



**PLANNING BOARD
AFTER-ACTION
FEBRUARY 22, 2005**

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

- Robotic Parking Garages
Item not heard - Continued to March or April meeting.
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- Special Event Guidelines (as requested by the City Commission)
Item continued to be re-advertised as a public hearing to give the public notice and a chance to speak on the issue. Continued to the March meeting.
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- Parking – discussion regarding referral by Commissioner Bower relative to parking requirements for new construction.
Item not heard due to lack of time. Continued to the March meeting.
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- Traffic – discussion regarding traffic and mobility issues in Miami Beach.
 - Public Works Director to report on the status of the MMP
 - At the request of the Planning Board, representative from FDOT to discuss all FDOT projects and all planned mobility and road constructions in Miami Beach.

Item discussed at length, PW Director and FDOT representative gave presentations on current and future projects. Board requested PW Director to come back with more details on projects in planning and early implementation stages so the Board can provide input, and include CIP projects that are not MMP projects.

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

I. Items for Continuance

1. **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.

Item continued to the March meeting. The Board requested that a courtesy notice be mailed out.

2. **File No. 1481 – 1921 Collins Avenue - Mynt Lounge.** The applicant, Mynt Lounge, is requesting a modification to a previously approved Conditional Use Permit for a Neighborhood Impact Establishment due to the inter-connection with the adjacent alcoholic beverage establishment space known as Rok Bar, thereby increasing the occupancy load.

Item continued to the March meeting.

3. **File No. 1705 – Pre-1942 Single-Family Home Development Regulations.** 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 amending Section 142-108 to revise the requirements for new development on sites with single-family homes constructed prior to 1942; Providing for Repealer, Codification, Severability and an Effective Date.

Item continued to the March meeting.

4. **File No. 1704 - Development regulations for single-family lots abutting the GC golf course district.** An Ordinance of the Mayor And City Commission of the City of Miami Beach Amending the Land Development Regulations of the City, by amending Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 2, "RS-1, RS-2, RS-3, RS-4 Single-Family Residential Districts," by creating Section 142-108, "Development Regulations for Single-Family Lots abutting the GC Golf Course District," Providing for legal, non-conforming status for existing structures, rear setbacks and encroachments into easement areas; Providing for Repealer, Severability, Codification and an Effective Date.

Continued to the March meeting. Item was discussed, but more information was requested by the board to move further on it.

II. 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.

Item was discussed. Ruby Lounge has not been in compliance with the Permit requirements regarding the split in revenues between alcohol and non-alcohol sales. They have changed hours of operation and the manager of the lounge, and were given 60 days to return with another progress report showing the results of the changes.

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 by amending the procedures for instructions to the Planning Department for designation of historic structures and the issuance of demolition permits; Providing For Repealer, Codification, Severability And An Effective Date.

Board recommended approval by a 5-0 vote, with the modification that the language describing who can request a property to be designated is changed to mirror the existing language.

2. **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.

Item approved with modifications.

- The 39,472 sq. ft. lot: lot coverage 25% and maximum structure 10,000 gross sq. ft. if one story, or 14% lot coverage and 8,841 sq. ft. if two story with second floor 60% of first floor and no roof-top terraces.
 - The 44,547 sq. ft. lot: lot coverage 25% and maximum structure 11,125 gross sq. ft. if one story, or 14% lot coverage and 9,977 sq. ft. if two story with second floor 60% of first floor and no roof-top terraces.
 - Both houses are restricted to 20' height measured from grade if one story, and 33' if two story.
 - As agreed by the applicant, the two structures must be approved by the Design Review Board.
 - No three story homes are permitted.
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C. New Applications

1. **File No. 1682 – 546 Lincoln Road – Cafeteria of South Beach.** The applicant, Cafeteria of South Beach, Ltd., LLP, is requesting a modification to a previously approved Conditional Use Permit in order to permit ambient amplified music on the rooftop.

Board approved withdrawal of the application with prejudice.

III. Meeting Adjourned at 7:15

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, March 29, 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.

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