



### PLANNING BOARD AGENDA

*Tuesday, September 24, 2013*  
1:00 P.M.

CITY COMMISSION CHAMBERS

I. **Discussion** (No discussion items scheduled)

II. **Administration**

A. After Action Report – August 27, 2013

III. **Items for Continuance / Withdrawal / Other**

A. **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.

B. **File No. 2130. 929 Alton Road. Mixed Use.** 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.

IV. **Progress Reports**

A. **Previously Continued items from August 27, 2013**

1. **[File No. 1959. 4385 Collins Avenue - Soho Beach House.](#)** Progress Report due to Code violations. A modification/revocation hearing has been set for October 29, 2103 meeting, if needed.
2. **[File No. 1724. 1437-1439 Washington Avenue – Axis Club.](#)** Progress report for violations of the Conditional Use Permit as requested in the cure letter. A modification/revocation hearing has been set for October 29, 2103 meeting, if needed.

**V. Public Hearings**

**A. Extensions of Time**

1. [File No. 2052. 1155 Collins Avenue. Mechanical Lifts.](#) 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.

**B. Previously Continued Items from May 28, 2013**

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.

**C. Previously Continued Items from July 23, 2013**

1. [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.

**D. Previously Continued Items from August 27, 2013**

1. [File No. 1898 1100 West Avenue – Mondrian Hotel.](#) The applicant, 1100 West Properties, LLC, is requesting approval for a modification to a Conditional Use Permit pursuant to Chapter 118, Article IV of the Miami Beach City Code, in order to modify certain conditions.
2. [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.

**E. New Applications**

1. **File No. 2132. 1580 Stillwater Drive. Boat Dock.** 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.
2. **File No. 2133. 2912 Collins Avenue, 211 29th Street, and 231 29th Street. Mechanical Lifts.** 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.
3. **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. **[Time certain of 5pm or shortly thereafter.]**
4. **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. [Time certain of 5pm or shortly thereafter.]

5. [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.

V. **NEXT MEETING DATE REMINDER:**

Tuesday, October 29, 2013 @ 1:00 p.m. – Discussion and Planning issues  
@ 2:00 p.m. – Regular Agenda (unless otherwise changed in consultation with the Chairperson depending on the length of the agenda)

VI. **Adjournment**

***Planning Board members: Please mark your calendars and inform staff if you have a schedule conflict. Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.***

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, 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139.

Pursuant to Florida Stat. 286.0105, 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, they must insure that a verbatim record of the proceedings is made, which record include 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.

Persons entitled to notice of a City hearing shall be timely informed as to the time, place and nature of the hearing and the legal authority pursuant to which the hearing is to be held. Failure by an individual to receive such notice shall not constitute mandatory grounds for canceling the hearing or rendering invalid any determination made at such hearing.

**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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