



**PLANNING BOARD
AFTER-ACTION
JANUARY 25, 2005**

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

- Robotic Parking Garages

Continued to the February meeting

- City Commission action relative to Entertainment Districts.

April or May – fine tune Code language re: entertainment and accessory use definitions. Look at areas west of Collins where entertainment can proliferate – try to steer this area towards a cultural focus vs. a nightlife one. Look at the area of Collins Park (north of 24th St.), RM-3.

- Follow-up regarding voter referendum regarding limitation on development projects greater than 50,000 square feet.

A resolution of the Board informing the City Commission that they commend stand and the City Administration in setting out a comprehensive growth management initiative and the Board supports the proposal as an excellent planning task for the City; that because there is great urgency and time sensitivity, there are specific initiatives the Board may undertake with respect to existing ordinances, and specific problems related to growth management, concurrency and traffic while the comprehensive growth management study is completed.

- The Board requested that staff look at increasing the parking requirements and for discussion at the February meeting (referred by Commissioner Bower).
- For the February meeting a discussion on Traffic:
 - Presentation by Public Works Director on the MMP and invite FDOT to talk about ongoing projects in the City – a representative that is knowledgeable in these matters.
- For the March meeting staff to bring forward meeting the s/f ordinance re:
 1. lot coverage and different incentives in lot coverage for one-story homes than for two-story homes, with property restrictions such as no variances from this provision.
 2. Sliding scales for lot coverage for various size lots.
 3. Provisions dealing with interior courtyards, which are not presently included in lot coverage, but which result in the making the structure look like it is more massive and utilizing more lot coverage.

4. Look at all the exclusions of lot coverage; define what is included and what is not.
 5. Study the creation of design guidelines for single-family; i.e. breaking up solid masses in a structure.
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3:00 P.M. – Regular Planning Board Meeting

I. Items for Continuance

- **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 March meeting

- **File No. 1387 – 900 Ocean Drive – Mango’s Tropical Cafe.** The applicant, Mango’s Tropical Café, Inc., is requesting a modification to a previously approved Conditional Use Permit for a neighborhood impact establishment for an increase of the occupancy load because of the conversion of areas previously used as retail spaces for Mango’s Café use.

Continued to the February meeting

III. Public Hearings

A. Progress Report

1. **File No. 1658 – 621-623 Washington Avenue - Neighborhood Impact Establishment.** Progress report from the applicant, Club Deep, Inc., relative to a Conditional Use Permit granted on May 25, 2004, to operate a restaurant with live entertainment with an occupancy load in excess of 200 persons. This Neighborhood Impact Establishment is an expansion of the existing Club Deep at 621 Washington Avenue to include the floor space of 623 Washington Avenue.

Continued to the February meeting

B. Previously Continued Items

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.

Discussion only. The Board directed the City Attorney to bring forth an ordinance for next meeting.

2. **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.

Recommended for City Commission approval with modifications:

1. when replication is required, use historic materials to the greatest degree possible.
 2. clarify that classification in database is irrelevant as long as building qualifies as contributing
 3. delete reference of non-contributing
 4. additional square footage that may be approved not to exceed permissible under land development regulations.
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3. **File No. 1587 – 615 5th Street – Parking Lot.** Consideration by the Planning Board to either revoke or modify the existing Conditional Use Permit to operate the underutilized Eckerd's parking facility after midnight.

Conditional Use Permit modified as per staff recommendations and other Board conditions.

C. New Applications

Note: The public hearings for Files No. 1698 and 1699 will not start before 5:00 p.m.

1. **File No. 1698 – Flamingo Waterway Local Historic District - Historic Designation.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, Amending the Land Development Regulations of the Miami Beach City Code; Amending Section 118-593, "Historic Preservation Designation"; Amending Section 118-593(e), "Delineation on Zoning Map"; Amending Section 118-593(e)(2), "Historic Preservation Districts (HPD)" by Designating the Flamingo Waterway Historic District, Consisting of a Certain Area Which Is Generally Bounded by the Center Line of West 47th Street to the South, the

Eastern Right-of-Way Line of Pinetree Drive to the East, the Northern Lot Line of 4816 Pinetree Drive to the North, the Western Lot Line of 353 West 47th Street to the West, and the Bulkhead Lines of the Flamingo Waterway and Lake Surprise to the Northwest, as More Particularly Described Herein; Providing that the City's Zoning Map Shall Be Amended to Include the Flamingo Waterway Historic District; Adopting the Designation Report Attached Hereto as Appendix "A"; Providing for Inclusion in the Land Development Regulations of the City Code, Repealer, Severability, and an Effective Date.

Recommended approval to the City Commission.

2. **File No. 1699 – 28th Street Obelisk and Pumping Station - Historic Designation.** An Ordinance of the Mayor and City Commission of the City of Miami Beach, Florida, Amending the Land Development Regulations of the Miami Beach City Code; Amending Section 118-593, "Historic Preservation Designation"; Amending Section 118-593(e), "Delineation on Zoning Map"; Amending Section 118-593(e)(1), "Historic Preservation Sites (HPS)" By Designating the 28th Street Obelisk and Pumping Station as an Historic Structure to Be Known as the "28th Street Obelisk and Pumping Station Historic Structure," Located at 300 West 28th Street and Consisting of an Area that Includes the Original 1926 Structure and its Appurtenances, as More Particularly Described Herein; Providing that the City's Zoning Map Shall Be Amended to Include the 28th Street Obelisk and Pumping Station as an Historic Structure; Adopting the Designation Report Attached Hereto as Appendix "A"; Providing for Inclusion in the Land Development Regulations of the City Code, Repealer, Severability, and an Effective Date.

Recommended approval to the City Commission expanding the designation to the entire site, including Fairgreen Park.

3. **File No. 1700 – 8240 Hawthorne Avenue – Dock and Mooring Piles.** The applicant, Miguel M. Cabezas, is requesting Conditional Use approval to build a dock and mooring piles that will result in a total projection of 88' 6" from the seawall.

Approved subject to staff recommendations with the following amendments:

1. No lights at the end of the platform – only reflectors
 2. Any lights on the walkway shall be turned off by midnight.
 3. Dock and terminal platform as submitted – eliminate condition #2.
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4. **File No. 1701 – 2500 Bay Avenue, Sunset Island #2 – Lot Split.** The applicants, Paul Jacobson and Thomas J. Paul, are requesting a Division of Land/Lot Split of one buildable parcel consisting of five platted lots, to be divided into two buildable parcels and a third portion, measuring 25 feet by 200 feet to be incorporated into an abutting property at 1820 West 25th Street.

Continued to the February meeting.

5. **File No. 1702 – Ordinance - Design Review and Planning Board Architects.** 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 II, "Boards," by amending Section 118-53 to modify the requirements for the composition of the Planning Board and to correct a portion of the Section regarding attendance; by amending Section 118-72 to modify the requirements for the composition of the Design Review Board; Providing for Repealer, Codification, Severability and an Effective Date.

Recommended that the City Commission approve the ordinance including a modification that the Architect position in the Planning Board could also be urban planning or urban design faculty member.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, February 22, 2005 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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