



# City of Miami

## Planning Advisory Board Minutes

REGULAR MEETING

December 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. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 244 and 252 SW 6<sup>th</sup> Street. (*Downtown NET District*)

**No.:** 2004-100

**Applicant:** Gloria M. Velazquez, on behalf of Neo Holdings, Inc.; Legacy Asset Holders, Inc.; Tavmar Investments, LC; Mahlberg Investment Holdings, Inc.; and Ibiza Properties.

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 244 and 252 SW 6<sup>th</sup> Street, Miami, Florida, from "Industrial" to "Restricted Commercial."

**PAB 131-04**

**Recommended Approval**

**Vote: 5-2**

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 632 and 634 NE 68<sup>th</sup> Street. (*Upper East Side NET District*)

**No.:** 2004-101

**Applicant:** Ilija Moss crop, on behalf of Balans Biscayne Properties, LC.

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

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444 SW 2<sup>ND</sup> AVENUE, 3<sup>RD</sup> FLOOR • MIAMI, FLORIDA, 33130

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designation for the properties located at approximately 632 and 634 NE 68<sup>th</sup> Street, Miami, Florida, from "Single Family Residential" to "Restricted Commercial."

**PAB 132-04**

**Continued to January 19, 2005**

**Vote: 7-0**

3. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 7825 NE 10<sup>th</sup> Avenue. (*Upper East Side NET District*)

**No.:** 2004-102

**Applicant:** Robyn Orta for Orta Development Group

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 7825 NE 10<sup>th</sup> Avenue, Miami, Florida, from "Single Family Residential" to "Medium Density Multifamily Residential."

**PAB 133-04**

**Recommended Denial**

**Vote: 6-0**

4. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 350, 360, 370 & 380 NW 24<sup>th</sup> Street, and 301 & 311 NW 23<sup>rd</sup> Street. (*Wynwood/Edgewater NET District*)

**No.:** 2004-103

**Applicant:** Lucia Dougherty, on behalf of Pompei Warehouses, 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 of the properties located at approximately 350, 360, 370 & 380 NW 24<sup>th</sup> Street, and 301 & 311 NW 23<sup>rd</sup> Street, Miami, Florida, from "Industrial" to "General Commercial."

**PAB 134-04**

**Recommended Approval**

**Vote: 6-0**

5. Consideration of Amendment to Article 8 of Zoning Ordinance 11000, as amended

**No.:** 2004-098

**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 Article 8, in order to add Sec. 803 – NCD-3 Coconut Grove Neighborhood Conservation Overlay District; containing a repealer provision and a severability clause; and providing for an effective date.

**PAB 135-04**

**Recommended Approval**

**Vote: 7-0**

6. Consideration of approving the Draft Evaluation and Appraisal Report (EAR) of the Miami Comprehensive Neighborhood Plan.

**No.:** 2004-099

**Applicant:** City of Miami Planning and Zoning Department

Consideration of approving the Draft Evaluation and Appraisal Report (EAR) of the Miami Comprehensive Neighborhood Plan.

**PAB 136-04**

**Recommended Approval with Conditions**

**Vote: 5-2**

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7. Consideration of Amendment to Article 6, Section 629 of Zoning Ordinance 11000, as amended.

**No.:** 2004-104

**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 6, Section 629 of the Zoning Ordinance, NE 2<sup>nd</sup> Avenue Special Overlay District; In order to create the Historic Lemon City/Little Haiti Village Special Overlay District, add an Intent Statement, create Special District Requirements and Limitations on Uses, and to require Class II Special Permits for exterior work; containing a repealer provision, a severability clause and providing for an effective date.

**PAB 137-04**

**Continued to December 15, 2004**

**Vote: 6-0**