



**PLANNING BOARD  
AFTER ACTION  
OCTOBER 26, 2004**

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

**I. Items for Continuance/Withdrawal**

1. **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; by amending Section 118-399 to clarify and update certain terms and descriptions; by 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 November meeting

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2. **File No. 1683 – 4300-4332 Collins Avenue – Parking Garage.** The applicant, FRU Management, Inc., is requesting Conditional Use approval to construct a commercial parking garage.

Continued to the November meeting

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**III. Public Hearings**

**A. Progress Report**

1. **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.

Continued to the January 2005 meeting.

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**B. Previously Continued Items**

1. **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.

Approved subject to staff recommendation with no amplified music at any time on the rooftop.

2. **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).

Approved subject to staff recommendation and modified to allow only the 10'-wide hydrolift in the center of the dock.

**C. New Applications**

1. **File No. 1693 -** 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 VI, "Design Review Procedures," Section 118-262 "Review of Design Review Decisions," to amend the requirements for filing an appeal to the City Commission; Providing For Repealer, Codification, Severability and an Effective Date.

Recommended approval of the ordinance to the City Commission

2. **File No. 1694 – 834 Ocean Drive - Fox Café.** The applicant, 834 Ocean Drive, LLC, is request Conditional Use approval to operate an open-air entertainment establishment, as defined by the City regulations.

Denied

3. **File No. 1695 – Temporary and Provisional Parking Lots Standards.** 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 130 "Off-Street Parking," Article III, "Design Standards," by amending Section 130-70 "Temporary Parking Lot Standards;" and Section 130-71 "Provisional Parking Lot Standards" clarifying existing regulations and modifying landscaping standards; Providing For Repealer, Severability, Codification And An Effective Date.

Recommended approval of the ordinance to the City Commission.

## 5:30 p.m. – PUBLIC WORKSHOP

### Entertainment Districts

#### IV. Meetings Reminder / New Business

\*\*\* Next Month's Regular Meeting: TUESDAY, November 23, 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.**

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