



COMMISSION MEMORANDUM

TO: Mayor David Dermer and the Members of the City Commission

FROM: City Manager, Jorge M. Gonzalez

DATE: April 11, 2007

SUBJECT: **REPORT OF THE MINUTES OF THE LAND USE AND DEVELOPMENT COMMITTEE MEETING OF MONDAY, MARCH 12, 2007.**

A meeting of the Land Use and Development Committee was held on Monday, March 12, 2007 at 4:00 P.M. in the City Commission Chambers. The following were in attendance: Commissioner Bower and Commissioner Gross. Members of the City Administration and the public were also in attendance, see sign-in sheet attached. The meeting was called to order at 4:15 P.M.

REQUEST FOR CONTINUANCE

1. DISCUSSION REGARDING TEMPORARY BUSINESS SIGNS -AN ORDINANCE AMENDING CHAPTER 138, ARTICLE IV OF THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING SECTION 138-132, "BUSINESS SIGNS" TO ALLOW FOR CERTAIN TEMPORARY SIGNS IN THE HOSPITAL DISTRICT; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

ACTION: Item was not reached at the February 12, 2007 Committee Meeting. Representatives from the hospital have requested that this item be continued to the April 9, 2007 meeting.

OLD BUSINESS

1. DISCUSSION ON ORDINANCE AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," OF THE CITY CODE, BY AMENDING DIVISION 2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY ADDING NEW SECTION 142-109 ENTITLED "COMMERCIAL USE OF SINGLE FAMILY HOMES PROHIBITED"; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

ACTION: Hilda Fernandez, Assistant City Manager, introduced the item. Saul Frances addressed the issue of parking.

2. RECONSTRUCTION OF DEMOLISHED CONTRIBUTING PROPERTIES AND SAFEGUARDS FOR DRB AND HPB PROJECTS - AN ORDINANCE 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 PROCEDURES AND REQUIREMENTS FOR THE RETENTION OF A NONCONFORMING STRUCTURE, BY AMENDING ARTICLE X, "HISTORIC PRESERVATION", DIVISION 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION", BY AMENDING SECTION 118-561 TO CREATE A CONDITIONS AND SAFEGUARDS SECTION FOR CERTIFICATES OF

APPROPRIATENESS, BY AMENDING ARTICLE VI, "DESIGN REVIEW PROCEDURES", BY CREATING SECTION 118-264 TO ADDRESS CONDITIONS AND SAFEGUARDS FOR DESIGN REVIEW APPROVAL; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

ACTION: Item not reached at the March 12, 2007 Committee Meeting.

3. DISCUSSION REGARDING PLANNING BOARD ORDINANCES ON NIGHTCLUB REGULATIONS.

ACTION: Item not reached at the March 12, 2007 Committee meeting.

4. DISCUSSION ON ORDINANCE 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,; BY AMENDING DIVISION 3, "RESIDENTIAL MULTIFAMILY DISTRICTS, BY AMENDING SUBDIVISION V, "RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY, : TO MODIFY THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR PROPERTIES LOCATED IN HISTORIC DISTRICTS; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

ACTION: The Committee directed staff to re-work the Ordinance to create a sliding scale for heights based on the scale of existing structures, or the size of the property, or a combination of both. The revised Ordinance should be brought back to the Committee for referral to the Planning Board.

NEW BUSINESS

5. Demolition Evaluation Clarification:

DISCUSSION ON 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 3, "ISSUANCE OF CERTIFICATE OF APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION," BY AMENDING SECTION 118-562 TO CLARIFY AND UPDATE CERTAIN PROCEDURES AND REQUIREMENTS PERTAINING TO THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION, AND BY AMENDING SECTION 118-564 TO MODIFY THE EVALUATION CRITERIA FOR A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

ACTION: Item not reached at the March 12, 2007 meeting.

6. Designation Time Frames:

DISCUSSION ON 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 3, "ISSUANCE OF CERTIFICATE OF

**APPROPRIATENESS/CERTIFICATE TO DIG/CERTIFICATE OF APPROPRIATENESS
FOR DEMOLION," BY AMENDING SECTION 118-591 TO MODIFY THE
PROCEDURES FOR PRELIMINARY EVALUATIONS: PROVIDING FOR REPEALER,
CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

ACTION: Item not reached at the March 12, 2007 meeting.

JMG/TH/JGG/cg.

DISTRIBUTION

Mayor David Dermer
Commissioner Simon Cruz
Commissioner Richard L. Steinberg
Jose Smith, City Attorney
Tim Hemstreet, Assistant City Manager
Hilda M. Fernandez, Assistant City Manager
Robert C. Middaugh, Assistant City Manager
Ramiro Inguanzo, Chief of Staff
Dolores Mejia, Special Projects Administrator
Gary Held, First Assistant City Attorney
Jorge Gomez, Planning Director
Fred Beckmann, Public Works Director
William Cary, Assistant Planning Director
Thomas Mooney, Sign and Preservation Manager
Richard Lorber, Planning and Zoning Manager

LAND USE AND DEVELOPMENT COMMITTEE MEETING

March 12, @ 4:00 P.M.

City Manager's Large Conference Room

2007

Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
1. Jorge Gomez	Jgomez @ miamibeachfl.gov	7550	7559
2. Saul Gross	@		
3. Wanda Ortiz	Wanda Ortiz @ " " "		
4. DIANA FONTANI	dianafontani @ miamibeachfl.gov	x 6528	
5. marlene Taylor	marlene.taylor @ miamibeachfl.gov	7030	
6. DAN JARVIS	DAN @ CIABDO.COM	305-673-2526	305 673 5175
7. TIM ROSE	TIM. ROSE @ PHSISLANDS.ORG	305-299-7617	
8. STEVE POLISAR	SEUGO @ STRATTON FELSTEIN	305-672-7772	672-1038
9. HARVEY WILBENSKY	harvey @ cci-sw.com	305 538-1145	
10. Margie Wilbenschky	margie @ cci-sw.com	305-538-1145	
11. Amy Heckler	aheckler @ shults.com	305 358 6300	954 527 7958
12. Gary Held	@	x 6532	
13. Richard J. Durlman	R J D @ JORDEN USA.COM	305-347-6805	305-372-9928
14. Dorci Vertia	dvertia @ VIBRON-RESOURCE.COM	305 219 3400	
15. RICHARD FREEMAN	richard.a.freeman @ att.net	305 777-0146	305 777-0147
16. David Kelsey	dkelsey @ wellmail.net	677-0440	
17. RICHARD LORBER	rlorber@miamibeachfl.gov	7550	7559
18. L. VILORD	L. VILORD @ YAHOO.COM		
19. L. VILORD	" @ "		
20. AL WEINSTEIN	AMW @ mmm	x 6157	

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LAND USE AND DEVELOPMENT COMMITTEE MEETING

March 12, @ 4:00 P.M.

2007

City Manager's Large Conference Room

Attendance Sheet

NAME	E-MAIL ADDRESS	CONTACT NUMBERS	FAX NUMBER
21. <i>Comm. Matilde Boer</i>	@		
22. <i>Saul Frances</i>	@		
23. <i>Robert Middaugh</i>	@		
24. <i>Jimmy McMillion</i>	@		
25. <i>Janice Pye</i>	@		
26. <i>Jorge Gonzalez</i>	@		
27. <i>Michelle Larkin</i>	<i>m/larkin @ brozoninglaw.com</i>		
28. <i>Barbara Hagan</i>	<i>hibiscusobe @ pol.com</i>		
29.	@		
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