

CITY OF MIAMI BEACH
PRELIMINARY AGENDA
(AS OF OCTOBER 4, 2013)
SUBJECT TO CHANGE

PLANNING BOARD

PUBLIC NOTICE IS HEREBY GIVEN that the Miami Beach Planning Board will hold a meeting on **Tuesday, October 29, 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. Ratification of Amendments to the Planning Board By-Laws.
2. **File No. 1959. 4385 Collins Avenue - Soho Beach House.** A modification/revocation hearing for this application was set on August 27, 2013 by the Board.
3. **File No. 1724. 1437-1439 Washington Avenue – Axis Club.** A modification/revocation hearing for this application was set on August 27, 2013 by the Board.
4. **File No. 2051. 1701 Collins Avenue – SLS Hotel.** Progress Report due to Code violations.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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.

New Applications

10. **File No. 2138. 2301 and 2377 Collins Avenue - The Perry Hotel.** The applicant, 2377 Collins Resort, L.P., a Delaware Limited Partnership, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II, and Chapter 118, Article IV, of the Miami Beach City Code, for a mechanical parking system within the existing parking garage.
11. **File No. 2139. 404 Washington Avenue - Sienna Tavern Restaurant.** The applicant, The Italian Job Miami, LLC, is requesting approval for a Conditional Use Permit pursuant to Chapter 118, Articles IV and V of the Miami Beach City Code for a Neighborhood Impact Establishment, consisting of a restaurant and alcoholic beverage establishment, with an occupant content over 300 persons, and no entertainment.
12. **File No. 1875. 619-623 Washington Avenue - San Angel Bar (f/k/a Rachel's).** The applicant, MAJ Management, LLC, is requesting approval for a Modification to an existing Conditional Use Permit for a Neighborhood Entertainment Establishment, pursuant to Chapter 118, Articles IV of the Miami Beach City Code to change the owner and operator.
13. **File No. 2137. ST. PATRICKS'S CHURCH OVERLAY DISTRICT.** 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," BY CREATING DIVISION 9, "ST PATRICKS CHURCH OVERLAY DISTRICT," AND BY ADDING SECTIONS 142-861 "LOCATION AND PURPOSE," 142-862 "COMPLIANCE WITH REGULATIONS," REQUIRING CONDITIONAL USE APPROVAL FOR RELIGIOUS INSTITUTIONS IN THE ST. PATRICKS'S CHURCH OVERLAY DISTRICT, AND 142-863 "OFF-STREET PARKING REGULATIONS;" AND AMENDING ARTICLE II, "DISTRICT REGULATIONS," DIVISION 2 "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," SECTION 142-103 "CONDITIONAL USES," TO ADD RELIGIOUS INSTITUTIONS AS A CONDITIONAL USE FOR PROPERTIES IN THE ST. PATRICKS'S CHURCH OVERLAY DISTRICT; AND AMENDING ARTICLE IV, "SUPPLEMENTARY DISTRICT REGULATIONS," DIVISION 4 "SUPPLEMENTARY YARD REGULATIONS," SECTION 142-1131(d) "GENERALLY," TO EXEMPT PROPERTIES IN THE ST. PATRICKS'S CHURCH OVERLAY DISTRICT FROM ADDITIONAL 50 FEET MINIMUM SIDE YARD REQUIREMENT FOR PUBLIC AND SEMI-PUBLIC BUILDINGS; AND TO INCLUDE WITHIN THE BOUNDARIES OF THE ST PATRICKS CHURCH OVERLAY DISTRICT THOSE PROPERTIES FRONTING THE SOUTH SIDE OF WEST 37TH STREET/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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