



**PLANNING BOARD
AFTER-ACTION
MAY 25, 2004**

1:30 P.M. – Discussion of Planning Issues

- **Summary of Public Workshops on Single Family Residential Demolition/Design Review.**
 1. Shared but not unanimous consensus for consideration for some vehicle of design review for new construction or additions.
 2. Some sentiment to revisit zoning restrictions on single-family regulations to lead to more compatible new construction in neighborhoods.
 3. Support for introducing incentives, such as tax abatement, to encourage the retention of architecturally significant single-family homes.

Board Comments:

1. SFRRB needs to revisit the demolition process.
2. No general consensus to support DRB for other than tear-down pre-1942 homes.
3. Meetings attended by mostly developers, preservationists, real estate professionals, but not many homeowners.
4. Most of those homeowners in attendance did not think anything needs to be done.

Action:

Planning Department to review existing ordinance and suggest revisions along with the following comments:

1. Create greater incentives to preserve houses. There are no City incentives to reward people for preserving houses.
2. At end of process, applicant should be given the choice to either demolish and the new construction be subject to DRB
3. If choice is not to demolish, some incentive should be provided as abatement for historic designation.
4. Look at zoning and design regulations because type of new construction may be incompatible with neighborhood.
5. Revisit single-family regulations.

The Department shall present a draft ordinance for discussion at the June meeting.

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

Continued to the June meeting to include additional language.

3:00 P.M. – Regular Planning Board Meeting

I. Administration

- After Action report – April 20, 2004

II. Items for Continuance/Withdrawal

1. **File No. 1649 – 105 E. Rivo Alto Drive – Lot split.** The applicant, Howard Srebnick, is requesting approval to split the existing parcel into two separate lots.

Continued to the August meeting at the request of the applicant.

2. **File No. 1663 – 4420 No. Bay Road – Dock, mooring piles and boat lift.** The applicant, Ken Ubertino, is requesting a Conditional Use Permit to build an extension to an existing dock and install mooring piles for a total projection of approximately 86 feet from the seawall. A 15,000 –lb. boat lift is also proposed to be installed within the total projection.

Continued to the July meeting

3. **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.

Continued to the August meeting

4. **File No. 1655.** 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 revising procedures for the review and approval of demolition requests for single family homes constructed prior to 1942 and not located within a designated historic district; Providing For Repealer, Codification, Severability and an Effective Date.

Continued to the August meeting

5. **File No. 1654.** 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 X, "Historic Preservation," Division 4, "Designation," by amending Section 118-591 to modify the requirements and procedures for the demolition of non-designated structures; Providing For Repealer, Codification, Severability And An Effective Date.

To be placed on the June agenda for discussion only

III. Old Business

IV. New Business

- Referral by the City Commission to the Planning Board - Discussion regarding an amendment to the City Code increasing the Minimum unit size for new construction. Requested by Commissioner Jose Smith.

To be placed on the June agenda under Planning issues for discussion only.

V. Public Hearings

A. Progress Report / Revocation Hearing

1. **Revocation - File No. 1428 – Breakwater Café, 940 Ocean Drive.** Consideration by the Planning Board to revoke a Conditional Use Permit for an Outdoor Entertainment Establishment conducted from the front porch of the Breakwater Hotel.

Mr. Fritella, owner of the Breakwater Café was unable to attend – the revocation hearing was continued to the July meeting.

2. **Progress Report - File No. 1628 - Show Management – 2004 Brokerage Yacht Show**

Verbal progress report presented by Dane Graziano, of Show Management

B. Previously Continued Items

1. **File No. 1652 – 5222 North Bay Road – Residential Lot Split.** The applicant, 5222 Development, LLC, is requesting approval to separate the existing parcel into two separate lots.

Approved subject to staff recommendation with following amendments: Amend Cond. #3 to reduce the size of the new construction to 6000 sq. ft. on each resulting lot. In the event that plans deviate from the 6000 sq. ft. on each lot, the applicant shall come back to the Board as a

progress report in 30 days and provide site plan, floor plan and elevations of the re-scaled structures.

2. **File No. 1658 – 621-623 Washington Avenue - Neighborhood Impact Establishment.** The applicant, Club Deep, Inc., is requesting a Conditional Use Permit to operate a restaurant with live entertainment with an occupancy load in excess of 200 persons. This Neighborhood Impact Establishment will be an expansion of the existing Club Deep at 621 Washington Avenue to include the floor space of 623 Washington Avenue.

Approved subject to staff recommendation and the following amendment: require more transparency so as to have visibility in and out of the establishment; enhance lighting for distinct identity; style and placement of the awning to follow the existing awning.

C. New Applications

1. **File No. 1665 - New World Symphony.** Review by the Planning Board of the New World Symphony Soundspace Project Concept Plan for comments.

Board believes this project is great for Miami Beach, as Frank Ghery can design great buildings, as well as the provision of new green open space. Concept #3 seems to be the most sensible and the one most of the Board members agreed upon. It was suggested that the plan come back to the Board when there is architecture to the project as design details would have an impact on urban planning. All the Board members commented on the proposed closing of Drexel Avenue and the concurrency impact it would have on the development rights of other properties in the area. A traffic study should be undertaken by the City, as the proposal to have Lincoln Lane a two-way street does not seem to be right, as traffic would increase on this alley. Building should be oriented towards 17th Street, as it is a concern that the new building would be facing the back of buildings and height does not appear to be right for Lincoln Road as it would impact on historic buildings in the adjacent historic district. It is very important to sequence the construction so that replacement parking is in place before the new before NWS is started.

2. **File No. 1609 – 205-237 20th Street, 2000-2038 Collins Avenue and 220 21st Street - Extension of time.** The applicants, Just Around the Corner, LLC, TGNC Development, LLC, and POP Development, LLC, are requesting a one-year extension of time to obtain a building permit for a previously approved Conditional Use Permit.

Continued to the June meeting in order to re-advertise and consider and discuss the modification of Condition #3, which refers to dance halls, bars or any kind of neighborhood impact establishment to only be permitted on Collins Avenue

3. **File No. 1659 – 82 La Gorce Circle – Mooring piles.** The applicant, Coastal Development Consultants, Inc., is requesting a Conditional Use Permit to install three mooring piles that would result in a total projection of 60 feet from the existing seawall.

Continue to the July meeting to allow applicant and owners to meet with the neighbors.

4. **File No. 1660 – 425 Meridian Avenue – Parking lot.** The applicant, Royal Express Parking, Inc. is requesting a Conditional Use Permit to operate an existing provisional parking lot on a 24-hour basis.

Approved subject to staff recommendations and an additional condition to require the applicant to place a sign with phone number where to call in case of complaints after midnight. Modify Cond. #4 to say "The applicant shall make application to the September meeting prior to the construction of the temporary lot."

5. **File No. 1661 – 78 La Gorce Circle – Mooring piles.** The applicant, Coastal Development Consultants, Inc., is requesting a Conditional Use Permit to install three mooring piles that would result in a total projection of 60 feet from the existing seawall.

Continue to the July meeting to allow applicant and owners to meet with the neighbors.

6. **File No. 1662 – 1205 Washington Avenue – Museum of Erotic Art.** The applicant, Miss Naomi International, LLC, is requesting a Conditional Use Permit to operate a museum of erotic art on the second floor of the building.

Approved subject to staff recommendation and the following amendments: Cond. #9 – no art work to be visible from the street; Cond. #10, maximum of 12 receptions a year and submit request 2 weeks in advance; exhibit space shall not contain any closed doors except for administrative offices.

7. **File No. 1664 – 400 Collins Avenue – 24-hour Parking Lot.** The applicant, Quik Park of Florida, LLC is requesting a Conditional Use Permit to operate a temporary parking lot on a 24-hour basis.

Application denied without prejudice.

8. **File No. 1666 – Minimum and Maximum Lot Regulations in the RM-1 within the West Avenue Overlay District.** 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, by amending Chapter 142, "Zoning Districts and Regulations," Article III, "Overlay Districts," Division 5, "West Avenue Bay Front Overlay," Section 142-842, "Location and Purpose," and Section 142-843, "Compliance with Regulations," to Include Minimum and Maximum Developable Lot Regulations within the underlying RM-1 Residential Multi-Family Low Intensity Zoning District of the subject Overlay Area; Providing for Codification; Repealer; Severability; and an Effective Date.

Continued to the June meeting.

VI. Meetings Reminder

*** Next Month's Regular Meeting: TUESDAY, June 22, 2004 at 1:30 p.m. for discussion of Planning issues and 3:00 for the regular agenda, unless otherwise changed in consultation with the Chairperson depending on the length of the agenda. Please mark your calendars and inform staff if you have a schedule conflict.

VII. Adjournment

Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) *-OR (800) 955-8770 (VOICE), FOR ASSISTANCE.

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