



**PLANNING BOARD
AFTER-ACTION
September 28, 2004**

I. Administration

- A.** Presentation by Jorge M. Gonzalez, City Manager:
- Concurrency / Major projects
 - Service Districts.
- B.** After Action report – August 24, 2004

The December 2004 meetings had two alternate dates – December 21st or December 28th. The Board decided to hold the meeting on December 21, 2004 at 1:30 p.m. for discussion of planning issues and 3:00 for regular public hearings.

II. Items for Continuance/Withdrawal

1. **File No. 1654. Demolition Procedures for Non-designated Structures.** 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.

Continued to the November meeting

2. **File No. 1682 – 546 Lincoln Road – Cafeteria of South Beach.** The applicant, Cafeteria of South Beach, Ltd., LLLP, is requesting Conditional Use approval to operate a Neighborhood Impact Establishment with dancing and live entertainment in an existing restaurant and alcoholic beverage establishment with occupant content of 200 persons or more.

Continued to the October meeting

III. Public Hearings

- A. Progress Report - None**

B. Previously Continued Items

1. **File No. 1675 – 6475 Pinetree Drive Circle.** The applicants, Todd and Madeline Brandon, are requesting a Division of Land/Lot Split of the one buildable parcel into two lots.

Request denied

AFTER THE PREVIOUS PUBLIC HEARING, BUT BEFORE THE FOLLOWING, A REQUEST WAS MADE IN THE FORM OF MOTION TO ADD TO THE LIST OF PRIORITIES AN ITEM THAT DEALS WITH THE DEVELOPMENT REGULATIONS FOR SINGLE-FAMILY HOMES. The motion was approved 6-1; however, no time was set for this item to come back to the Board.

2. **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.

Approved subject to the clarification of Condition #3 to say 5000 gross square feet for the construction of a new house on the resulting lot and the retention of the existing house and if any additions that may be desired the total for the entire house cannot exceed 5000 square feet.

C. New Applications

1. **File No. 1687 - Temporary Docks and Pilings - 2005 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 from 41st Street to 50th Street for the 2005 Yacht & Brokerage Show being held February 17-21, 2005. **(This item is to be heard at 3:00 p.m. or as soon thereafter as possible.)**

Approved subject to staff recommendation and the following modifications:

Cond. #11 Subject to Coast Guard approval, operation of the 63rd Street bridge will be restricted from its normal "on demand" opening schedule. During the set-up and break-down periods of the event, the 63rd Street Bridge shall open on signal, except that from 7:00 a.m. to 9:30 a.m. and from 4:30 p.m. to 7:00 p.m., no Boat Show activity shall be permitted. ~~The applicant shall strive to bring yachts into and out of the Boat Show docking areas in the early morning or late night hours.~~

Cond. #12 The applicant shall install, at its expense, ~~two (2)~~ three (3) temporary electronic signs at key roadway intersections (including the 41st Street area) informing the public of the traffic pattern on Collins Avenue and the 63rd Street Bridge operations, and indicating alternate detour routes to get to Miami and I-95; one of the signs shall be placed at the 72nd Street parking lot advising the south-bound traffic of detour to Miami and I-95 via the 79th Street Causeway. ~~said~~ The installation of the signs shall be made at least 24 hours prior to commencing set-up and 24 hours prior to commencing break-

down. An advertisement shall be placed in the Miami Herald newspaper informing the public of same.

An additional condition – Normal lane configuration on Collins Avenue shall not restrict traffic flow in any way other than the hours of 9:00 a.m. to 5:00 p.m. for the purpose of loading and unloading Boat Show equipment during.

Additional condition – The applicant shall exercise best efforts to remove pilings identified by the rowing center and approved by the City.

File No. 1688 – 7724 Hawthorne Avenue – Wood Deck & Boat Lifts. –

The applicant, Amaya Samperio, is requesting a Conditional Use Permit to install a wood deck over the seawall cap and project two (2) hydro-hoists from the deck for a total extension of 16 feet, where only 6 feet would be permitted without Conditional Use approval (10% of the waterway width of 60 feet).

Continued to the October meeting.

2. **File No. 1689 – Life span of Temporary Parking Lots.** The applicant, Avalon 1201 Collins, LLC, is requesting to amend Section 130-70(8) of the Land Development Regulations of the City Code extending the maximum time period where a Temporary Parking Lot is permitted to exist in the MXE, Mixed Use Entertainment District zoning district when these parking lots face Collins Avenue.

Recommended approval to the Commission as modified by staff

3. **File No. 1690 – 2501 Bay Avenue – Lot split.** The applicants, James and Lidia Resnick, are requesting a Division of Land/Lot Split of one parcel into two lots.

Approved subject to staff recommendation, modifying condition #4 to say that maximum size of the new construction on the resulting lot shall not exceed 5,500 gross square feet.

4. **File No. 1686 – Mechanical Parking Garages.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, amending the Land Development Regulations of the City Code by amending Chapter 130 “Off-Street Parking,” Article III “Design Standards,” creating Section 130-72 “Mechanical Parking,” defining Mechanical Parking Lifts and Robotic Parking Garages, prohibiting the use of mechanical or robotic parking to satisfy off-street parking requirements, and specifying development regulations for Stand-Alone Robotic Parking Garages as a Conditional Use; Providing for Repealer; Codification; Severability and an Effective Date.

Continued – next presentation only informational. Conduct more research and provide more information on the available technology so that a better and informed decision can be made

5. **File No. 1691 – Off-site parking for CCC.** An Ordinance of the Mayor and City Commission of the City of Miami Beach Amending Chapter 142, “Land Development Regulations,” of the City Code; Division 7. “CCC, Civic And Convention Center District,” by creating a new Section 142-368 entitled “Offsite Parking,” providing that required parking provided for uses in this District, located off-site pursuant to Section 130-36, shall not be included in permitted floor area wherever located; Providing for Codification, Repealer, Severability and Effective Date.

A motion was made to recommended approval of the proposed ordinance to the City Commission with the following modifications made by the Board:

1. As modified by staff to exclude from this provision hotels, merchandise marts, commercial or office development.
2. Parity in parking rates for performances of the NWS
3. Proper signage for NWS – project to be included in the new wayfinding signage project.

Although the vote on this motion was 3-1 (3 members absent), it was the sentiment of the Board that this amendment should go forward to the City Commission for review.

6. **File No. 1692 -** 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, by amending Chapter 118, "Administration and Review Procedures," Article XI, "Neighborhood Conservation Districts," by creating a new Section 118-708, entitled “Enforcement Of NCD Regulations and Criteria; Application of Equitable Estoppel to Permits and Approvals;” Providing for Codification; Repealer; Severability; and an Effective Date.

Recommended approval by the City Commission by a 4-0 vote (3 members absent).

3:00 P.M. – Discussion of Planning Issues

Entertainment Districts

- Locations
- Regulations (within districts)
 - Distance separation
 - Conditional Use threshold
- Regulations (Outside district)
 - Hours of operation
 - Others
- *Accessory Use*
 - Size (# of seats) / relationship to main use

- Concentration of uses
- Proposal from the Ocean Drive Association

A workshop on this matter was scheduled for the October 26, 2004 meeting at 5:30 p.m. Staff was directed to poll the Board to ensure the majority of the members would be able to attend the workshop.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, October 26, 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.

V. 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.