



**PLANNING BOARD  
AFTER ACTION REPORT  
FOR MEETING HELD  
MAY 27, 2003**

**I. New Business**

1. **Discussion – File No. 1611** - 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 IV, "Supplemental Yard Regulations", Division 4, "Allowable Encroachments", by Amending Section 142-1132 to Establish Revised Standards for the Installation of Fences in Residential Districts; Providing For Repealer, Codification, Severability and an Effective Date.

Discussed. The suggested buffer for the installation of a fence may not be a good idea as it could be a debris-collecting area. The Board feels staff could approve on a case by case basis following criteria which is to be developed internally. Did not recommend to go forward with the proposed ordinance.

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2. **Discussion – Single Family Residential Review Board.**

Not discussed. Will be rescheduled for the June meeting

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3. **Discussion** - Planning Board by-laws – proposed amendments

The Board made some suggestions for minor changes, but no action taken. The Board members will individually review the document and communicate comments to staff. Possible review and adoption at the July meeting.

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**II. Items for Withdrawal/continuance**

1. **File No. 1592 – Management office for multiple residential buildings.** 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 142, "Zoning Districts And Regulations," Division 3, "Residential Multifamily Districts," Subdivision II, "RM-1 Residential Multifamily Low Intensity," Section 142-153 "Conditional Uses;" Subdivision IV, "RM-2 Residential Multifamily, Medium Intensity," Section 142-213, "Conditional Uses;" Subdivision V, "RM-3 Residential Multifamily, High Intensity," Section 142-243, "Conditional Uses," By Including A Management Office For Non-Contiguous Multiple Residential Buildings As A Conditional Use In These Multifamily Zoning Districts; Amending Article V,

“Specialized Use Regulations,” By Creating Division 10 “Management Office For Non-Contiguous Multiple Residential Buildings;” Creating Section 142-1422 “Purpose,” And Section 142-1423 “Mandatory Requirements;” Providing For Codification; Repealer; Severability; And An Effective Date.

Withdrawn

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**V. Public Hearings**

**A. Progress Reports**

1. **File No. 1580** - 2003 Yacht and Brokerage Boat Show

Report given by Dane Graziano of the Yacht and Brokerage Show. The boat show was very successful and did not cause any problems. The extension to the south of the temporary docks was very successful and the vendor using that space reserved and occupied over 200 hotel rooms in the area during the time of the show. Mr. Libbin commented that he had traveled the channel during the Show and there was a point where it seemed that it was less than 80 feet. Mr. Graziano stated that he will look into this for the next year’s show, as he will be filing the application possibly by September.

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2. **File No. 1428** - Breakwater Cafe- 940 Ocean Drive

Did not show up. The Board rescheduled this item for the June meeting

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3. **File No. 1556** - Loving Care Residence – 6891 Bay Drive

The Board requested that the 15-day cure period letter be sent to the applicant in order to have a public hearing on the June meeting to consider whether the ALF is operating in accordance with the representations made at the time the application was reviewed. At the public hearing, the Board may consider issues such as revocation for noncompliance, modification of the Conditional Use or imposing additional conditions. The Board made no findings at this time.

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**B. Previously Continued Items**

1. **File No. 1605 – 1901 Collins Avenue – The Shore Club.** The applicant, Philips South Beach, LLC, d/b/a The Shore Club, is requesting a Conditional Use Permit in order to authorize the use of the pool and courtyard areas for outdoor entertainment including, but not limited to live entertainment and DJs.

The applicant’s attorney requested a continuance of this item because there were only five members of the Board present. The Board denied the request and continued to hold the public hearing. There was lengthy discussion and public input mostly opposed to the granting of the Conditional Use Permit. Because one of the Board members had to leave and quorum would be lost, this item was continued to the June meeting

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2. **File No. 1589 – 4300-4332 Collins Avenue – Parking Garage.** The applicants, FRU Management, Inc., is requesting a modification to the conditional use permit granted by the Planning Board on January 28,

2003 in order eliminate the expiration date of May 31, 2003 for the use of an existing surface parking lot.

Item not heard for lack of quorum. The Board instructed staff to place the items not heard at the top of the agenda for the June meeting.

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3. **File No. 1422 – 340 23<sup>rd</sup> Street – Temporary parking lot.** The applicants, American Riviera Real Estate Company is requesting a two-year extension of time for a temporary parking lot pursuant to Section 130-70 (8) of the City Code. The subject parking facility received a Conditional Use Permit on November 22, 1999 in order to operate a commercial parking lot, for valet and self parking, operating after midnight.

The applicant explained that he had replanted the hedges and made improvements to the landscaping. The Board looked at the photographs staff had taken the morning of the meeting and commented that the hedge material did not match the material indicated in the plans submitted, that there was no condition requesting irrigation. A motion was made to approve the extension of time subject to staff recommendations and the addition of a requirement for irrigation; however, it was not seconded. A second motion was made to continue this item to the June meeting, which passed unanimously. The Board requested that an updated site plan be submitted.

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### **C. New Applications**

1. **File No. 1615 – 653-663 Alton Road.** The applicant, South Shore Hospital Foundation, Inc., is requesting a two-year extension of time for a temporary parking lot pursuant to Section 130-70 (8) of the City Code.

Item not heard for lack of quorum. The Board instructed staff to place the items not heard at the top of the agenda for the June meeting.

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2. **File No. 1616 – 1230 Stillwater Drive - Boat dock.** The applicant, Dominic Cavagnuolo, is requesting Conditional Use approval in order to construct a dock projecting 81 feet seaward from the existing sea wall, inclusive of a terminal platform.

Item not heard for lack of quorum. The Board instructed staff to place the items not heard at the top of the agenda for the June meeting.

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3. **File No. 1618 – Altos del Mar** – The applicant, Altos del Mar, Ltd., is requesting to amend Section 142-107 (c) of the Land Development Regulations of the City Code in order to increase maximum permitted square footage of single-family homes in the RS-4 district in Altos del Mar from 2,500 square feet to 3,250 square feet.

Continued to the June meeting for lack of sufficient information. The Board would like to see the work developed for the original Altos del Mar development regulations, including isometric drawings. The Board would also like to see isometric drawings of the concept plans for the single-family homes being developed for these lots.

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4. **File No. 1619 – Concurrency for small businesses.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the City Code, Chapter 122, “Concurrency Management,” Section 122-8, “Determination of Concurrency,” to allow for the adoption of programs or policies by the City Commission allowing exemptions from transportation concurrency requirements, such as for small businesses whose impacts have been determined to be minor to the existing roadway level of service; providing for Repealer, Codification, Severability and an Effective Date.

Motion: (1) Transmit to the City Commission in consideration to their referral of this item to the Board that concurrency and more specifically traffic is the most important planning issue confronting this City. (2) That there is a need to look at proportionality of fees in a comprehensive fashion; (3) No position on this ordinance because it should be addressed in a more comprehensive fashion. Motion approved by a 4-0 vote (3 members absent).

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**VI. Meetings Reminder**

\*\*\* Next Month's Regular Meeting: TUESDAY, June 24, 2002 at 1:00 P.M. Please mark your calendars; if you have a schedule conflict, please advise staff immediately.

**VII.**