

NOTICE OF PUBLIC HEARING CITY OF MIAMI BEACH PLANNING BOARD

The Miami Beach Planning Board will hold a regularly scheduled meeting in the Miami Beach City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139, on: **December 8, 2026 at 9:00 AM**. Applicants and members of the public are encouraged to attend the meeting virtually via Zoom (i.e. using "communications media technology"). To attend or participate via Zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/86143426327>, or dial in via telephone at US: +19292056099,,86143426327# or 877 853 5257 (Toll Free) Webinar ID: 861 4342 6327. Members of the public wishing to speak on an item during the meeting, must click the "raise hand" icon if using the Zoom app or press *9 on the telephone to "raise hand". Members of the public who wish to provide testimony and/or submit evidence in support of or in opposition to an item scheduled to be heard may appear in person at the City Hall. Members of the public wishing to submit audio visual materials are requested to submit such materials via email as an attachment to planningaudiovisual@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting. Materials must clearly reference the applicable file number and should be formatted as Power Point or PDF and shall not exceed 25 MB in size. Written comments may be addressed to the Planning Board via email to PB@miamibeachfl.gov by 5:00 p.m. three business days prior to the meeting with the agenda item number in the email subject line. Attachments must be submitted in PDF format. Emails received three business days prior to the meeting will be forwarded to the board members and will be included as part of the meeting record. Audio visual materials or written comments submitted after these deadlines may not be received with sufficient time to be forwarded to board members prior to the date of the meeting. At this meeting, the Board may also discuss or hold public hearings on applications that were previously advertised and continued. Items might not be heard in the same order as advertised. The following items are scheduled to be heard at this meeting:

PROGRESS REPORTS

PB18-0223 a.k.a. PB 2052, 1155 Collins Avenue. The applicant, SHEDDF3 VNB, LLC, is appearing before the Board to affirm their understanding of the conditions of approval in the previously issued Modified Conditional Use Permit.

PB26-0862 a.k.a. PB25-0779 a.k.a. PB17-0108 a.k.a. PB 2032, 1545 Collins Avenue. Progress report within 90 days of the issuance of the BTR, as required by the CUP.

PREVIOUSLY CONTINUED APPLICATIONS

PB26-0827, North Beach Residential Incentives – LDR Amendment. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," BY AMENDING ARTICLE II, ENTITLED "DISTRICT REGULATIONS," BY AMENDING SECTION 7.2.6, ENTITLED "RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY," TO ESTABLISH

SUBSECTION 7.2.6.5, ENTITLED "NORTH BEACH RESIDENTIAL USE INCENTIVE AREA (RM-3)," TO PROVIDE FAR AND HEIGHT INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES ZONED RM-3 THAT FRONT COLLINS AVENUE BETWEEN 63 STREET ON THE SOUTH AND ON THE NORTH BY THE SOUTH 50 FEET OF LOT 48, BLOCK 1, OF THE AMENDED PLAT OF THE SECOND OCEANFRONT SUBDIVISION; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

PB26-0828, North Beach Residential Incentives – Comprehensive Plan Amendment.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS OF SECTION 163.3184(3), FLORIDA STATUTES, BY AMENDING THE "RESILIENT LAND USE & DEVELOPMENT ELEMENT," GOAL RLU 1, ENTITLED "LAND USE," BY AMENDING POLICY RLU 1.1.7, ENTITLED " HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)," TO PROVIDE FAR INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF RESIDENTIAL USES AND THE CONVERSION OF EXISTING TRANSIENT USES TO RESIDENTIAL USES FOR PROPERTIES LOCATED IN THE "NORTH BEACH RESIDENTIAL USE INCENTIVE AREA"; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

PB26-0847 a.k.a. PB24-0680 a.k.a. PB 1922, 2201 Collins Avenue.

An application has been filed requesting modifications to a previously issued conditional use permit for a neighborhood impact establishment. Specifically, the applicant is requesting approval for the reconfiguration of the venues and approval of ambient level outdoor entertainment, pursuant to Chapter 1, Article II; Chapter 2, Article V, and Chapter 7, Article II, of the Miami Beach Resiliency Code.

NEW APPLICATIONS

PB26-0845, 1001, 1035 & 1041 Washington Avenue.

An application has been filed requesting Conditional Use approval for a Neighborhood Impact Establishment (NIE), including indoor and outdoor entertainment with an occupant content exceed 199 persons and an alcoholic beverage establishment located on the rooftop of a building, which is located on a property that is within 200 feet of a property containing a residential unit, pursuant to Sections 1.2.2.4, 2.5.2, and 7.5.5.4 of the Miami Beach Resiliency Code.

PB26-0863, 1656, 1664, 1676 & 1680 Alton Road, 1209 & 1245 Lincoln Road and 1677 West Avenue.

An application has been filed requesting Conditional Use approval for a Neighborhood Impact Structure (NIS), for the construction of a new building exceeding 50,000 square feet, pursuant to Sections 2.5.2, and 7.2.11 of the Miami Beach Resiliency Code.

PB26-0864, 930 & 960 Alton Road.

An application has been filed requesting Conditional Use approval for a Neighborhood Impact Structure (NIS), for the construction of a new building exceeding 50,000 square feet, pursuant to Sections 2.5.2, and

7.2.11 of the Miami Beach Resiliency Code.

COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2, Article IV of the Land Development Regulations of the City Code and Chapter 163, Part II, Florida Statutes.)

PB25-0808, South Pointe Overlay District – LDR

Amendment. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE III, ENTITLED “OVERLAY DISTRICTS,” BY CREATING SECTION 7.3.13 THEREOF, ENTITLED “SOUTH POINTE OVERLAY DISTRICT,” TO ESTABLISH DEVELOPMENT REGULATIONS THAT INCENTIVIZE NON-TRANSIENT RESIDENTIAL DEVELOPMENT WITH PRIVATE RESIDENT AMENITIES; AND PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

PB25-0809, South Pointe Overlay District –

Comprehensive Plan Amendment. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2050 COMPREHENSIVE PLAN, BY AMENDING THE “RESILIENT LAND USE & DEVELOPMENT ELEMENT,” GOAL RLU 1, ENTITLED “LAND USE,” OBJECTIVE RLU 1.1, ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES,” POLICY 1.1.12 THEREOF, ENTITLED “MARINE RECREATION (MR),” AND POLICY 1.1.29 THEREOF, ENTITLED “INTENSIVE MIXED USE COMMERCIAL PERFORMANCE STANDARD (C-PS-3),” TO AUTHORIZE THE ADOPTION OF CERTAIN INCENTIVES IN THE LAND DEVELOPMENT REGULATIONS WITHIN THE SOUTH POINTE OVERLAY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN, TRANSMITTAL, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

PB26-0826, Alton Beach Bayfront Overlay Temporary

Sales Center. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, “ZONING DISTRICTS AND REGULATIONS,” ARTICLE V, “SUPPLEMENTARY DISTRICT REGULATIONS,” SECTION 7.5.4.6, ENTITLED “TEMPORARY SALES BUILDINGS,” TO MODIFY THE REGULATIONS FOR TEMPORARY SALES CENTERS AND ALLOW A TEMPORARY SALES BUILDING WITHIN THE ALTON BEACH BAYFRONT OVERLAY WHEN CERTAIN REQUIREMENTS ARE SATISFIED; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

PB26-0875, Lincoln Road North Overlay District – LDR

Amendment. AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, “ZONING DISTRICTS AND REGULATIONS,” ARTICLE III, “OVERLAY DISTRICTS,” BY CREATING SECTION 7.3.14, ENTITLED “LINCOLN ROAD NORTH OVERLAY DISTRICT,” TO PERMIT UP TO 5,000 SQUARE FEET OF BONUS FLOOR AREA FOR CERTAIN CD-3 ZONED PROPERTIES LOCATED BETWEEN LINCOLN

ROAD AND 17TH STREET AND MERIDIAN AVENUE AND MERIDIAN COURT THAT PROVIDE A SUBSTANTIAL PUBLIC BENEFIT IN THE FORM OF PEDESTRIAN IMPROVEMENTS TO THE CITY RIGHT-OF-WAY OR CITY PROPERTY; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY.

PB26-0874, Lincoln Road North Overlay District – Comprehensive Plan Amendment.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2050 COMPREHENSIVE PLAN, RESILIENT LAND USE AND DEVELOPMENT ELEMENT, GOAL RLU 1: LAND USE; OBJECTIVE RLU 1.1: ESTABLISHMENT OF FUTURE LAND USE CATEGORIES; BY AMENDING POLICY 1.1.10: HIGH INTENSITY COMMERCIAL (CD-3) AND CREATING THE LINCOLN ROAD NORTH OVERLAY LAND USE CATEGORY, PROVIDING UP TO 5,000 SQUARE FEET OF BONUS FLOOR AREA FOR CERTAIN CD-3 ZONED PROPERTIES LOCATED BETWEEN LINCOLN ROAD AND 17 STREET AND MERIDIAN AVENUE AND MERIDIAN COURT THAT PROVIDE A SUBSTANTIAL PUBLIC BENEFIT IN THE FORM OF PEDESTRIAN IMPROVEMENTS TO THE CITY RIGHT-OF-WAY OR CITY PROPERTY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; REPEALER; SEVERABILITY; TRANSMITTAL; AND AN EFFECTIVE DATE.

These applications have been filed with the Planning Department for review by the Planning Board and will be considered pursuant to the Board's authority in accordance with Section 2.1.2.1 of the City's Land Development Regulations. All persons are invited to appear or be represented by an agent at the public hearings and provide testimony before the Boards. The applications and all documents related thereto are available for public inspection during normal business hours in the office of the Planning Department located at 1700 Convention Center Drive, 2nd Floor, City Hall, Miami Beach, Florida 33139, and may be reviewed by appointment. Please direct requests for review to the Department at (305) 673-7550. Electronic copies of these items are available for public inspection at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/> Any of the above items may be continued to another meeting date and, under such circumstances, further advertised legal notice may not be provided.

A verbatim record of the proceedings including testimony and evidence upon which the appeal is to be based is required pursuant to Florida Statutes Sec. 286.0105, from any person wishing to appeal Board decisions. 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 the law. To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings,