



**PLANNING BOARD
AFTER ACTION REPORT
FOR MEETING HELD
JUNE 28, 2005**

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

- **Joint workshop – Planning Board/Historic Preservation Board**
Various items discussed at length.
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I. Items for Continuance/Withdrawal

1. **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 outdoor/open air entertainment establishment in their courtyard/pool deck area.

Item withdrawn by applicant with prejudice.

2. **File No. 1717 - Off-street parking requirements.** 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 II, "Districts; Requirements," by increasing the off-street requirement for residential uses in all districts, and clarifying how parking requirements may be satisfied. Providing for Repealer, Severability, Codification and an Effective Date.

Item continued to July.

III. Public Hearings

A. Progress Report

1. **File No. 1676 - 14 Farrey Lane. Chabad Lubavitch of Venetian Causeway.**

Revocation hearing set for August 2005. 5-0 vote.

2. **File No. 1712 – 1201 Collins Avenue – Parking Lot**

Revocation hearing set for July 2005. 5-0 vote.

3. **File No. 1711 – 1155 Collins Avenue – Parking Lot**

Revocation hearing set for July 2005. 5-0 vote.

4. **File No. 1495** – 133 and 141 Collins Avenue – Parking Lot

Progress report set for August 2005. 5-0 vote.

C. Previously Continued Items

1. **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 discussed at length. The Board wanted to look at graphics that would show:

- current height regulations
- differences in height for one story and two story structures; ie, 33' from grade for two story vs. a lesser height; for one story structures 18' from grade vs. 12' from minimum flood; 20' from grade.
- review height exceptions – domes are a problem.
- numbers from snapshots of different areas of community; Venetian Islands, Biscayne Point; Pine Tree; Sunset Island I.
- case studies of good and bad examples
- Look at waterfront and non-waterfront; large lots vs. small lots; one story vs. two story structures.
- statistics on different development patterns; data such as those used for last few lot split applications.

A workshop on this item is planned for August, and this item will be brought back after the workshop.

C. New Applications

1. Final EAR presentation.

Continued to July 2005. Motion by Malakoff; seconded by Courtney – 5-0

2. **File No. 1718 - 4000 Alton Road - Religious Institution.** The applicants, Talmudic College 4000 Alton Road Inc, are requesting conditional use approval to utilize a former hotel property as a religious institution inclusive of residential uses for faculty and university students.

Item approved with a minor change in wording to condition 3. 5-0 vote.

3. **File No. 1719 - 1633 N. View Drive - Lot Split.** The applicants, NVD LLC and 1633 North View Drive LLC, are requesting an after-the-fact approval for a division of land/lot split of the parcel located at 1633 N. View Drive, on Sunset Island #1, into two buildable lots.

Item discussed at length; continued to July 2005. 5-0 vote.

4. **File No. 1720 - 1330 Bay Drive - Mooring Piles.** The applicant, Eric Martinez, is requesting approval to place 2 mooring piles 17' from his existing dock for a total projection of 57' from the existing seawall.

Approved subject to staff recommendation and a new condition: the boat lift must be removed prior to the approval of a building permit to install the mooring piles. 5-0 vote.

5. **File No. 1721 - 770 W. 41st Street - Religious Institution.** The applicant, Tommie Zito, is requesting conditional use approval to operate a religious institution in the space of the former Roosevelt Theater.

Item withdrawn by applicant with prejudice on this address only.

IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, July 26, 2005 at 1:30 p.m.