

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: **April 7, 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:

PB22-0495, **1801 Collins Avenue – Shelborne Hotel**. Standard progress report as required by the CUP.

PB25-0811, **1685 Collins Avenue – Delano Hotel**. An application has been filed requesting a Conditional Use Permit for a Neighborhood Impact Establishment with an occupant content exceeding 299 persons, including indoor and outdoor/open-air entertainment, pursuant to Chapter 1, Article II, Section 1.2.2.4; Chapter 2, Article V, Section 2.5.2; and Chapter 7, Article V, Section 7.5.5.4 of the Miami Beach Resiliency Code.

PB25-0812, Alton City Center Overlay – 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," OBJECTIVE RLU 1.1, ENTITLED "ESTABLISHMENT OF FUTURE LAND USE CATEGORIES" AT TABLE RLU 1.1 TO PROVIDE CONSISTENCY WITH FLOOR AREA RATIO (F.A.R.) AND DENSITY REGULATIONS; BY AMENDING POLICY RLU 1.1.9, ENTITLED "MEDIUM INTENSITY COMMERCIAL (CD-2)," TO PROVIDE FAR AND DENSITY INCENTIVES TO ENCOURAGE REDEVELOPMENT OF DORMANT COMMERCIAL PARCELS INTO MIXED-USE PROJECTS WITH SUBSTANTIAL

NON-TRANSIENT RESIDENTIAL USES FOR ELIGIBLE PROPERTIES LOCATED BETWEEN THE WEST SIDE OF ALTON ROAD AND THE EAST SIDE OF WEST AVENUE AND BETWEEN LINCOLN ROAD AND 17TH STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

PB25-0813, Alton City Center Overlay – 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 DISTRICT REGULATIONS," ARTICLE II, ENTITLED "DISTRICT REGULATIONS," SECTION 7.2.11. ENTITLED "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT" TO CREATE NEW SECTION 7.2.11.11 ENTITLED "ALTON CITY CENTER OVERLAY (CD-2)" FOR PROPERTIES LOCATED BETWEEN THE WEST SIDE OF ALTON ROAD AND THE EAST SIDE OF WEST AVENUE AND BETWEEN LINCOLN ROAD AND 17TH STREET; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, 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,