



**PLANNING BOARD
AFTER ACTION REPORT
FOR MEETING HELD
May 28, 2002
1:00 P.M. – CITY COMMISSION CHAMBERS**

I. Items for Withdrawal/continuance

NONE

II. Public Hearings

A. Previously Continued Items

1. **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, Applicability, Severability, and an Effective Date.

APPROVED – ZONING IN PROGRESS AS OF 5/28/02

2. **File No. 1562 – Reduce heights in the R-PS4 zoning district, where a contributing structure exists.** An Ordinance of the Mayor and City Commission 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 18. "Performance Standard District," by Placing a Maximum Building Height of 35 Feet on Lots Where a Contributing Structure Exists in the R-PS4 Zoning District, to Make the Height Limits Consistent Throughout Residential Performance Standard Areas in the Ocean Beach Historic District on Sites with Contributing Buildings.

CONTINUED TO JUNE 25, 2002 – ADDITIONAL NOTICING REQUIREMENTS RELATIVE TO ORDINANCE TITLE.

B. New Applications

1. **File No. 1565 – 1510 Daytonia Road** – The applicant, Jonathan Chariff, is requesting Conditional Use approval to construct a dock with a boat lift and mooring piles that extend a total of 47'6" waterward from the existing seawall.

APPROVED

2. **File No. 1566 – 120 MacArthur Causeway** – Consideration of an application by James F. Silvers, Trustee, 1100 Fifth Street, 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 a parcel of unplatted land of approximately 5.604 acres on Terminal Island, located south of the MacArthur Causeway, from the Current Land Use category I-1, Light Industrial, to the proposed Future Land Use Category of RM-PRD-3, Multifamily, Planned Residential Development, retaining the existing floor area ratio (FAR) of 1 as permitted in the I-1 Light Industrial category.

BOTH ITEMS – 2 & 3 BELOW – CONTINUED TO 7/23/02

3. **File No. 1567 – 120 MacArthur Causeway** – Upon approval of the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach, the applicant James F. Silvers, Trustee, 1100 Fifth Street, 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 a parcel of unplatted land of approximately 5.6 acres on Terminal Island, located south of the MacArthur Causeway, from the current zoning district classification I-1 Light Industrial, to the zoning district classification RM-PRD-3 Multifamily, Planned Residential Development, retaining the existing floor area ratio (FAR) of 1.0, as permitted in the I-1 Light Industrial zoning district.

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4. **File No. 1568 – 6500 Indian Creek Drive – Miami Beach Watersports Center.** The applicant, Miami Beach Watersports Center, Inc., is requesting a Planning Board analysis and review of the proposed expansion of the existing facility (a/k/a Shane Watersports Center) which is zoned GU Municipal Use. The proposed expansion consists of the construction of a one (1) story, roof-top addition to the existing rowing center, as well as a one (1) story detached addition on the north side of the existing structure. This review is necessary in order to comply with Section 82-38 of the Code of the City of Miami Beach before a lease of city property is submitted to the City Commission for its consideration.

RECOMMENDED COMMISSION EXTEND LEASE – GU REVIEW

5. **File No. 1569 - File No. 1569 - Preliminary Proposed Master Plan.** Review of the site utilization report and preliminary concept plan updating the Master Plan for City Center/Historic Convention Village Redevelopment Area, entitled "Preliminary Proposed Master Plan, that addresses the needs of the Convention Center and the New World Symphony, evaluates parking and transportation requirements, respects the need for an open space public plaza, identifies opportunities for gateway entrance features, evaluates the need and location of an Intermodal Center, and complements the adjacent urban relationships and historic districts.

PRESENTED

6. **File No. 1570 - 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 Amending Section 142-105 To Establish Procedures For Single Family Homes Demolished Without Required Permits; Providing For Repealer, Codification, Severability And An Effective Date.**

RECOMMENDED CITY COMMISSION APPROVE ORDINANCE

7. **File No.1571 – 927 Third Street and 260 Jefferson Avenue – Provisional Parking Lots.** The applicant, The Housing Authority of the City of Miami Beach, is requesting Conditional Use approval to operate two provisional parking lots in the R-PS1 Residential Medium-Low Density zoning district to be used by the staff of The Housing Authority.

CONTINUED TO JUNE 25, 2002

III. Meetings Reminder

*** Next Month's Regular Meeting: TUESDAY, JUNE 25, 2002 - 1:00 P.M.

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

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