



**PLANNING BOARD
AFTER ACTION REPORT
FOR MEETING HELD
APRIL 26, 2005**

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

- Parking issues:
 - Parking requirements for new construction - referral by Commissioner Bower.
 - Bagging of on-street parking meters and leasing of parking spaces in City Garages.

- Report on the LaGorce Island Neighborhood Conservation District (NCD) – results of discussion by the Historic Preservation Board.

- Traffic Issues:
 - Presentation by PW Director on specific MMP and CIP projects in the planning and early implementation stages.
 - Overview of DPZ Plan – what has been done and where are we going.

- Discussion relative to the Demolition-by-Neglect legislation (to be heard in conjunction with Files No. 1706 and 1602).

Planning Issues scheduled for the May 24, 2005 meeting.

- Entertainment and accessory uses:
 - Code language and definitions.
 - Study areas west of Collins where entertainment can currently proliferate – a cultural focus vs. a nightlife one.
 - Area of Collins Park (north of 24th St.) currently RM-3, Multifamily high density.

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

I. Administration

- After Action report – March 29, 2005 meeting.

II. Items for Continuance/Withdrawal

1. **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.
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III. Public Hearings

A. **Progress Report**

1. **Evaluation and Appraisal Report** – Review of the draft Evaluation and Appraisal Report (EAR), and consideration of a resolution requesting that the Florida Department of Community Affairs delegate the review of the Miami Beach Comprehensive Plan EAR to the South Florida Regional Planning Council, pursuant to the provisions of Section 163.3191(8), Florida Statutes.
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2. **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.
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3. **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.
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4. **File No. 1676 - 14 Farrey Lane. Chabad Lubavitch of Venetian Causeway.** Progress report on the religious institution with respect to violations of their CU approval and of City Code regulations.
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This item, File No. 1609, has been added to the April agenda as a progress report.

5. **File No. 1609 – 205-237 20th Street – Parking Garage.** Progress Report on the failure to honor a condition of a Conditional Use permit and actions taken to correct the problem.

B. Previously Continued Items

Files No. 1706 and No. 1602 will not be heard before 3:30 p.m.

1. **File No. 1706 - Reconstruction of Demolished Properties and Engineering Requirements.** 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 To modify the requirements for an after-the-fact certificate of appropriateness, and to add a requirement for an independent structural evaluation for demolition requests.

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2. **File No. 1602 – Ordinance - 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, to provide more defined parameters for what constitutes a nonconforming structure.

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3. **File No. 1708 – 1500 Daytonia Road – Dock and Mooring Piles.** The applicant, Charles Dascal, is requesting Conditional Use approval to build a dock and mooring piles that will result in a total projection of 59' from the seawall.

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4. **Special Event Guidelines – Review and Comments.**

C. New Applications

1. **File No. 1711 – 1155 Collins Avenue - Temporary Parking lot.** The applicant, Towne Park Co., is requesting approval to extend the operation of a Temporary Parking Lot for two more years.
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2. **File No. 1712 – 1201 Collins Avenue - Temporary Parking lot.** The applicant, Towne Park Co, is requesting approval to extend the operation of a Temporary Parking Lot for two more years.
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IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, May 24, 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.