



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

October 20, 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 721 NW 1st Avenue. (*Downtown NET District*)

No.: 2004-087

Applicant: City of Miami Planning and Zoning Department.

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 property located at approximately 721 NW 1st Avenue, Miami, Florida, from "Major Institutional, Public Facilities, Transportation and Utilities" to "Restricted Commercial."

PAB 116-04

Recommended Approval

Vote: 5-0

2. Consideration of approving in concept, the Southeast Overtown/Park West CRA Community Redevelopment Plan update.

No.: 2004-063

Applicant: City of Miami Planning and Zoning Department and Community Redevelopment Agency.

Consideration of approving a Resolution of the City of Miami Planning Advisory Board (PAB), in its capacity as the Local Planning Agency of the City of Miami, finding that, upon review as provided for in Section 163.360(4) Florida Statutes, the Updated Community Redevelopment Plan prepared by Dover, Kohl & Partners and dated May 2004, is in conformity with the City of Miami's Comprehensive Plan for the Development of the City; Directing Staff to transmit

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

October 20, 2004

any PAB recommendations regarding the Updated Southeast Overtown/Park West Community Redevelopment Plan to the Southeast Overtown/Park West Community Redevelopment Agency within 60 days; and incorporating by reference PAB Resolution Approving in concept the Updated Southeast Overtown/Park West Community Redevelopment Plan. **(Previously presented to the PAB on June 16, 2004).**

PAB 117-04

Recommended Approval

Vote: 5-0

3. Amendment to Future Land Use Map of the Comprehensive Plan for the properties located at approximately 345 & 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; 348 & 338 NE 21st Street. *(Wynwood/Edgewater NET District)*

No.: 2004-088

Applicant: Adrienne F. Pardo, on behalf of Royal Palm Miami Holdings, LLC, contract purchaser/owner and Bacardi USA, 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 345 & 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; 348 & 338 NE 21st Street, Miami, Florida, from "High Density Multifamily Residential" to "Restricted Commercial."

PAB 118-04

Recommended Approval

Vote: 5-0

4. Consideration of a Major Use Special Permit for the **Paramount at Edgewater Square** project, located at approximately 317, 341, 345, & 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; 348, 340, & 338 NE 21st Street; and 2075 Biscayne Boulevard. *(Wynwood/Edgewater NET District)*

No.: 2004-089

Applicant: Adrienne F. Pardo, on behalf of Royal Palm Miami Holdings, LLC, contract purchaser/owner and Bacardi USA, Inc.

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, for the **Paramount at Edgewater Square** project located at approximately 317, 341, 345, & 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; 348, 340, & 338 NE 21st Street; and 2075 Biscayne Boulevard, Miami, Florida, to construct a 562-foot, 47-story high mixed use structure to be comprised of approximately 369 total multifamily residential units with recreational amenities, approximately 45,781 square feet of retail space, and 690 total parking spaces.

PAB 119-04

Recommended Approval with Conditions

Vote: 4-1

5. Consideration of a Major Use Special Permit for the **Lofts at Mayfair** project, located at approximately 3317, 3327, & 3339 Virginia Street; 2954 & 2960 Oak Street; and 2957 Florida Avenue. *(NE Coconut Grove NET District)*

No.: 2004-090

Applicant: Ines Marrero-Prigues, Esq., on behalf of Mayfair Lofts, LLC, a Florida limited liability company.

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, for the **Lofts at Mayfair** project located at approximately 3317, 3327, & 3339 Virginia Street; 2954 & 2960 Oak Street; and 2957 Florida Avenue, Miami, Florida, to construct a 50-foot, 5-story

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

October 20, 2004

high mixed use structure to be comprised of approximately 99 total multifamily residential units with recreational amenities, approximately 2,413 square feet of retail space, and 141 total parking spaces.

PAB 122-04 **Recommended Approval with Conditions** **Vote: 5-0**

6. Consideration of a Major Use Special Permit for the **SoHo** project, located at approximately 601, 611, 613, and 615 NE 23rd Street. (*Wynwood/Edgewater NET District*)

No.: 2004-091 **Applicant:** Vicky Garcia-Toledo, Esq., on behalf of Loft Development, Ltd., now known as SoHo Development, Ltd.

Consideration of a Resolution, approving with conditions, a Major Use Special Permit pursuant to Articles 9, 13 and 17 of Zoning Ordinance No. 11000, as amended, for the **SoHo** project located at approximately 601, 611, 613, and 615 NE 23rd Street, Miami, Florida, to construct a 202-foot, 16-story high residential structure to be comprised of approximately 95 total multifamily residential units with recreational amenities, and 142 total parking spaces.

PAB 123-04 **Recommended Approval with Conditions** **Vote: 5-0**

7. 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 Section 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.

PAB 120-04 **Continued to November 3, 2004** **Vote: 5-0**

8. 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:

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

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

October 20, 2004

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.

PAB 121-04

Continued to November 3, 2004

Vote: 5-0