



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

October 6, 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 property located at approximately 3155 SW 22nd Terrace.

No.: 2004-081

Applicant: Ines Marrero-Priegues, Esq. on behalf of Edward J. Caron and Elizabeth Caron.

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 3155 SW 22nd Terrace, Miami, Florida; from "Duplex Residential" to "Restricted Commercial."

PAB 111-04

Recommended Denial

Vote: 6-2

2. Consideration of a Substantial Modification to Major Use Special Permit for the **South Bayshore Tower** project, Resolution No. 02-1065, located at approximately 1300 Brickell Bay Drive, 1390 Brickell Bay Drive, 183 SE 14th Street, 171 SE 14th Street, and 180 SE 13th Street.

No.: 2004-082

Applicant: Adrienne F. Pardo, on behalf of South Bayshore Tower, LLLP.

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit, Resolution No. 02-1065, pursuant to Articles 5, 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **South Bayshore Tower** project located at approximately 1300 Brickell Bay Drive, 1390 Brickell Bay Drive, 183 SE 14th Street, 171

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SE 14th Street, and 180 SE 13th Street, Miami, Florida, to allow the following changes to the original application: The addition of 0.19 acres of land which is adjacent to the approved MUSP property; A setback variance on SE 13th Street by providing 8'-8" instead of the required 15 feet; Increased the number of residential units from 347 to 374 units; Decreased the number of parking spaces from 516 to 514 spaces; Increased the floor area from 338,809 square feet to 447,989 square feet by adding 27 residential units and approximately 10,000 square feet of retail; increased the building height from 40 to 47 stories; Increased the retail from area from 11,902 square feet to 21,388 square feet; Approval of a Class II Special Permit for the reduction in size of one loading bay from 12' x 55' to 12' x 35'; Extension of the MUSP expiration date to September 26, 2006.

PAB 110-04 **Recommended Approval with Conditions** **Vote: 8-0**

3. Consideration of a Major Use Special Permit for the **Premiere Towers Brickell Village** project located at approximately 830-850 South Miami Avenue, and 29-59 SW 9th Street.

No.: 2004-083 **Applicant:** Adrienne Pardo, on behalf of BAP Development, Inc., contract purchaser and Brickell Courtyards, LLC, as owner

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 5, 13 and 17 of Zoning Ordinance No. 11000, as amended, the **Premiere Towers Brickell Village** project located at approximately 830-850 South Miami Avenue, and 29-59 SW 9th Street, Miami, Florida, to construct two 513-foot, 52-story high mixed use towers to be comprised of 560 total multifamily residential units with recreational amenities, approximately 46,000 square feet of office space, 20,266 square feet of retail space, and 1,050 total parking spaces.

PAB 112-04 **Recommended Approval with Conditions** **Vote: 8-0**

4. Consideration of Amendment to Article 9 of Zoning Ordinance 11000, as amended.

No.: 2004-084 **Applicant:** City of Miami Planning and Zoning Department.

Consideration of an Ordinance amending Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 9, Section 906 of the Zoning Ordinance, in order to modify the requirements concerning Home Occupations in Office, Commercial and Special Districts; containing a repealer provision, a severability clause and providing for an effective date.

PAB 113-04 **Recommended Approval** **Vote: 8-0**

5. Consideration of Amendment to Articles 4 and 9 of Zoning Ordinance 11000, as amended.

No.: 2004-085 **Applicant:** City of Miami Planning and Zoning Department.

Consideration of an Ordinance amending Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Articles 4 and 9, in order to modify conditional principal uses in the C-1 and C-2 zoning districts and to modify provisions of Section 945, Pharmaceutical Laboratories, to be consistent with such changes; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 114-04 **Recommended Approval** **Vote: 7-0**

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6. Consideration of Amendment to Article 6 of Zoning Ordinance 11000, as amended.

No.: 2004-086

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, Florida, by amending Article 6 Special Districts, more particularly by amending Sections 623 and 625 in order to allow exceptions to setback use limitations conditionally; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 115-04

Recommended Approval

Vote: 8-0

DISCUSSION

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