

## PLANNING BOARD

### AFTER ACTION REPORT FOR MEETING HELD AUGUST 26, 2003

#### I. Items for Withdrawal/continuance

**File No. 1602 - Nonconforming Buildings.** 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, "Administration And Review Procedures," Article IX, "Nonconformances," By Amending Section 118-395 To Clarify And Update Certain Terms And Descriptions, And To Provide More Defined Parameters For What Constitutes A Nonconforming Structure; By Amending Section 118-398 To Clarify And Update Certain Terms And Descriptions; And By Amending Section 118-399 To Clarify And Update Certain Terms And Descriptions; Amending Chapter 130, "Off Street Parking", Article VI, "Parking Credit System" By Amending Section 130-161, To Establish Revised Standards For Non-Conforming Structures; Providing For Repealer, Codification, Severability And An Effective Date.

**Staff will bring back at a future date.**

#### II. Old Business

Discussion Item:

1. **Planning Board by-laws** – adoption of proposed amendments

Not discussed

2. **File No. 1626.** An Ordinance of the Mayor and City Commission of the City of Miami Beach amending Division 7. CCC Civic and Convention Center District of the Land Development Regulations of the City Code in order to allow waivers of development regulations by a five-sevenths vote of the city commission for developments pertaining to governmental owned or leased buildings, uses and sites which are wholly used by, open and accessible to the general public, or used by not-for-profit, educational, or cultural organizations, or for convention center hotels, or convention center hotel accessory garages, or city utilized parking lots, provided they are continually used for such purposes; and to amend the public notice requirements for such waivers. Providing for Codification, Repealer, Severability and Effective Date.

**Not discussed.**

#### III. New Business

Discussion:

1. **File No. 1614 - Alcohol & Nudity** – An Ordinance Amending Chapter 6, "Alcoholic

Beverages," Of The Code Of The City Of Miami Beach, Florida, By Amending Sections 6-40 And 6-41 "Total Nudity And Sexual Conduct Prohibited," And "Provisions Pertaining To Establishments Permitting Partial Or Total Nudity," To Allow Establishments Licensed As Alcoholic Beverage Establishments To Offer Partial And Total Nude Adult Entertainment; Providing For Codification, Repealer, Severability, And An Effective Date.

After lengthy discussion, the Board directed staff to meet again with Mr. Griffith and his attorney to fine-tune the request and come back at the September 30<sup>th</sup> meeting. Direction from the Board was to discuss further the following issues: existing graphic signage at Club Madonna; the existing TV monitor; upgrade of the structure to make it look better; lap dancing.

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## V. Public Hearings

### A. **Previously Continued Items**

1. **File No. 1620.** The applicant, 4360 Collins, LLC is requesting an amendment to the Land Development Regulations of the City Code in order to allow apartment buildings in an RM-2 zoning district that faces an RM-3 zoning district to have commercial, retail or restaurant uses located in ground floor spaces with direct access to the street.

Continued to September 30, 2003 at the request of the applicant.

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2. **File No. 1623 – 1415 Washington Avenue – Tropical on the Beach.** The applicant, Mairely Rodriguez, is requesting a Conditional Use Permit in order to operate a Neighborhood Impact Establishment with an occupancy load in excess of 200 persons.

Continued to the October meeting. The Board directed applicant to meet with staff and discuss the following issues: reduction and relocation of dance floor; security control; strict guidelines to ensure this is mainly a restaurant and not a nightclub; more specific valet parking arrangements such as where valet operator would take cars, turn around time and stacking of cars in front of the establishment; lighting, and hours of operation.

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3. **File No. 1611 - Fences.** 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," 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.

Item not discussed due to late hour of the meeting. Continued to the September 30<sup>th</sup> meeting.

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4. **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.

Ordinance recommended for approval with the following modifications by the Planning Board: permitted as an accessory use and not a conditional use; strike out the distance of buildings being managed from the management office; maximum of 100 units to be managed from one single office

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**B. New Applications**

1. **File No. 1627 – 520 Alton Road – Extension of time for a temporary parking lot.** The applicant, Associating Parking, Inc., is requesting a two-year extension of time for a temporary parking lot.

Two year extension approved subject to staff recommendation and the placement of at least six planters with trees on each side of the existing trailer.

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2. **File No. 1628 – Temporary Docks and Pilings - 2004 Brokerage Yacht Show.** The applicant, Yachting Promotions, Inc., is requesting a Conditional Use permit to install temporary floating docks and pilings adjacent to the existing seawall of the Indian Creek Waterway at (get all the addresses) 4333 through 5001 Collins Avenue for the Yacht & Brokerage Show being held February 13-17, 2003.

Approved subject to staff recommendations and minor modifications made by the Board.

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3. **File No. 1629 – 1901 Collins Avenue – The Shore Club.** The applicant, Phillips South Beach, LLC, is requesting Conditional Use approval for a Neighborhood Impact Establishment for SkyBar, an outdoor venue surrounding the pool deck and courtyard at the Shore Club hotel.

Approved subject to staff recommendations and the following modifications: progress report in 60 days; hours of operation from 10:00 a.m. to 3:00 a.m. all days; valet drop-off **for Skybar** on Collins Avenue only and entrance to SkyBar from lobby only – eliminate **Skybar** 20<sup>th</sup> Street entrance to be implemented over the next 60 days; no dedicated dance areas to be created in any of the outside areas; no parking on sand (beyond the 20<sup>th</sup> Street street end)

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4. **File No. 1630 – Golf Course Fence Ordinance.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, Amending the Miami Beach City Code, Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 8, "GC Golf Course District," Section 142-395, "Development Regulations," to revise the fence and landscaping restrictions applicable to private golf courses, and Chapter 142, Article IV, "Supplementary District Regulations," Division 4, "Supplementary Yard Regulations," Section 142-1132, "Allowable Encroachments," Subsections (h), "Fences, Walls, And Gates," And (i), "Hedges," to revise the fence and landscaping restrictions applicable to public and private golf courses, and abutting properties, Providing For Codification, Repealer, Severability, And An Effective Date.

Continued to the September 30<sup>th</sup> meeting.

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**VI. Meetings Reminder**

\*\*\* Next Month's Regular Meeting: TUESDAY, SEPTEMBER 30, 2003 - 3:00 p.m.

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