CITY OF MIAMI BEACH
PLANNING BOARD
PRELIMINARY AGENDA
(*AS OF AUGUST 23, 2013*)
SUBJECT TO CHANGE

PUBLIC NOTICE IS HEREBY GIVEN that the Miami Beach Planning Board will hold a meeting on **Tuesday, September 24, 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 Items

1. **File No. 2097. MECHANICAL PARKING SYSTEMS**. **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 II "DISTRICTS, REQUIREMENTS," BY MODIFYING THE REQUIREMENTS FOR MECHANICAL PARKING DEVICES AND ROBOTIC PARKING SYSTEMS; PROVIDING FOR REPEALER; CODIFICATION; SEVERABILITY AND AN EFFECTIVE DATE.

2. **File No. 2121. HEIGHT RESTRICTIONS IN PROXIMITY TO SINGLE FAMILY DISTRICTS.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5, "HEIGHT REGULATIONS", BY CREATING SECTION 142-1162 TO ESTABLISH MAXIMUM HEIGHT REGULATIONS FOR ANY NON-SINGLE FAMILY PROPERTY LOCATED WITHIN **150'** OF A SINGLE FAMILY ZONING DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; APPLICABILITY; AND AN EFFECTIVE DATE.

3. **File No. 2000. 49 Collins Avenue. <u>Mechanical Lifts.</u>** 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.

New Applications

4. **File No. 2132. 1580 Stillwater Drive. <u>Boat Dock</u>.** The applicant, Scott Zdanis is requesting Conditional Use approval, pursuant to Chapter 142, Article II, and Chapter 66, Article III, to install a new timber boat dock including a walkway, terminal platform, and 16 timber mooring piles, projecting a total of 72 feet from the seawall.

5. **File No. 2130. 929 Alton Road. <u>Mixed Use</u>.** The applicant, Alton Sobe LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article II, Chapter 142, Article II and Chapter 118, Article IV of the Miami Beach City Code to build a mixed use development project exceeding 50,000 square feet, containing residential units and ground level commercial space, as well as a mechanical parking system.

6. **File No. 2052. 1155 Collins Avenue. <u>Mechanical Lifts.</u>** The applicant, E.D.Y., Inc., is requesting a Modification to a Conditional Use Permit, pursuant to Chapter 118 Article IV, for a one-year extension of time to construct a new 3-level valet mechanical parking

structure with 60 spaces, as well as accessory retail and office uses.

7. **File No. 2133. 2912 Collins Avenue, 211 29th Street, and 231 29th Street. <u>Mechanical Lifts.</u>** The applicant, 2912 Collins Avenue, LLC., is requesting Conditional Use approval, pursuant to Chapter 118, Article IV, Chapter 130, Article II, and Chapter 142, Article IV, to build a 7-story, 150-room hotel with ground level commercial uses, and a mechanical parking lift system.

8. **File No. 2135. ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOME RETENTION INCENTIVES.** 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 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2, "SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY REVISING THE STANDARDS, REGULATIONS, PROCEDURES AND REVIEW REQUIREMENTS FOR DEMOLITION, PARTIAL DEMOLITION, NEW CONSTRUCTION, ADDITIONS AND MODIFICATIONS TO PROPERTIES THAT CONTAIN AN ARCHITECTURALLY SIGNIFICANT SINGLE FAMILY HOME NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT, INCLUDING MODIFICATIONS TO THE REQUIREMENTS AND REGULATIONS FOR LOT COVERAGE, UNIT SIZE, SETBACKS, OVERALL HEIGHT AND THE AUTHORITY OF THE DESIGN REVIEW BOARD; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

9. **File No. 2125. OVERSIZED HOMES - 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, BY AMENDING CHAPTER 142, “ZONING DISTRICTS AND REGULATIONS,” DIVISION 2, “RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS,” BY AMENDING AND CLARIFYING THE CRITERIA AND PROCEDURES FOR THE REVIEW AND APPROVAL OF SINGLE-FAMILY RESIDENTIAL CONSTRUCTION; BY REPLACING THE SINGLE-FAMILY RESIDENTIAL REVIEW PANEL WITH THE DESIGN REVIEW BOARD; BY CLARIFYING AND AMENDING THE STANDARDS AND PROCEDURES FOR REVIEWING NEW CONSTRUCTION AND ADDITIONS IN SINGLE FAMILY DISTRICTS, INCLUDING MODIFICATIONS AND CLARIFICATIONS TO THE REQUIREMENTS AND REGULATIONS FOR LOT COVERAGE, LOT AREA, LOT AGGREGATION, UNIT SIZE AND OVERALL HEIGHT; BY CLARIFYING THE BELOW FLOOD LEVEL CONSTRUCTION REQUIREMENTS FOR AFFECTED PROPERTIES IN HIGH FLOOD ZONES; AND BY MODIFYING AND CLARIFYING REQUIREMENTS AND REGULATIONS FOR SETBACKS, PERVIOUS AREA AND LOT COVERAGE; PROVIDING CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

10. **File No. 2134. HOTEL HEIGHT REQUIREMENTS IN THE CCC DISTRICT**. 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 142, "ZONING DISTRICTS AND REGULATIONS", ARTICLE II, "DISTRICT REGULATIONS", DIVISION 7, CCC CIVIC AND CONVENTION CENTER DISTRICT, SECTION 142-365, “DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS” TO MODIFY THE MAXIMUM HEIGHT REQUIREMENTS FOR HOTEL STRUCTURES; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

11. **File No. 2137. 40TH STREET OVERLAY DISTRICT EXPANSION.** AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY CODE, BY AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE III, "OVERLAY DISTRICTS," DIVISION 8, "40TH STREET OVERLAY," TO EXPAND THE BOUNDARIES OF THE OVERLAY DISTRICT TO INCLUDE THOSE PROPERTIES FRONTING THE SOUTH SIDE OF BARRY STREET BETWEEN ALTON ROAD AND MERIDIAN AVENUE; PROVIDING FOR CODIFICATION; 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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