



**PLANNING BOARD
AFTER-ACTION
MAY 24, 2005**

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

- 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.

Defer to July discussion on the definition of entertainment, together with the follow up of traffic issues.

- The Board directed staff to prepare an ordinance for the July or August meeting that covered the following items:
 - Restrict or lower threshold or perhaps Conditional Use approval for entertainment uses in residential buildings in the RM-3. Restaurants ok in residential buildings in the RM-3.
 - Prohibiting all entertainment uses from being accessory uses in CD-1 Zoning Districts;
 - Ensuring that any entertainment uses in the CD-2 District along Alton Rd be allowed as conditional uses only;
 - Set a lower threshold for entertainment establishments west of Collins in the CD-2 district and no Neighborhood Impact Establishments between 17th and 20th Streets.

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

I. Items for Continuance

- **File No. 1714 - 1650 James Avenue, Albion Hotel - Outdoor Entertainment.** The applicant, Albion Hotel Associates LTD, is requesting a Conditional Use Permit to operate an existing permanent parking lot on a 24-hour basis.

Continued to the June 28, 2005 meeting.

II. Public Hearings

A. Progress Report

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.

Verbal progress report provided by applicant.

B. Previously Continued Items

- 1. 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 discussed and approved 6-0 with additions to staff recommendations. Operator must add vestibules to better control noise and crowds inside each entrance door, windows shall be clear into vestibules, but opaque elsewhere, and stanchions must be used for queuing patrons.

- 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.

Item discussed and approved 6-0, with following modifications; the only permissible commercial/retail is neighborhood service-type, including a full-service restaurant with a max seating capacity of 59; parking spaces only utilized by building uses and Charles Group hotels, and the applicant can return at a later date if the garage becomes under-utilized.

- 3. 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 prohibiting the use of mechanical parking to satisfy off-street parking requirements; providing for Repealer; Codification; Severability and Effective Date.

Ordinance recommended for approval by the City Commission. Vote: 5-1. Modification to Section 1, Part B, add “There shall be no variances from this provision.”

C. New Applications

- 1. File No. 1713 - 600 Washington Avenue - 24 hour parking lot.** The applicant, Jacobson 6 Street LLC, is requesting a Conditional Use Permit to convert a temporary parking lot to permanent parking lot standards and to operate the lot on a 24-hour basis.

Approved 6-0 with staff recommendations, and additional requirements to coordinate landscape plans with the Angler Hotel to the north, and change gumbo limbo trees for mahogany or oaks in center island with modified plan to be reviewed and approved by staff.

2. **File No. 1652 - 5222 N. Bay Road.** The applicants, 5222 Holdings LLC and 5224 Holdings LLC, are requesting a modification to Condition #5 of the Lot Split Final Order, to extend the time period to apply for a building permit from May 25, 2004 to November 25, 2006.

Extension of time approved for one additional year to expire on May 24, 2006. Vote: 5-1

3. **File No. 1387 - 900 Ocean Drive, Mango's Tropical Café.** The applicant, Mango's Tropical Café Inc, is requesting a clarification and modification of Condition #9 of the Modified Conditional Use Permit approved on March 29, 2005.

Approved 5-1; Chairman Diaz dissenting.

4. **File No. 1715 - Ordinance - Single Family 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, Florida, Chapter 142, "Zoning Districts And Regulations," Division 2, "RS-1, RS-2, RS-3, RS-4 Single-Family Residential Districts," by amending Lot Coverage, Structure Size Requirements for Single-Family Homes by including criteria for two-story homes and modifying setback requirements. Providing Codification, Repealer, Severability, and an Effective Date.

Item was discussed at length, and the following guidance directs staff to return with an ordinance:

- Lower maximum heights and percentage of lot cover as part of mandatory guidelines;
 - Use incentives to get DRB review of home designs and to encourage single story homes over 2 story homes;
 - Possibly use design guidelines as alternative to design review;
 - Use a sliding scale for setback and second floor sizes.
-

5. **File No. 1716. Ordinance - Removal of Historic Signs.** 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 138, "Signs", by amending Article I, "In General", by amending Section 138-11 to clarify the requirements and procedures for the removal of signs; Providing for inclusion in the City Code; Providing for Repealer, Severability and an Effective Date.

Approved 5-0; Ms. Leff abstaining.

III. Meeting Adjourned at 7:00

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, June 28, 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.