

# MIAMI BEACH

## PLANNING DEPARTMENT

Staff Report & Recommendation

Planning Board

DATE: May 5, 2026

TO: Chairperson and Members  
Planning Board

FROM: Thomas R. Mooney, AICP  
Planning Director



SUBJECT: PB25-0801, **1826 Collins Avenue.**

An application has been filed requesting conditional use approval for mechanical parking, pursuant to Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f of the Miami Beach Resiliency Code.

### **RECOMMENDATION**

Approval of the conditional use permit with conditions.

### **ZONING / SITE DATA**

Folio:	02-3234-019-0050
Legal Description:	Lot 4, less the west 25 feet, Block 2 of the Alton Beach 1 <sup>st</sup> Subdivision, as recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.
Zoning:	CD-2, Commercial, medium intensity
Future Land Use Designation:	CD-2, Commercial, medium intensity
Existing Use:	Robotic Parking garage with accessory commercial
Proposed Use:	Mixed-use: 29 residential units, 4,835 sq. ft. office
Surrounding Uses:	North: Dorchester Hotel East: Nautilus Hotel South: Multi-family residential (Tower 1800 Condominium) West: Pestana Hotel

### **THE PROJECT**

The applicant, IC LLC, has submitted plans entitled "1826 Collins Avenue", as prepared by Built Form Architecture, dated March 6, 2026. Pursuant to Sections 2.5.2 and 5.2.11.f of the Resiliency Code, the applicant is requesting a conditional use permit for the inclusion of mechanical parking within a proposed 15-story building containing twenty-nine apartment units and 4,835 sq. ft. of office space.

Separately, the applicant has submitted an application to the Planning Department to construct a new mixed-use building in accordance with Section 166.04151, Florida Statutes, known as the

Live Local Act (“Act”) (PB24-0714). The Act provides development incentives and preempts certain local land development regulations for developments that provide at least 40% workforce housing in commercial and mixed-use districts. As outlined in Subsection 7(e) of the Act, a proposed development must be administratively approved and no further action by the governing body of the municipality is required. As such, review by the Historic Preservation Board of demolition and the replacement structure has been pre-empted by state law. Staff would note however, that in accordance with Section 2.13.7(d)(6)(F), the demolition of the building may not occur until after the Planning Department approval of a building permit for the new building.

### **COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES**

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Miami Beach Resiliency Code Chapter 2, Article V, 2.5.2.2:

1. The use shall be consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.  
**Consistent**  
**The proposed use is consistent with the permissible uses in the CD-2 category as designated on the Future Land Use Map within the Comprehensive Plan.**
2. The intended use or construction shall not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.  
**Consistent**  
**The proposed use is not anticipated to degrade the Levels of Service (LOS) for the surrounding area below the thresholds that have been established.**
3. Structures and uses associated with the request shall be consistent with these land development regulations.  
**Consistent**  
**This comment shall not be considered final zoning review or approval. This and all zoning matters shall require final review and verification prior to the issuance of a Building Permit.**
4. The public health, safety, morals and general welfare shall not be adversely affected.  
**Consistent**  
**The proposed project is not expected to adversely affect the general welfare of nearby residents. However, staff recommends conditions be put in place to ensure that public health, safety, morals, and general welfare are not adversely affected.**
5. Adequate off-street parking facilities will be provided.  
**Consistent**  
**The applicant is proposing to provide thirty-five parking spaces on levels two through five accessed via a car elevator. The project also includes long-term and short-term bicycle parking spaces and designated scooter parking spaces.**
6. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.  
**Consistent**  
**Staff has included recommended conditions in the draft CUP to mitigate any adverse impacts on the surrounding neighbors.**

7. The concentration of similar types of uses shall not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.  
**Consistent**  
**Adverse impacts are not expected from the geographic concentration of similar uses.**
8. The structure and site comply with the sea level rise and resiliency review criteria in Chapter 7, Article I, as applicable.  
**Consistent**  
**See Compliance with the Sea Level Rise and Resiliency Review Criteria section.**
9. Appropriate consideration is given to the safety of and friendliness to pedestrian traffic; passageways through alleys is encouraged where feasible and driveways shall be minimized to the extent possible.  
**Consistent**  
**Appropriate consideration has been given to the safety of pedestrian traffic; access to the car elevators is via the driveway along Collins Avenue as there is no alley.**

**CHAPTER 5, ARTICLE II SECTION 5.2.11.e – PLANNING BOARD MECHANICAL PARKING REVIEW CRITERIA**

The Planning Board shall also consider the following review criteria when considering each application for the use of mechanical parking systems:

1. Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood.  
**Not Applicable**  
**The Live Local Act prohibits local municipalities from restricting the height and floor area of a qualifying project beyond the maximum height permitted within 3/4 of a mile and a FAR of 6.375.**
2. Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood and has demonstrated how the scale, mass, volume, and height of the building are reduced by the use of mechanical parking.  
**Partially Consistent**  
**The use of car elevators within the project likely results in a minor increase in the projects overall massing however, the Live Local Act prohibits local municipalities from restricting the height and floor area of a qualifying project beyond the maximum height permitted within 3/4 of a mile and a FAR of 6.375. Staff has included a recommendation to reduce the existing oversized curb cut along Collins Avenue which will be more compatible with the pedestrian character of the neighborhood.**
3. Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking.  
**Consistent**  
**The Live Local Act prohibits local municipalities from restricting the height and floor area of a qualifying project beyond the maximum height permitted within 3/4 of a mile and a FAR of 6.375. Further, since this project is located within a historic district, the**

**applicant may pay a fee in lieu of providing required parking or may provide all or a portion of the required parking with 1,200 feet of the property.**

4. Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view.

**Consistent**

**The car elevators are within an enclosed building are not visible from the exterior.**

5. In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner.

**Not Applicable**

**Self-parking is not proposed.**

6. In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues.

**Consistent**

**The proper restricted covenant shall be provided prior to the issuance of building permit.**

7. Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way.

**Consistent**

**The applicant submitted a traffic study and recommendations from the Transportation Department have been incorporated into the conditions of approval.**

8. Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided.

**Consistent**

**The applicant has provided plans which include a summary of the valet parking operations and specifications of the car elevators.**

9. In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed.

**Not Applicable**

10. Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.

**Consistent**

**The proposed project appears to be compatible with the surrounding neighborhood and would not create any significant adverse impacts to the surrounding uses.**

11. Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.  
**Consistent**  
**No adverse impact is anticipated as a result of the use of car elevators and nearby structures.**

#### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4 of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

1. A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Applicable**
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Applicable**
4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.  
**Not Applicable**
5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.  
**Satisfied**
6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.  
**Satisfied**
7. Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.  
**Not Applicable**
8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.  
**Not Applicable**
9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.  
**Not Applicable**
10. Where feasible and appropriate, water retention systems shall be provided.  
**Not Applicable**

11. Cool pavement materials or porous pavement materials shall be utilized.  
**Satisfied**  
**To be reviewed at the time of building permit review.**
  
12. The design of each project shall minimize the potential for heat island effects on-site.  
**Satisfied**  
**To be reviewed at the time of building permit review.**

### **STAFF ANALYSIS**

The existing robotic parking garage was constructed in 2012, inclusive of an accessory restaurant. Technical issues plagued the robotic operations, and the system never functioned as intended.

The applicant has submitted an application to the Planning Department to construct a new mixed-use building in accordance with Section 166.04151, Florida Statutes, known as the Live Local Act (“Act”) (PB24-0714). The Act provides development incentives and preempts certain local land development regulations for developments that provide at least 40% workforce housing in commercial and mixed-use districts. As outlined in Subsection 7(e) of the Act, a proposed development must be administratively approved and no further action by the governing body of the municipality is required. It is important to note, however, that the Act does not preempt the Conditional Use regulations as provided for in the Land Development Regulations. As such, the applicant is currently requesting a Conditional Use Permit for the inclusion of car elevators within the proposed 15-story building containing 29 apartment units, 4,835 sq. ft. of office space, and 35 parking spaces.

### **Traffic, Parking, and Access**

The subject site is a single lot located midblock on the west side of Collins Avenue between 18 and 19 streets. The lobby fronts Collins Avenue and provides pedestrian access from the street. A driveway from Collins Avenue leads to two car elevators at the rear of the building providing access to thirty-five parking spaces on levels two through five.

The parking will be operated by a valet attendant, 24 hours a day. Users of the building will drop off their vehicle within the driveway, and a valet attendant will drive the car into and out of the car elevators to a designated parking space. Additionally, the Transportation & Mobility Department has reviewed the parking/valet plan and has included several recommended conditions as outlined in the attached draft CUP. Further, it is important to note that the project includes an emergency generator capable of operating the car elevators during power outages.

### **Deliveries and Sanitation**

The proposed use does not require a dedicated off-street loading space, however, there is ample area within the driveway area to accommodate loading and deliveries. The operations plan indicates loading hours from 9:00 a.m. to 9:00 p.m. Staff is recommending more limited hours to minimize traffic disruptions and reduce noise impacts on surrounding properties.

### **STAFF RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

TRANSPORTATION & MOBILITY DEPARTMENT  
Tel: 305.673.7514

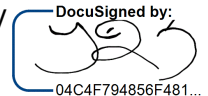
## MEMORANDUM

TO: Thomas R. Mooney, AICP, Director, City of Miami Beach Planning Department

FROM: José R. González, P.E., Director, City of Miami Beach Transportation & Mobility Department

DATE: April 20, 2026

SUBJECT: 1826 Collins Avenue – Traffic Impact Analysis TRN24-0023/PB24-0714



The City of Miami Beach Transportation & Mobility Department has reviewed the subject Traffic Impact Analysis, submitted by the applicant as part of the Planning Board application, for a proposed residential redevelopment located at 1826 Collins Avenue in the City of Miami Beach, Florida. The existing development currently consists of a 240-seat restaurant. The proposal consists of 29 high-rise multifamily residential units and 4,000 square feet of office space.

The project build-out year is anticipated by 2028. The Traffic Impact Analysis associated with this project was performed in accordance with the requirements of the City of Miami Beach and the approved methodology.

### **Trip Generation Analysis**

The results of the Trip Generation Analysis indicate that the proposed redevelopment is expected to generate 13 net new weekday A.M. peak hour trips and a reduction of 19 net new weekday P.M. peak hour vehicle trips.

The Trip Generation Analysis calculations indicate that the proposed redevelopment is expected to generate the highest number of trips during the weekday A.M. peak hour.

### **Operational and Intersection Capacity Analysis**

The results of the Intersection Capacity Analysis indicate that, upon project buildout, all study intersections are projected to operate at Level of Service (LOS) C or better during the A.M. and P.M. peak hours.

### **Parking Inventory**

The project has a parking requirement of 34 parking spaces. The project will provide 35 parking spaces, or a surplus of one (1) parking space. All non-rideshare vehicles will be required to valet. Valet vehicles will be parked within the on-site parking garage which is accessed via two (2) elevator lifts.

### **Valet Queuing Analysis**

The development will provide one (1) valet drop-off/pick-up area. Valet will be provided within the on-site ground floor drive aisle which has storage for approximately five (5) inbound vehicles. The analysis was prepared for the weekday P.M. peak hour as this is the highest-demand period. It is expected that 27 vehicles will utilize the valet service during this hour, 13 of which are inbound vehicles.

The results of the Valet Queuing Analysis indicate that a minimum of one (1) valet attendant is required to ensure inbound valet queues do not exceed the storage provided at the valet drop-off/pick-up area. Therefore, queues are expected to be accommodated within the proposed storage area and not extend into travel lanes along Collins Avenue.

### **Loading and Refuse Operations Documentation**

The project's loading operations will occur within the on-site loading bay. The project's refuse operations will occur along Collins Avenue adjacent to the site.

### **Maneuverability Analysis**

A Maneuverability Analysis was performed for the project driveway and loading bay using a passenger (P) design vehicle. The results of the analysis indicate that these vehicles will be able to successfully maneuver into and out of the site without conflict.

### **Multimodal Trips**

A sidewalk is provided along Collins Avenue adjacent to the project site.

The nearest Citi Bike station is located on the north side of 21 Street, east of Collins Avenue. This station is located approximately 0.2 miles away from the project site.

Miami-Dade County Metrobus Routes #14, #36, #79, #100, and #150, and the free City of Miami Beach Trolley Middle Beach Loop and Collins Express routes operate in close proximity to the project site. The nearest transit stop is located on the east side of Collins Avenue, north of 18 Street, adjacent to the project site.

### **Transportation Demand Management (TDM) Strategies**

Patrons of the proposed project are expected to travel to and from the project site by private vehicle, by taxi/rideshare, by public transit, by bike, and by walking. To encourage additional multimodal trips to and from the project site, the applicant will commit to the following:

- Provide transit information within the site including route schedules and maps.
- Provide two (2) transit/rideshare passes for office employees.
- Provide two (2) Citi Bike passes to office employees
- Provide eight (8) short-term bicycle parking spaces



**Conditions of Approval**

1. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan, per the TDM strategies outlined in the most recent Traffic Impact Analysis dated March 14, 2026, prior to the issuance of a building permit.
2. The applicant shall provide pre-application meeting minutes from the Florida Department of Transportation (FDOT) regarding the project to City of Miami Beach Transportation & Mobility Department.

**Conclusion**

The City of Miami Beach Transportation & Mobility Department, including the Peer Review Consultant, has no further comments on the Traffic Impact Analysis dated March 14, 2026 for the 1826 Collins Avenue redevelopment at this time.

Please feel free to contact the City of Miami Beach Transportation & Mobility Department if you have any questions on the above.

CC: Ghassan Choueiry, P.E., T.E., Senior Transportation Engineer, City of Miami Beach Transportation & Mobility Department   
Katherine Teipel, PE, Traffic Engineer, City of Miami Beach Transportation & Mobility Department 

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

MEETING DATE: May 5, 2026

PROPERTY/FOLIO: 1826 Collins Avenue / 02-3234-019-0050

FILE NO: PB25-0801

APPLICANT: IC, LLC

IN RE: An application has been filed requesting conditional use approval for mechanical parking, pursuant to Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f of the Miami Beach Resiliency Code.

LEGAL: Lot 4, less the west 25 feet, Block 2 of the Alton Beach 1st Subdivision, as recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

**CONDITIONAL USE PERMIT**

The applicant is requesting a Conditional Use Permit approval for a mechanical parking pursuant to Chapter 2, Article V, Section 2.5.2; and Chapter 5, Article 2, Section 5.2.11.f of the Miami Beach Resiliency Code. Notice of the request was given, as required by law, and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the of the record for this matter:

That the property in question is located in the CD-2, residential multi-family, low intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as may have been modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed.

1. This Conditional Use Permit is issued to IC, LLC, as the owner and operator of the mixed-use building. Any change of operator or 50% (fifty percent) or more stock ownership shall require the new operator or owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new operator or owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt. A progress report shall be scheduled within 60 days followed by the submission and acceptance of the affidavit.
2. The applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
  - A. The applicant shall provide valet service 24 hours a day, 7 days a week.
  - B. The car elevators shall not be plainly audible from the buildings adjacent to the subject property.
  - C. The vehicle elevators must be inspected and serviced at least once per year with an annual safety report signed by a Licensed Mechanical Engineer and submitted to the Planning Department.
  - D. The parking platforms must be sealed and of a sufficient width and length (minimum of 7.5' by 16') to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below.
  - E. The facility must maintain adequate backup generators sufficient to power the car elevators. The generators shall be maintained in proper operating condition. The location of the generators shall be submitted for the review and approval by staff to ensure that any negative impacts associated with the operation or testing of the equipment are minimized. The generators shall be installed in accordance with Code requirements regarding minimum flood plain criteria.
  - F. Repair personnel for the mechanical lifts shall be on call 24 hours per day seven days per week.
  - G. The width of the curb cut along Collins Avenue shall be reduced to the greatest extent possible and shall not exceed 18'-0" in width.
  - H. Deliveries and waste collection shall only occur between 9:00 a.m. and 4:00 p.m. daily.
  - I. All loading operations shall take place on-site.
  - J. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use. The trash room

- shall be sufficiently sized to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary.
- K. Except as may be required for Fire, Building, or Life Safety Code purposes, no speakers or televisions of any kind shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the project, unless authorized as part of a Special Event Permit.
  - L. Special Events and Special Event Permits shall not be permitted at anytime.
  - M. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff.
  - N. As part of the building permit plans for the project, the applicant shall submit mechanical lifts specifications and power emergency procedures.
3. The applicant shall comply with the following conditions as outlined in the Transportation & Mobility Department memorandum dated November 25, 2025:
    - A. The applicant shall coordinate with the City of Miami Beach Transportation & Mobility Department to implement an acceptable Transportation Demand Management (TDM) Implementation Plan, per the TDM strategies outlined in the most recent Traffic Impact Analysis dated March 14, 2026, prior to the issuance of a building permit.
    - B. The applicant shall provide pre-application meeting minutes from the Florida Department of Transportation (FDOT) regarding the project to City of Miami Beach Transportation & Mobility Department.
  4. Obstructions are prohibited from 2 feet to 6 feet above grade within the 15 feet sight-visibility triangles per CMB standard detail 10-23. If the sight-visibility cannot be achieved, a Hold Harmless Agreement and Convex mirrors will be required prior to approval of the building permit, subject to the review and approval of the Public Works Department.
  5. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Section 2.5.2.5 of the Resiliency Code.
  6. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
  7. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
  8. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.



The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation. She is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ ( )

Filed with the Clerk of the Planning Board on \_\_\_\_\_ ( )