



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

September 22, 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. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 517, 555 and 603 NW South River Drive.

No.: 2004-075

Applicant: Lucia A. Dougherty, Esq. on behalf of Shear Construction Development, Inc..

Consideration of amending Ordinance No. 10544, as amended, the Miami Comprehensive Neighborhood Plan, by amending the Future Land Use Map, by changing the land use designation for the properties located at approximately 517, 555 and 603 NW South River Drive, Miami, Florida; from "Industrial" to "Restricted Commercial."

PAB 103-04

Motion Failed, Constituting a Denial

Vote: 3-5

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately NW 22nd Street and NW 2nd Avenue.

No.: 2004-076

Applicant: Lucia A. Dougherty, Esq. on behalf of Artists Lofts, LLC.

Consideration of amending Ordinance No. 10544, as amended, the Miami Comprehensive Neighborhood Plan, by amending the Future Land Use Map, by changing the land use designation for the properties located at approximately NW 22nd Street and NW 2nd Avenue, Miami, Florida; from "Industrial" to "General Commercial"

PAB 104-04

Recommended Approval

Vote: 8-0

CITY OF MIAMI • PLANNING AND ZONING DEPARTMENT

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

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3. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 1991 NW 27th Avenue.

No.: 2004-077 **Applicant:** Ben Fernandez, Esq., on behalf of B&F Marine, Inc.

Consideration of amending Ordinance No. 10544, as amended, the Miami Comprehensive Neighborhood Plan, by amending the Future Land Use Map, by changing the land use designation for the properties located at approximately 1991 NW 27th Avenue, Miami, Florida; from "Duplex-Family Residential" to "General Commercial"

PAB 105-04 Motion Failed, Constituting a Denial Vote: 3-5

4. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 3686-88 SW 15th Street, and 3685-87 SW 16th Street.

No.: 2004-078 **Applicant:** Adrienne Pardo, on behalf of Strategic Properties Group, Inc. contract purchaser, et al.

Consideration of amending Ordinance No. 10544, as amended, the Miami Comprehensive Neighborhood Plan, by amending the Future Land Use Map, by changing the properties located at approximately 3686-88 SW 15th Street, and 3685-87 SW 16th Street, Miami, Florida; from "Duplex Residential" to "Restricted Commercial".

PAB 106-04 Motion Failed, Constituting a Denial Vote: 3-5

5. 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. **(Continued from the September 1, 2004 PAB Meeting)**

PAB 107-04 Recommended Approval with Conditions Vote: 7-1

6. Consideration of a Substantial Modification to Major Use Special Permit for the **50 Biscayne** project (f.k.a. Columbus Office Tower), Resolution No. 04-0111, located at approximately 50 Biscayne Boulevard.

No.: 2004-079 **Applicant:** Lucia A. Dougherty, Esq. on behalf of Columbus Development, LLC.

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit, Resolution No. 04-0111, pursuant to Articles 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **50 Biscayne** project (f.k.a. Columbus Office Tower), located at approximately 50 Biscayne Boulevard, Miami, Florida, to allow a change to the original application from a 578-foot, 38-story building comprised of approximately 661,593 sq. ft. of office space, 29,508 sq. ft. of retail space, and 1,260 total

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parking spaces to a 554-foot, 55-story building comprised of 523 residential units, approximately 15,517 sq. ft. of retail/restaurant, and 722 total parking spaces.

PAB 108-04 **Recommended Approval with Conditions** **Vote: 8-0**

7. Consideration of a Substantial Modification to Major Use Special Permit for the **1060 Brickell** project, Resolution No. 00-1134, located at approximately 1060 Brickell Avenue.

No.: 2004-080 **Applicant:** Adrienne F. Pardo, on behalf of IMICO Brickell, LLC.

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit, Resolution No. 00-1134, pursuant to Articles 5, 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **1060 Brickell** project located at approximately 1060 Brickell Avenue, Miami, Florida, to allow a change to the original application for: Redesign of the façade of the buildings; Reduction of the number of residential units from 605 to 572; Reduction in the number of parking spaces from 1,022 to 741 spaces (601 spaces required); Reduction of building footprint from 54,595 sq ft to 50,758 sq ft; Relocation of Tower 2 to the north by 10 feet so that the buildings are not directly behind each other; Extension of the MUSP expiration date to December 14, 2006.

PAB 109-04 **Recommended Approval with Conditions** **Vote: 8-0**

- WITHDRAWN** 8. Consideration of Amendment to Article 8 of Zoning Ordinance 11000, as amended.

No.: 2004-019 **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 8, Section 801, NCD-4 South Miami Avenue Neighborhood Conservation Overlay District, in order to create the NCD-4 South Miami Avenue Neighborhood Conservation Overlay District; add to the intent statement, create special district requirements and limitations on uses. **(Continued from the March 17, 2004, April 21, 2004, and July 21, 2004 PAB Meetings.)**

- WITHDRAWN** 9. Consideration of Amendment to the Atlas of Zoning Ordinance 11000 by changing the zoning classification for the properties located within and approximately bounded by SE 25th Road to the southwest, SE 15th Road to the northeast, the Metrorail rapid transit right-of-way to the northwest and the rear lot lines of properties fronting on South Miami Avenue to the southeast (excluding non-single family residentially zoned properties), Miami, Florida (See complete legal description and map on file with the Hearing Boards Office)

No.: 2004-020 **Applicant:** City of Miami Planning and Zoning Department

Consideration of amending page no. 37 of the Zoning Atlas of Zoning Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, Florida, Article 4, Section 401, Schedule District Regulations, by changing the zoning classification for the properties located within and approximately bounded by SE 25th Road to the southwest, SE 15th Road to the northeast, the Metrorail rapid transit right-of-way to the northwest and the rear lot lines of properties fronting on South Miami Avenue to the southeast (excluding non-single family residentially zoned properties), Miami, Florida (See complete legal description and map on file with the Hearing Boards Office), from (R-1) "Single Family Residential" to (R-1) "Single Family Residential" with an (NCD-4) "South Miami Avenue Neighborhood Conservation Overlay District". **(Continued from the March 17, 2004, April 21, 2004, and July 21, 2004 PAB Meetings).**

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DISCUSSION

1. City of Miami Evaluation and Appraisal Report (EAR) Presentation and Draft Review of Compilation Report and EAR Draft
2. NCD-2/SD-28 Island District – (West Grove)