



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

September 1, 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 a Major Use Special Permit for the **Urbanea Project** located at approximately 1501-21 SW 37th Avenue, 3686-88 SW 15th Street, and 3685-87 SW 16th Street.

No.: 2004-071

Applicant: Adrienne Pardo, on behalf of Strategic Properties Group, Inc. contract purchaser, et al.

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 **Urbanea Project** located at approximately 1501-21 SW 37th Avenue, 3686-88 SW 15th Street, and 3685-87 SW 16th Street, Miami, Florida, to construct a 150-foot, 14-story high mixed use structure to be comprised of 100 total multifamily residential units with recreational amenities, approximately 6,500 square feet of retail, and 197 total parking spaces.

PAB 97-04

Continued to September 22, 2004

Vote: 7-0

2. Consideration of a Major Use Special Permit for the **Onyx 2 Project** located at approximately 421-455 NE 28th Street and 460-462 NE 28th Street.

No.: 2004-072

Applicant: Adrienne Pardo, on behalf of 02, LLC, owner.

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 **Onyx 2 Project** located at approximately 421-455 NE 28th Street and 460-462 NE 28th

CITY OF MIAMI • PLANNING AND ZONING DEPARTMENT

444 SW 2ND AVENUE, 3RD FLOOR • MIAMI, FLORIDA, 33130

PHONE (305) 416-1400

City of Miami

Planning Advisory Board Minutes

September 1, 2004

Street, Miami, Florida, to construct a 543-foot, 49-story, high structure to be comprised of 117 total multifamily residential units with recreational amenities, and 163 total parking spaces.

PAB 98-04

Recommended Approval

Vote: 6-0

3. Consideration of a Major Use Special Permit for **The Loft 2 Project** located at approximately 133 NE 2nd Avenue, 226 NE 2nd Street and 236 NE 2nd Street.

No.: 2004-073

Applicant: Gloria M. Velazquez, on behalf of TRG-Downtown Loft II, Ltd. contract purchaser and Rafael Kapustin, Trustee, owner.

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 **The Loft 2 Project** located at approximately 133 NE 2nd Avenue, 226 NE 2nd Street and 236 NE 2nd Street, Miami, Florida, to construct a 433-foot, 35-story high mixed use structure to be comprised of 496 total multifamily residential units with recreational amenities, approximately 4,675 square feet of retail, with up to 500 parking spaces to be provided in the City of Miami Parking Garage No. 3, located at 190 NE 3rd Street.

PAB 99-04

Recommended Approval

Vote: 6-0

4. Consideration of Amendment to Articles 4 and 6 to Zoning Ordinance 11000.

No.: 2004-069

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 amending Articles 4 and 6, Section 401 Schedule of District Regulations, and Section 614 SD-14; in order to modify the C-1 Restricted Commercial and SD-14 zoning classifications with regards to footprint limitations; adding conditions for approval; containing a repealer provision and a severability clause; and providing for an effective date. **(Continued from the July 7, 2004 and July 21, 2004 PAB Meetings; being re-advertised for modifications).**

PAB 101-04

Recommended Approval

Vote: 6-0

5. Consideration of Ordinance establishing an Urban Central Business District.

No.: 2004-074

Applicant: City of Miami Planning and Zoning Department.

Consideration of an Ordinance establishing an Urban Central Business District pursuant to Section 380.06(2)(e), Florida Statutes, setting forth the boundaries of the Urban Central Business District; establishing guidelines and standards which shall be applicable to developments within the Urban Central Business District; providing for transmission to the Department of Community Affairs; providing for conflicts, severability, codification, and an effective date.

PAB 100-04

Recommended Approval

Vote: 6-0

DISCUSSION

CITY OF MIAMI • PLANNING AND ZONING DEPARTMENT

444 SW 2ND AVENUE, 3RD FLOOR • MIAMI, FLORIDA, 33130

PHONE (305) 416-1400

City of Miami

Planning Advisory Board Minutes

September 1, 2004

Update on the City of Miami Evaluation and Appraisal Report (EAR) and Transportation Element.