

**PLANNING BOARD  
AFTER ACTION REPORT  
FOR MEETING HELD  
AUGUST 28, 2001**

**I. ADMINISTRATION**

- After Action report - July 31, 2001 Planning Board meeting.

**II. ITEMS FOR WITHDRAWAL/CONTINUANCE**

**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. **(Postpone to September meeting).**

**III. PUBLIC HEARINGS**

**A. Progress Reports**  
None

**B. Revocation Hearings**

**File No. 1428 - Breakwater - 940 Ocean Drive -** Revocation of the Conditional Use Permit for an Outdoor Entertainment Establishment

**REVOCATION LIFTED - PROGRESS REPORT IN 90 DAYS**

**File No. 1467 - All Star Cafe - 960 Ocean Drive -** Revocation of the Conditional Use Permit for an Outdoor/Open air Entertainment Establishment

**REVOCATION LIFTED - PROGRESS REPORT IN 90 DAYS**

**File No. 1465 - The Waves Hotel - 1060 Ocean Drive -** Revocation of the conditional Use Permit for an Outdoor Entertainment Establishment.

**REVOCATION HEARING NOT SET - PROGRESS REPORT IN 60 DAYS**

**B. Previously Continued Items**

**File No. 1509 - 80 La Gorce Circle** - The Applicant, Les Holdings, LLC, 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. (Continued from the June 26, 2001 meeting)

**CONTINUED TO OCTOBER MEETING AT THE REQUEST OF THE APPLICANT - NEW ATTORNEY OF RECORD**

1. **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 from the July 31, 2001 meeting)

**CONTINUED TO OCTOBER MEETING AT THE REQUEST OF THE APPLICANT**

**C. New Conditional Use Applications**

1. **File No. 1524 - Dock and Mooring Piles - 1330 Stillwater Drive** - The applicant, Diego Beltran, is requesting Conditional Use approval in order to construct a walkway and a "T" shaped dock platform which projects ninety five (95) feet from the existing bulkhead, inclusive of a boat lift and jet ski lift, and mooring piles that extend an additional twenty (20) feet from the dock, for a total projection of one hundred and fifteen (115) feet from the existing bulkhead.

**APPROVED**

2. **File No. 1523 - 520 Collins Avenue - provisional parking lot after midnight.** - The applicant, Quik Park of Florida, is requesting Conditional Use approval in order to extend the hours of operation of their currently existing parking lot past midnight.

**APPROVED - SUBJECT TO SUBMISSION OF REVISED LANDSCAPE PLAN THAT INCLUDES 10-12 FT. SPECIMEN TREES.**

3. **File No. 1464 - 1036-1052 Ocean Drive - modification of a conditional use approval** - The applicant, U.S. Development, Ltd. (Oceanside Promenade) is requesting a modification to the Conditional Use Permit approved on July 25, 2000, in order to extend the one-year time limit of an outdoor entertainment establishment.

**APPROVED A MODIFICATION TO THE CONDITIONAL USE PERMIT TO EXTEND TIME FOR ONLY SIX MONTHS FROM THE DATE OF ORIGINAL APPROVAL (JULY 25, 2000).**

4. **File No. 1505** - Consideration of an application by East Coastline Development, Ltd., 404 Washington Avenue, suite 120, Miami Beach, Florida, to amend the Future Land Use Map of the City of Miami Beach Comprehensive Plan by changing the future land use category for the property known as the Alaska Parcel, a parcel of unplatted land of approximately 3.4 acres, located northwest of South Pointe Park, from the current MR, Marine Recreational, to the proposed Future Land Use Category CPS-3, Commercial Intensive Mixed Use, thereby increasing the floor area ratio (FAR) from 0.25 as permitted in MR zoning district, to 2.50 FAR as permitted in CPS-3 zoning district.
5. **File No. 1506**- Upon approval of the request above, the applicant, East Coastline Development, Ltd., 404 Washington Avenue, suite 120, Miami Beach, Florida, is requesting to amend the Official Zoning District Map, referenced in Section 142-72 of the Code of the City of Miami Beach, Florida, by changing the Zoning District classification for the property known as the Alaska Parcel, a parcel of unplatted land of approximately 3.4 acres, located northwest of South Pointe Park, from the current Zoning District classification MR, Marine Recreational, to the proposed Zoning District classification of CPS-3, Commercial, Intensive Mixed Use.

**FILES NO. 1505 & 1506 WERE CONTINUED TO A SPECIAL MEETING ON SEPTEMBER 6, 2001 AT 3:00 P.M.**

**D. Ordinances amending the Land Development Regulations**

5. **File No. 1494 - Outdoor Bar Counters in the MXE zoning districts.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida Amending Chapter 142 of the Miami Beach City Code Entitled "Zoning Districts and Regulations" by Amending Section 142-904 Thereof Entitled "Additional mixed use entertainment district regulations" by allowing portable bar counters on the front porch, terrace or patio"; Amending Section 142-1109 Entitled "Accessory Outdoor Bar Counters" by allowing portable bar counters to be visible from the public right-of-way; Providing for Codification, Repealer, Severability, and an Effective Date. **(Continued from May 29, 2001).**

**CONTINUED TO THE SEPTEMBER 25, 2001 MEETING**

6. **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.

**RECOMMENDED APPROVAL BY CITY COMMISSION WITH SOME MODIFICATIONS - SCHEDULED FOR FIRST READING BY CITY COMMISSION ON SEPT. 20, 2001.**

7. **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.

**THIS ITEM WAS INFORMATIONAL ONLY - STAFF TO PROCEED WITH DEVELOPMENT OF THE AMENDMENT.**

8. **File No. 1522 - Parking lots on Ocean Drive** - An ordinance of the Mayor and City Commission of the City of Miami Beach, Florida amending Chapter 42 of the Miami Beach City Code entitled "Zoning Districts and Regulations" by amending Section 142-1107 entitled "Parking Lots or

Regulations on Certain Lots" by providing that vacant lots fronting Ocean Drive that existed as of January 1, 1999 may be used for provisional or temporary parking lots as provided for in Sections 130-70 and 130-71 of the Miami Beach City Code; providing for repealer, codification, severability and effective date.

**RECOMMENDED THE CITY COMMISSION DO NOT APPROVE THIS AMENDMENT.**

**IV. OLD BUSINESS**

1. Discussion relative to the use of rear courtyards in the Washington Avenue corridor for extended club or restaurant activities.
2. Discussion and resolution relative to nightclubs and whether to recommend extension of the hours of operation.

**RESOLUTION TO THE CITY COMMISSION RECOMMENDING NOT TO EXTEND THE EXISTING HOURS OF OPERATION**

**V. NEW BUSINESS**

1. Discussion - West Avenue Bayfront District Masterplan Report

**NOT DISCUSSED DUE TO LATE HOUR**

2. City Commission referral for discussion - allowing alcoholic beverages in adult entertainment establishments (full nudity).

**STAFF TO COME BACK WITH MORE INFORMATION AS TO THE IMPLICATIONS OF SUCH AN AMENDMENT FOR EXISTING ESTABLISHMENTS - ALSO NEED TO LOOK AT THE NEW STATE STATUTES AND IMPLICATIONS DERIVED FROM THE STATUTES, WHETHER NEW PROCEDURES/REGULATIONS NEED TO BE ESTABLISHED - WAIVERS - VARIANCES .**

3. City Commission referral for discussion - general advertising on telephones.

**NOT DISCUSSED DUE TO LATE HOUR.**

4. City Commission referral for discussion - angle parking in historic

districts.

**RESOLUTION TO THE CITY COMMISSION RECOMMENDING NOT APPROVE  
ANGLE PARKING IN HISTORIC DISTRICTS**

**VI. MEETINGS REMINDER**

**\*\*\* Next Month's Regular Meeting: TUESDAY, Septemer 25, 2001- 3:00  
P.M.**

Mark your calendars; if you have a schedule conflict, please advise staff immediately.