

**CITY OF MIAMI BEACH**  
**PRELIMINARY AGENDA**  
*(AS OF JULY 29, 2013)*  
**SUBJECT TO CHANGE**

**PLANNING BOARD**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Miami Beach Planning Board will hold a meeting on **Tuesday, August 27, 2013 starting at 1:00 p.m.**, in the City Commission Chambers, Third Floor of City Hall, located at 1700 Convention Center Drive, Miami Beach, Florida. During this meeting, the Planning Board will hold discussions and public hearings, not necessarily in the same order as listed below:

**Previously Continued Progress Reports**

1. **File No. 1947. 550 Washington Avenue - Paris Theater, LLC, (fka Bamboo Group, Inc.)** – Progress Report and continue public hearing for modification/revocation of the Conditional Use Permit
2. **File No. 1959. 4385 Collins Avenue - Soho Beach House** Progress Report due to Code violations.
3. **File No. 2032. 1545 Collins Avenue - James Hotel (aka Royal Palm)**. Progress Report due to Code violations.
4. **File No. 1724. 1437-1439 Washington Avenue – Axis**. Progress report for violations of the Conditional Use Permit as requested in the cure letter.

**Previously Continued Items**

5. **File No. 2119. 427 Collins Avenue. Parking Lot**. The applicant, M&M Parking South Beach, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article III, of the Miami Beach City Code, to operate the existing parking lot after midnight. [Time certain 5:30 PM or shortly thereafter].
6. **File No. 2122. SIDEWALK CAFÉ DISTANCE 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, BY AMENDING CHAPTER 82, "PUBLIC PROPERTY," ARTICLE IV, "USES IN PUBLIC RIGHTS-OF-WAY," DIVISION 5, "SIDEWALK CAFES," SUBDIVISION II, "PERMIT", TO CREATE A REQUIRED DISTANCE SEPARATION OF 100' FROM RESIDENTIAL DISTRICTS AND BY MODIFYING THE OPERATIONAL REQUIREMENTS OF SIDEWALK CAFES WITHIN 100' OF A RESIDENTIAL DISTRICT; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.
7. **File No. 2116. 653-655 Washington Avenue – Club Nowhere**. The applicant, Ilias (USA) LLC, is requesting Conditional Use approval, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, for the expansion of an Entertainment Establishment to the adjacent space for approximate maximum combined occupant content of 424 persons, including a restaurant serving alcohol.
8. **File No. 1609. 205-237 20th Street, 221 20th Street, 2000, 2008, 2020 Collins Avenue, and 212 21st Street – Boulan**. The applicant, Parc Place Development, LLC is requesting a Modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV, of the Miami Beach City Code, to allow dance halls, bars, or entertainment establishments proposed on this property to be located on streets other

than Collins Avenue or 20th Street.

9. **File No. 2118. 237 20th Street – Sweet Liberty.** The applicant, Sweet Liberty Brothers, LLC, is requesting approval for a Conditional Use Permit pursuant to Chapter 118, Article V, Division 6, of the Miami Beach City Code for a Neighborhood Impact Establishment, serving alcohol, and also operating as an entertainment establishment and dance hall, with occupant content over 200 persons.
10. **File No. 2124. 321 Ocean Drive – Mechanical Lifts.** The applicant, 321 Ocean Drive, LLC, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system.
11. **File No. 2065. 309 23rd Street – Villa Azur.** The applicant, MMPB Group, LLC, is requesting approval for a Modification to a Conditional Use Permit, pursuant to Chapter 118, Articles IV and V, Division 6, of the Miami Beach City Code, to expand the Neighborhood Impact Establishment to the adjacent space, including a private lounge connected to the existing restaurant.

### **New Applications**

12. **File No. 2128. 4121 Indian Creek Drive through 5025 Collins Avenue. 2014 Yacht & Brokerage Show.** The applicant, Yachting Promotions, Inc. is requesting Conditional Use approval to install temporary floating docks, temporary pilings and temporary ramps adjacent to the existing seawall of the Indian Creek Waterway from 41st Street to 51st Street for the 2014 Yacht and Brokerage Show scheduled for February 13-17, 2014; and to install 3 floating refreshment barges, food and beverage concessions, and temporary restroom trailers.
13. **File No. 1734. 1801 Collins Avenue. Shelborne Hotel.** The applicant, Shelborne Property Associates, LLC, is requesting a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to change the name of the ownership and management.
14. **File No. 2129. 236 21 Street. Outdoor Entertainment South Beach Hotel.** The applicant, Collins Park Hotel, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Article IV and Article V of the Miami Beach City Code for an Outdoor Entertainment Establishment, primarily within the courtyard of the hotel.
15. **File No. 2000. 49 Collins Avenue. Mechanical Lifts.** The applicant, Southpointe Heights, LLC, is requesting approval for a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV and Chapter 130, Article II of the Miami Beach City Code, in order to replace the approved robotic parking system with a traditional mechanical lift system.
16. **File No. 2131. STAY AGAINST ISSUANCE OF DEMOLITION ORDERS OR PERMITS - ARCHITECTURALLY SIGNIFICANT HOMES OUTSIDE OF HISTORIC DISTRICTS.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, TO ADOPT A STAY ON THE ISSUANCE OF ORDERS OR PERMITS FOR THE SUBSTANTIAL OR TOTAL DEMOLITION OF ARCHITECTURALLY SIGNIFICANT HOMES LOCATED OUTSIDE OF HISTORIC DISTRICTS, TO ALLOW FOR THE REVIEW OF CURRENT AND PROPOSED ORDINANCES THAT WOULD PROTECT AGAINST DEMOLITION, AND FOR REVIEW OF INCENTIVE PROGRAMS TO ENCOURAGE RETENTION AND RESTORATION OF SUCH HOMES, PROVIDING FOR DURATION OF STAY THROUGH NOVEMBER 28, 2013, PROVIDING FOR EXTENSIONS, PROVIDING

**FOR EXCEPTIONS, AND REVIEW PROCEDURES, AND PROVIDING FOR  
REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the Planning Board c/o the Planning Department ("Department"), 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139. The applications, ordinances, and all documents related thereto are available for public inspection during normal business hours in the office of the Department. Inquiries may be directed to the Department at (305) 673-7550. Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided. Items continued from previous meetings are listed above for informational purposes.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or its hearing, such person must insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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

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