



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

December 15, 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 Amendment to Page Nos. 37, 38, 43, 44, 45, 46, 47 and 48 of the Zoning Atlas of the City of Miami.

No.: 2004-105

Applicant: City of Miami Planning and Zoning Department.

Consideration of an Ordinance amending Page Nos. 37, 38, 43, 44, 45, 46, 47 and 48 of the Zoning Atlas of the City of Miami, Florida, by adding the NCD-3 "Coconut Grove Neighborhood Conservation Overlay District" to all underlying zoning classifications in the area generally bounded by US1 on the north; SW 26th Road on the east; Biscayne Bay on the south and the city limits on the west (see complete legal descriptions and map of exact properties attached hereto as Exhibit A and made a part thereof) Miami, Florida; making findings; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 139-04

Recommended Approval

Vote: 7-0

2. 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, Florida, by amending Article 6, Section 629 of the Zoning

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

December 15, 2004

Ordinance, NE 2nd 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. (**Continued from the December 1, 2004 PAB Meeting**)

PAB 140-04

Recommended Approval

Vote: 7-0

3. Consideration of Amendment to the Atlas of Zoning Ordinance 11000 by adding the SD-29 "Historic Lemon City/Little Haiti Village Special Overlay District" to all underlying zoning classifications in the area generally bounded by NE 2nd Avenue, from NE 52nd Street to NE 71st Street, and liberally bounded by approximately 100-150 feet on the east and west side of NE 2nd Avenue, Miami, Florida (See complete legal description and map on file with the Hearing Boards Office).

No.: 2004-106

Applicant: City of Miami Planning and Zoning Department.

Consideration of an Ordinance amending Page Nos. 13, 14, 15 and 16 of the Zoning Atlas of Zoning Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, Florida, by adding the SD-29 "Historic Lemon City/Little Haiti Village Special Overlay District" to all underlying zoning classifications in the area generally bounded by NE 2nd Avenue, from NE 52nd Street to NE 71st Street, and liberally bounded by approximately 100-150 feet on the east and west side of NE 2nd Avenue (see complete legal descriptions and map of exact properties attached hereto and on file with the Hearing Boards Office as exhibits a and b and made a part thereof), Miami, Florida.

PAB 141-04

Recommended Approval

Vote: 7-0

4. Consideration of a Major Use Special Permit for the **Ellipse** project, located at approximately 1776 Biscayne Boulevard. (*Wynwood/Edgewater NET District*)

No.: 2004-107

Applicant: A. Vicky Garcia-Toledo, Esq., P.A., on behalf of Thirteen Biscayne Associates, LLC, and Morocco Enterprises, 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 **Ellipse** project, located at approximately 1776 Biscayne Boulevard, Miami, Florida, to construct a 273-foot, 24-story high mixed use structure to be comprised of approximately 267 total multifamily residential units with recreational amenities, approximately 6,793 square feet of retail and restaurant space, and 438 total parking spaces.

PAB 142-04

Recommended Approval with Conditions

Vote: 7-0

5. Consideration of a Major Use Special Permit for the **Marquis** project, located at approximately 1100 Biscayne Boulevard. (*Downtown NET District*)

No.: 2004-108

Applicant: Lucia A. Dougherty, on behalf of Pelican Hotel, LLC, a Florida Limited Liability Company.

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, for the **Marquis**

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

December 15, 2004

project located at approximately 1100 Biscayne Boulevard, Miami, Florida, to construct a 679-foot, 63-story high mixed use structure to be comprised of approximately 334 total units (310 residential units + 24 x 2 hotel rooms) with recreational amenities, approximately 5,765 square feet of retail space, and 525 total parking spaces.

PAB 143-04 Recommended Approval with Conditions

Vote: 7-0