



**PLANNING BOARD
AFTER ACTION REPORT
FOR MEETING HELD
AUGUST 27, 2002
1:00 P.M. – CITY COMMISSION CHAMBERS**

I. Administration

- After Action report – July 23, 2002
- Discussion items
 1. The authority of City Development Boards to grant extensions of time beyond one year for a property owner to obtain a building permit. (Requested by Gary Held, First Assistant City Attorney)

Discussed – Gary Held to prepare an ordinance for consideration

2. Free speech and political signs. (Requested by Gary Held, First Assistant City Attorney)

Discussed – Gary Held to prepare an ordinance for consideration

3. Attendance to Board meetings

Discussed – no action

- Old Business

1. Report on lot splits going back one year.

Report presented – no action

2. Status on Kiss Restaurant.

Report presented – no action

- New Business

Local Preferred Alternative for Bay Link in the City of Miami Beach. – Referred to the Planning Board by the City Commission for review and recommendation.

Continued to the September 24, 2002 meeting

II. Items for Withdrawal/continuance

- None

III. Public Hearings

A. Progress Reports

1. **File No. 1528 - Kaballah Center – 5401 Collins Avenue.** Conditional Use Permit granted to operate a religious institution with educational facilities in a condominium building.

Deferred

B. Previously Continued Items

1. **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 the 9/24/2002 meeting

2. **File No. 1562 – Amendments to the R-PS4 development regulations.** 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" District 18, "Performance Standard District," By Amending Section 142-697 "Residential Performance Standard Area Requirements" Amending The Maximum Building Height In The R-PS4 Zoning District To Make The Height Limits Compatible With Contributing Buildings; Amending Section 142-697 "Setback Requirements In The R-PS1, 2, 3, 4 Districts" To Provide For Additions To Follow The Existing Building Line;" Amending Section 142-1161, By Adding Standards For Rooftop Additions In The R-PS4 Zoning District In The Ocean Beach Historic District On Sites With Contributing Buildings; Providing For Codification, Repealer, Severability And Effective Date.

Recommended to City Commission approval as follows: a height of 35 feet for the first 115 feet of lot depth and a maximum height thereafter of 75 feet, for lots wider than 100 feet; and retained the maximum height of 35 feet for lots 50 feet wide or less.

3. **File No. 1572 – Amendments to the Sign Code** - 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, Chapter 138, "Signs," Section 138-71, "Prohibited Signs and Sign Devices," by Adding Standards for the Use as Signs of Television Monitors or Similar Devices; Amending Article IV, "Temporary Signs," Section 138-133, "Construction Signs," by Clarifying the Language in the Existing Regulations; Amending Section 138-135, "Real Estate Signs – Single Family Residential," Removing the Restriction Allowing Only Black and White Signs; Section 138-136, "Real Estate Signs - Multifamily, Commercial, Industrial, Vacant Land," by Providing for Additional Signs and Standards; Article V, "Sign Regulations by District," Section 138-171, "General Provisions," by Creating Standards for Retail Storefronts Sharing Interior Spaces; Section 138-172, "Schedule of Sign Regulations for Principal Use Signs," by Creating Regulations for Signs in RO, "Residential Office" Zoning Districts; Providing for Codification; Repealer; Severability; and an Effective Date.

Continued to 9/24/02

4. **File No. 1488 – Modification of a Conditional Use Permit – 901-959 West Avenue.** The applicant, Gumenick Family Investment #2, Ltd., is requesting a modification to a Conditional Use Permit in order to allow the operation of a ninety (90) seat restaurant where only a restaurant of 30-seat or less is currently permitted.

Approved a restaurant on bay 14 only with 59 seats subject to staff recommendations and in the outdoor seating area only pre-recorded background music played at a volume that does not interfere with normal conversation only during the hours of 12 noon to 10 p.m.

C. New Applications

1. **File No. 1467 – 960 Ocean Drive - Planet Hollywood.** The applicant, Sobe USA, LLC is requesting a modification to the existing Conditional Use Permit in order to change the name of the restaurant operator from Planet Hollywood International to Sobe USA, LLC, operating as a franchisee of Planet Hollywood

Continued to 9/24/02

2. **File No. 1576 – 2108 North Bay Road - Mooring piles/boat lift added to existing dock.** The applicant, Brad Knoefler, is requesting Conditional Use approval for the relocation of three (3) mooring piles from 10' waterward (current) to 16' waterward (proposed) of an existing wooden dock, for a total projection of 46' from the existing seawall.

Approved subject to staff recommendation except Cond. #4 would allow jet ski or wave runner only if engine is a 4-stroke

3. **File No. 1575 – Demolition by Neglect/Maintenance of Designated Properties.** 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 118, Entitled "Administration And Review Procedures," Article X, Entitled "Historic Preservation," Division 2,

Entitled "Historic Preservation Board Review Of Projects," By Amending Section 118-532 To Clarify And Expand Procedures For The Maintenance Of Designated Properties; Providing For Repealer, Codification, Severability And An Effective Date.

Continued to 9/24/02

5. **File No. 1577 - RM-PRD Ordinance.** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending The Code Of The City Of Miami Beach, By Amending Chapter 142, "Zoning Districts And Regulations," Article Ii, "District Regulations," Subdivision Iii, "Rm-Prd Multifamily, Planned Development District," Section 142-185, Clarifying The Average Unit Size For New Construction Is A Minimum Of 1,000 Sq. Ft., Allowing The Subdivision Of Land Within Such District, As Long As The Parent Parcel Remains In Compliance With The Land Development Regulations Of That Section, And Providing That All Development Within The District Is Subject To Design Review Procedures, Providing For Repealer, Severability, Codification And An Effective Date.

Continued to 9/24/02

6. **File No. 1578 - Sidewalk Café Ordinance-** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Amending Chapter 82, "Public Property," Article IV, "Uses In Public Rights-Of-Way," Division 5, "Sidewalk Cafes," By Creating A New Section 82-384(ff), Allowing Limited Displays Of Food Served At Sidewalk Cafes On Private Property Adjacent To The Cafe, Providing For Review And Design Criteria Of Display Cases And Related Matters; And Amending Chapter 142, "Zoning Districts And Regulations," Article IV, "Supplementary District Regulations," Division 1, "Generally," Section 142-874, "Required Enclosures," To Provide For The Above Displays; Providing For Repealer, Codification, Severability And An Effective Date.

Continued to 9/24/02

IV. Meetings Reminder

*** Next Month's Regular Meeting: TUESDAY, SEPTEMBER 24, 2002 - 1:00 P.M. Mark your calendars; if you have a schedule conflict, please advise staff immediately.