



City of Miami



Planning Advisory Board Minutes

REGULAR MEETING

March 16, 2005

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 720 SW 30 Avenue. (*West Little Havana NET District*)

No.: 2005-013

Applicant: Santiago D. Echemendia and Patricia M. Baloyra, on behalf of Ocho Building, 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 property located at approximately 720 SW 30 Avenue, Miami, Florida, from "Single Family Residential" to "Restricted Commercial". (***Continued from the March 2, 2005 PAB Meeting***)

PAB 25-05

Recommended Approval

Vote: 6-0

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 2721 SW 20 Street. (*Coral Way NET District*)

No.: 2005-015

Applicant: Juan Cueto, M.D.

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 2721 SW 20 Street, Miami, Florida,

CITY OF MIAMI • PLANNING DEPARTMENT

444 SW 2ND AVENUE, 3RD FLOOR • MIAMI, FLORIDA, 33130 • PHONE (305) 416-1400



City of Miami



Planning Advisory Board Minutes

March 16, 2005

from "Single Family Residential" to "Office". (*Continued from the March 2, 2005 PAB Meeting*)

PAB 23-05

Continued to April 6, 2005

Vote: 7-0

- WITHDRAWN** 3. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 4350 NW 10 Street. (*Flagami NET District*)

No.: 2005-021

Applicant: Lucia A. Dougherty, on behalf of Five Properties, 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 property located at approximately 4350 NW 10 Street, Miami, Florida, from "Medium Density Multifamily Residential" to "General Commercial".

4. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 2471 & 2511 SW 32 Avenue and 3186 SW 25 Street. (*Coral Way NET District*)

No.: 2005-022

Applicant: Lucia A. Dougherty, Esq., on behalf of GMRR Investments Corp.

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 2471 & 2511 SW 32 Avenue and 3186 SW 25 Street, Miami, Florida, from "Duplex Residential" to "Medium Density Multifamily Residential."

PAB 26-05

Motion Fails, Constituting a Denial

Vote: 3-4

5. Consideration of a Major Use Special Permit for the **South Miami Avenue Condos** project, located at approximately 20, 30 and 34 SW 13 Street; 15 and 25 SW 14 Street; 1300, 1326 and 1340 South Miami Avenue. (*Downtown NET District*)

No.: 2005-023

Applicant: Adrienne F. Pardo, Esq., on behalf of Infinity at Brickell, LLC; Infinity II at Brickell, LLC; and Thirteen Hundred, LLC.

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 **South Miami Avenue Condos** project, located at approximately 20, 30 and 34 SW 13 Street; 15 and 25 SW 14 Street; 1300, 1326 and 1340 South Miami Avenue., Miami, Florida, to construct a 736-foot, 65-story high mixed use structure to be comprised of approximately 589 total multifamily residential units with recreational amenities; approximately 21,450 square feet of office space; approximately 11,568 square feet of retail space; and approximately 730 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

CITY OF MIAMI • PLANNING DEPARTMENT

444 SW 2ND AVENUE, 3RD FLOOR • MIAMI, FLORIDA, 33130 • PHONE (305) 416-1400



City of Miami



Planning Advisory Board Minutes

March 16, 2005

PAB 27-05 **Recommended Approval with Conditions** **Vote: 7-0**

6. Consideration of amending Chapter 62 of the City Code regarding the powers and duties of the Urban Development Review Board.

No.: 2005-024 **Applicant:** Urban Development Review Board

Consideration of an ordinance of the Miami City Commission Amending Chapter 62, Article IX, Sections 255 and 258 of the City Code of the City of Miami, Florida, as amended, to amend the powers and duties of the Urban Development Review Board (UDRB), more particularly by allowing the UDRB to serve as a recommending body to the City Commission on Major Use Special Permits, and to act as the approving body for Class II Special Permits on new construction and redefining the submission requirements for applicants, containing a repealer provision, a severability clause and providing for an effective date.

PAB 28-05 **Continued to April 6, 2005** **Vote: 7-0**

7. Consideration of amending Article 9 of Zoning Ordinance 11000, Home Occupations, as amended.

No.: 2005-025 **Applicant:** City of Miami Planning Department

Consideration of an Ordinance amending Ordinance 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 to add certain Special Districts; containing a repealer provision, a severability clause and providing for an effective date.

PAB 29-05 **Recommended Approval** **Vote: 7-0**

8. Consideration of Amendment to Article 6, Section 627 of Zoning Ordinance 11000, FEC Corridor District, as amended.

No.: 2005-026 **Applicant:** City of Miami Planning Department

Consideration of an Ordinance amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 6, Section 627 of the Zoning Ordinance, FEC Corridor District, by amending the name of the district from FEC Corridor District to Midtown Miami Special District and Certain Definitions; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 30-05 **Recommended Approval** **Vote: 7-0**

9. Consideration of Amendment to Article 6, Section 627.1 of Zoning Ordinance 11000, Buena Vista Yard East Special District, as amended.

No.: 2005-027 **Applicant:** City of Miami Planning Department

CITY OF MIAMI • PLANNING DEPARTMENT
444 SW 2ND AVENUE, 3RD FLOOR • MIAMI, FLORIDA, 33130 • PHONE (305) 416-1400



City of Miami



Planning Advisory Board Minutes

March 16, 2005

Consideration of an Ordinance amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 6, Section 627.1 of the Zoning Ordinance, in order to rename the special district from Buena Vista Yard East Special District to Midtown Miami East Special District, and by amending certain provisions related to setbacks, height, parking, loading, build-to lines and streetscapes; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 31-05

Recommended Approval

Vote: 7-0

10. Consideration of Amendment to Article 8, Section 803 of Zoning Ordinance 11000, NCD-3 Coconut Grove Neighborhood Conservation Overlay District, as amended.

No.: 2005-028

Applicant: City of Miami Planning Department

Consideration of an Ordinance amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 8, Section 803, NCD-3 Coconut Grove Neighborhood Conservation Overlay District, by amending Section 803.6 to add provisions for maximum retail square footage; containing a repealer provision and a severability clause; and providing for an immediate effective date.

PAB 24-05

Recommended Approval with Conditions

Vote: 7-0