of Awnings or Canopies;" to Clarify the Requirements for Awning Signs; Amending Section. 138-10, "Signs for Legal Nonconforming Uses and Legal Nonconforming Signs" to

Include Provisions for Restoration and Replacement of Historic Signs; Amending Section 138-72, "Pennants, Banners, Streamers, Flags and Flagpoles," to Include Provisions To Allow Replacement of Historic Flags or Banners; Amending Section 138-139, "Major Cultural Institutions Temporary Banner" to Include Provisions for All Cultural Institutions; Providing for Inclusion in the Code of the City Of Miami Beach, Florida; Repealer; Severability; and an Effective Date.

Continued to the August meeting

3. File No. 1520 - Division of Land/Lot Split regulations.

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, Florida, Amending Chapter 118, "Administrative and Review Procedures," Article VII. "Division of Land/Lot Split," by Amending Section 118-321 "Procedure," by Eliminating the Review by the Planning Director and Requiring All Request for Division of Land to Be Reviewed by the Planning Board; by Amending Section 118-323 "Appeal Procedures," by Eliminating the Appeal of the Decision of the Planning Director to the Planning Board; and by Creating a New Section 118-323 Establishing Revocation Procedures; By Amending "Appendix A, Fee Schedule - Article VII. Division of Land/Lot Split" by Adjusting the Fees Pertinent to These Procedures; Providing for Inclusion in the Code of the City of Miami Beach, Florida; Repealer; Severability; and an Effective Date.

Recommendation to city commission to approve as proposed

4. File No. 1521 - Single-Family district regulations.

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, Florida, Amending Chapter 142, "Zoning Districts and Regulations," by Amending Division 2. "RS-1, RS-2, RS-3, RS-4 Single-Family Residential District," Section 142-105 "Development Regulations and Area Requirements," by Including a Lot Coverage Requirement; by Amending Division 4. "Supplementary Yard Regulations," Section 142-1132 "Allowable Encroachments," by Modifying the Regulations for Accessory Buildings in Single Family Districts; by Amending Division 5. "Height Regulations," by Amending Section 142-1161 "Height Regulations Exceptions," by Clarifying Exceptions in Single-Family Districts; Providing for Inclusion in the Code of the City of Miami Beach, Florida; Repealer; Severability; and an Effective Date.

Continued to the August meeting.

F. MEETINGS REMINDER

***** Workshop on nightclub hours of operation: time to be determined (depending on the length of the regular August agenda, it may be scheduled before or after the regular meeting). Planning Board will not have a workshop on this item. They will have a discussion during the August meeting and finalize a recommendation to the city commission**

***** Next Month's Regular Meeting: TUESDAY, August 28, 2001- 3:00 P.M.**
Mark your calendars; if you have a schedule conflict, please advise staff immediately.