



City of Miami

Planning Advisory Board Agenda

REGULAR MEETING

November 3, 2004

CITY HALL

3500 PAN AMERICAN DRIVE

MIAMI, FLORIDA

- A. INVOCATION
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF PREVIOUS MINUTES

ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION OR EXPENSES FOR CONDUCTING LOBBYING ACTIVITIES IS REQUIRED TO REGISTER AS A LOBBYIST WITH THE CITY CLERK, PRIOR TO ENGAGING IN LOBBYING ACTIVITIES BEFORE CITY STAFF, BOARDS, COMMITTEES OR THE CITY COMMISSION. A COPY OF THE APPLICABLE ORDINANCE IS AVAILABLE IN THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA, 33133.

TIME: AFTER 7:00 PM

PUBLIC HEARING ITEMS

PLEASE NOTE THAT ITEMS ON THIS AGENDA MAY BE TAKEN OUT OF ORDER

1. Consideration of Amendment to Articles 6 and 8 of Zoning Ordinance 11000, as amended

No.: 2004-092

Applicant: City of Miami Planning and Zoning Department.

An Ordinance of the Miami City Commission amending Ordinance No. 11000, of the Zoning Ordinance of the City of Miami, by amending Articles 6 and 8, in order to add Sec. 628 - Village West Island Special Overlay District in order to modify regulations for properties within the district; and to modify section 802 to rename the NCD-2 Overlay district from "Grand Avenue Corridor Neighborhood Conservation Overlay District" to "Charles Avenue Neighborhood Conservation Overlay District" adding an intent statement and district regulations; containing a repealer provision and a severability clause; and providing for an effective date. *(Continued from the October 20, 2004 PAB Meeting)*

2. Consideration of Amendment to Page Nos. 46 and 47 of the Zoning Atlas of the City of Miami

No.: 2004-093

Applicant: City of Miami Planning and Zoning Department.

Consideration of an Ordinance Amending Page Nos. 46 and 47 of the Zoning Atlas of the City of Miami, Florida, by:

CITY OF MIAMI • PLANNING AND ZONING DEPARTMENT

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1) Adding the SD-28 "Village West Island Special Overlay District" to all underlying zoning classifications in the area generally bounded by Bird Road and US1 on the north; 32nd Avenue, on the east; Franklin Avenue (including the block south of Franklin between Hibiscus and Plaza Street), and Charles Terrace on the south and the city limits on the west (see complete legal descriptions and map of exact properties attached hereto as exhibits a and b and made a part thereof); Miami, Florida; and

2) Modifying the boundaries of the NCD-2 "Charles Avenue Neighborhood Conservation District" from Grand Avenue to Charles Avenue by removing the NCD-2 Overlay along all properties located along Grand Avenue and further adding the NCD-2 overlay to all properties fronting Charles Avenue from Douglas Road to Main Highway (see complete legal descriptions and map of exact properties attached hereto as exhibits C and D and made a part thereof) Miami, Florida; making findings; containing a repealer provision and a severability clause; and providing for an effective date.

(Continued from the October 20, 2004 PAB Meeting)

3. Consideration of a Major Use Special Permit for the **Capiro Tower** Project, located at approximately 300 SW 12th Avenue, 1217 SW 4th Street, 1220 SW 3rd Street, 1229 SW 4th Street, 1247 SW 4th Street, and 1244 SW 3rd Street. *(East Little Havana NET District)*

No.: 2004-094

Applicant: Gloria M. Velasquez, on behalf of KBF, LLC contract purchaser and Enda Investment, Pafer, Inc. and Repatier International.

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 5, 9, 13 and 17 of Zoning Ordinance No. 11000, as amended, the **Capiro Tower** project located at approximately 300 SW 12th Avenue, 1217 SW 4th Street, 1220 SW 3rd Street, 1229 SW 4th Street, 1247 SW 4th Street, and 1244 SW 3rd Street, Miami, Florida, to construct a mixed use structure to be comprised of approximately 328 total multifamily residential units with recreational amenities, approximately 10,000 square feet of retail space, and approximately 543 total parking spaces; providing for certain Floor Area Ratio ("FAR") bonuses specified in Exhibit "C".

4. Consideration of a Substantial Modification to a Major Use Special Permit for the **Riverfront East** Project, Resolution No. 03-1235, located at approximately 300, 350 and 400 South Miami Avenue, and 15, 24, 25, and 39 SW 4th Street. *(Downtown NET District)*

No.: 2004-095

Applicant: A. Vicky Garcia-Toledo, Esquire, P.A., on behalf of Neo Epoch 1 Ltd. And Downtown River Village, LLC.

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit, Resolution No. 03-1235 (the former Miami River Village), pursuant to Articles 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **Riverfront East** project located at approximately 300, 350 and 400 South Miami Avenue, and 15, 24, 25, and 39 SW 4th Street, Miami, Florida, to allow the following changes to the original application: Increase the number of residential units from 1,304 to approximately 1,424 units;

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Decreasing non-residential uses from 101,157 square feet to approximately 94,794 square feet. Project will now consist of three mixed use structures to be comprised of approximately 1,424 total multifamily residential units with recreational amenities, approximately 41,994 square feet of retail space, approximately 52,800 square feet of office space, and approximately 1,671 total parking spaces.

5. Consideration of a Major Use Special Permit for the **Riverfront West** Project, located at approximately 90 SW 3rd Street (aka 55, 92 and 95 SW 3rd Street). (*Downtown NET District*)

No.: 2004-096

Applicant: A. Vicky Garcia-Toledo, Esquire, P.A., on behalf of Miami River, LLC.

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 13 and 17 of Zoning Ordinance No. 11000, as amended, the **Riverfront West** project located at approximately 90 SW 3rd Street (aka 55, 92 and 95 SW 3rd Street), Miami, Florida, to construct four mixed use structures to be comprised of approximately 1,462 total multifamily residential units with recreational amenities, approximately 38,728 square feet of retail space, approximately 203,000 square feet of office space, and approximately 1,832 total parking spaces.

6. Consideration of Providing a New Article 8.1 to Zoning Ordinance 11000.

No.: 2004-057

Applicant: City of Miami Planning and Zoning Department.

Consideration of amending Ordinance No. 11000, of the Zoning Ordinance of the City of Miami, Florida, by providing a new Article 8.1, entitled Tree Protection, containing intent, definitions and applicability; providing for Tree Removal Permit applications, requirements, review, fees, and criteria for removal, providing for tree mitigation and protection, appeals, enforcement, penalties and remedies; containing a repealer provision, a severability clause and providing for an effective date. (***Previously approved (PAB 71-04) by the PAB on June 2, 2004.***)

7. Consideration of Amendment to Article 11, Section 1102 of Zoning Ordinance 11000, as amended.

No.: 2004-097

Applicant: City of Miami Planning and Zoning Department.

Consideration of an Ordinance amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 11, Section 1102. Nonconforming Lots, in order to modify language pertaining to exceptions to the division of Contiguous Nonconforming Lots under the same ownership; containing a repealer provision and severability clause; and providing for an effective date.

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