

**City of Miami Beach**  
**PLANNING BOARD**  
AFTER ACTION REPORT  
FOR MEETING HELD  
**FEBRUARY 26, 2002**

**I. ADMINISTRATION**

- After Action report – January 22, 2002 Planning Board meeting.
- Election of New Chairperson and Vice Chairperson

**Mel Schlessner was re-elected chair and Roberto Datorre was re-elected vice chair**

**II. ITEMS FOR WITHDRAWAL/CONTINUANCE**

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**III. PUBLIC HEARINGS**

**A. Progress Report/Revocation Hearing**

1. **File No. 1428 - Breakwater - 940 Ocean Drive** – Consideration by the Planning Board to revoke a Conditional Use Permit for an Outdoor Entertainment Establishment.

**Conditional Use permit suspended for 30 day. They must return on March 26, 2002 at which time the Board will reconsider whether to revoke the Conditional Use permit or allow the operator to continue operating an Outdoor Entertainment Establishment**

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2. **File No. 1479 - Sunset Harbor Marina - 1928 Purdy Avenue.**  
Progress Report.

**Progress report presented. The Board requested another progress report at the April meeting.**

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3. **File No. 1387 – Mango’s - 900 Ocean Drive - Progress Report**

**Mr. Wallack requested a postponement in writing as he was scheduled to be out of town. Progress report postponed until March 26, 2002.**

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**B. Previously Continued Items**

1. **File No. 1528 - 5401 Collins Avenue - Kabbalah Center** - The applicant, Kabbalah Center of Florida, is requesting Conditional Use approval to operate a religious institution with educational facilities in a

condominium building.

**Approved with conditions, including a term limit to November 2003.**

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2. **File No. 1536 - 5685 Alton Road - La Gorce Country Club.** Consideration of an application by La Gorce Country Club for a proposed amendment to the Land Development regulations of the City Code in order to change the height, number of stories and setbacks in the GC, Golf Course zoning district.

**Board recommended that the City Commission approve the proposed amendment as modified by the Planning Board during the meeting.**

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3. **File No. 1548 - 1101 - 1141 West Avenue - Parking Structure.** The applicant, Charles E. Smith Realty, Inc. is requesting Conditional Use approval for a mixed use parking structure consisting of 558 parking spaces and four (4) loft-style apartments. The parking structure will serve the residents of Mirador (Forte Towers) and the loft apartments within the structure.

**Approved**

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4. **File No. 1547 - Demolition Review for historically significant single-family residences.** 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 2, "Single Family Residential Districts", by Creating Procedures for the Review of Demolition Requests for Historically Significant Single Family Homes Constructed Prior to 1942 and not Located Within a Designated Historic District; Providing for Repealer, Codification, Severability and an Effective Date.

**Public hearing continued to a date and time certain of March 6, 2002 at 4:00 p.m. in the Commission Chamber.**

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5. **File No. 1521 - Regulations for Single-Family residences.** - 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, Chapter 142, "Zoning Districts and Regulations," Division 2. "RS-1, RS-2, RS-3, RS-4 Single-Family Residential District;" Section 142-105 "Development Regulations and Requirements," by Including Lot Coverage and Structure Size Requirements; Section 142-106 "Setback Requirements for Single-family Detached Dwelling" by modifying setback requirements; Division 4. "Supplementary Yard Regulations;" Section 142-1132 "Allowable

Encroachments," by Modifying the Regulations for Accessory Buildings in Single Family Districts; Division 5. "Height Regulations," Section 142-1161 "Height Regulations Exceptions," by Clarifying Exceptions in Single-Family Districts; Providing Codification, Repealer, Severability, and an Effective Date.

**Discussion of the ordinance continued to a date and time certain of March 6, 2002 at 4:00 p.m. in the Commission Chamber**

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**C. New Applications**

- 1. File No. 1555 ? 1510 Daytonia Road ? Dock and mooring piles.** Thee applicant, Shoreline Foundation, Inc., is requesting a Conditional Use Permit to construct a new dock with a boatlift and mooring piles that project 59?6? from the existing seawall.

**Continued to the March 26, 2002 meeting**

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- 2. File No. 1556 ? 6891 Bay Drive - Assisted Living Facility.** The applicant, Loving Care Residence, Inc. is requesting Conditional Use approval to operate a 35-bed assisted living facility (ALF) on the site of a previous ALF.

**Approved**

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- 3. File No. 1557 ? 4839 Pine Tree Drive - Installation of mooring piles.** The applicant, Andres Gonzalez, is requesting a Conditional Use Permit to install four (4) mooring piles that project 59? 6? from the existing seawall.

**Approved**

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- 4. File No. 1558 ? 1185 ? 71<sup>st</sup> Street ? Religious Institution.** The applicant, Iglesia Bautista Hispana of Miami Beach, is requesting Conditional Use approval in order to operate a religious institution.

**Approved**

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- 5. File No. 1552 - Comprehensive Plan amendments.** 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 Year 2000 Comprehensive Plan, as Amended, by Amending Policy 1.2 of Objective 1: ?Land Development Regulations of the Future Land Use Element,? by Clarifying as "Other Uses" the Conditional Uses That Are Permitted Within Each Land Use Category; Directing Transmittals of this Ordinance and All Applicable Documents to Affected

Agencies; Providing for Repealer, Severability, Inclusion in the Comprehensive Plan and an Effective Date.

**Withdrawn by staff – will re-submit at a later date**

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**IV. NEW BUSINESS**

1. Discussion relative to GO bond planning issues (Requested by Chairperson).

**Not discussed – meeting ran late**

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2. Discussion relative to amending lot split procedures by expanding criteria required for granting of a lot split (requested by First Assistant City Attorney Gary Held).

**Not discussed – meeting ran late**

3. Change of use of parking meters without notification to immediate property owners or commercial users (Requested by the Chairperson).

**Not discussed – meeting ran late**

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**V. MEETINGS REMINDER**

\*\*\* Next Month's Regular Meeting: TUESDAY, March 26, 2002- 3:00 P.M.