



**PLANNING BOARD  
AFTER-ACTION  
DECEMBER 21, 2004**

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

- Lot coverage for single-family homes

The PB chair provided a verbal report on the approval by the City Commission of the ordinance dealing with the process for demolition of architectural significant s/f homes built prior to 1942; and the ordinance dealing with the ad valorem tax exemption for s/f homes.

The discussion continued on a referral from the City Commission to create an ordinance amending the lot coverage for s/f homes and to provide DRB review instead of staff review of renovations or additions that substantially increase the size of the home. The proposed ordinance should include thresholds beyond which triggers the Design Review Board review rather than staff. The Board requested that staff try to bring in this ordinance for review by the PB most likely by the February meeting.

The Board also discussed single family lot coverage citywide and agreed on the following points to be included in a proposed ordinance:

1. Different incentives in lot coverage for one-story homes than for two-story homes, with property restrictions such as no variances from this provision.
2. Sliding scales for lot coverage for various size lots.
3. Provisions dealing with interior courtyards, which are not presently included in lot coverage, but which result in the making the structure look like it is more massive and utilizing more lot coverage.
4. Look at all the exclusions of lot coverage; define what is included and what is not.
5. Study the creation of design guidelines for single-family; i.e. breaking up solid masses in a structure.

This ordinance to be presented in February or March.

A short discussion was held with regard to vacancies in the DRB and PB for the architect's position. The Board requested staff bring back at the January meeting an ordinance expanding this position to also include a faculty member of local architecture schools.

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- Robotic Parking Garages

Presentation continued to the January 2005 meeting

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

#### I. Administration

- After Action report – November 23, 2004

#### II. Items for Continuance/Withdrawal

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.

Continued to the January 2005 meeting.

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#### III. Public Hearings

##### A. **Progress Report**

1. **File No. 1647 - 1775 Collins Avenue - Raleigh Hotel.** The applicant, AB Green Raleigh LLC, is requesting Conditional Use approval in order to operate a Neighborhood Impact Establishment on the property of the Raleigh Hotel.

Verbal report provided by the applicant’s attorney – The Board scheduled another progress report in 90 days – March 2005 meeting.

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##### B. **Previously Continued Items**

1. **Evaluation and Appraisal Report** – Review the draft Evaluation and Appraisal Report (EAR) of the Miami Beach year 2000 Comprehensive Plan.

Recommended to the City Commission to approve and transmit EAR report to the South Florida Regional Planning Council

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##### C. **New Applications**

1. **File No. 1697 – 400 Collins Avenue. Temporary Parking lot.** The applicant, USA Parking System, Inc., is requesting a Conditional Use Permit to operate a Temporary Parking Lot after midnight.

Application denied.

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#### IV. Meetings Reminder / New Business

\*\*\* Next Month's Regular Meeting: TUESDAY, JANUARY 25, 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.

V. **Adjournment**

***Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.***

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) \*-OR (800) 955-8770 (VOICE), FOR ASSISTANCE.**