

500-Foot Notice of Public Hearing Certification

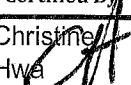
ID#: 15-00354ct **Location: SW 5 ST and the Miami River on the North, the Metro Rail on the East, SW 3rd Av on the West and SW 7 ST on the South.**

I, hereby certify by placing my initials below that the notice, *as required* in Section 62-20(3) and/or 62-20(4) of the Miami City Code, was given to the persons required by said Section in the manner required by said Section, on the date(s) specified below.

Notes :

REVISED NOTICE

CM Receipts: 7013 2630 0002 0573 9455 / 9943

Board Name:	Hearing Date:	Number of Owners within 500 Feet:	Registered Home Owner's Assoc. w/NET	Applicant /Appellant	Completed By:	Mailed By:	Mailed Date/Time:	Certified By	Certified Date/Time:
PZAB	6/3/2015	51	Little Havana 4	D.J. Alfonso, City Manager	AA	AA	05/22/15 11.00am	Christine Hwa 	05/22/15 11.15am

REVISED

File Copy

CITY OF MIAMI
NOTICE OF PUBLIC HEARING

Notice to the Public, Subject Property Owner(s) and Owners of Real Estate within 500 Feet

A public hearing will be held before the **Planning, Zoning and Appeals Board** as follows:

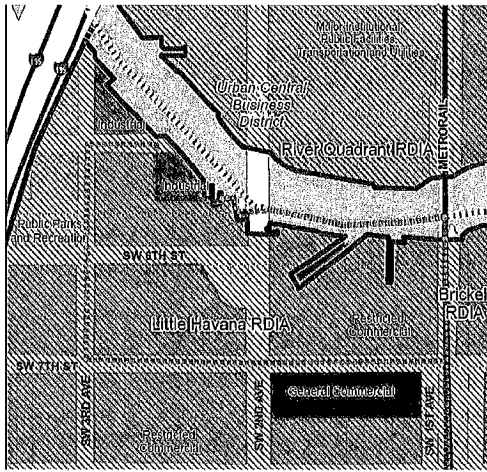
Date: Wednesday, June 3, 2015

Time: 6:30 PM

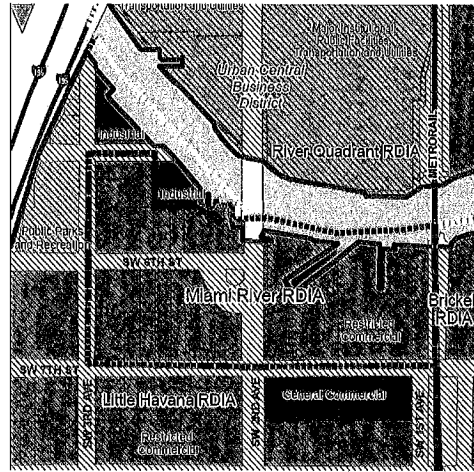
Place: City Hall, 3500 Pan American Drive

Petition for:

15 -00354ct A RESOLUTION RECOMMENDING APPROVAL OR DENIAL OF AMENDING THE INTERPRETATION OF THE 2020 FUTURE LAND USE MAP WITHIN THE FUTURE LAND USE ELEMENT AND THE 2020 FUTURE LAND USE MAP SERIES CONTAINED IN APPENDIX LU-1 OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN TO ESTABLISH THE MIAMI RIVER RESIDENTIAL DENSITY INCREASE AREA OVERLAY PERMITTING UP TO 400 DWELLING UNITS PER ACRE WHILE MAINTAINING ALL UNDERLYING FUTURE LAND USE MAP DESIGNATIONS, GENERALLY BOUNDED BY SW 5 ST AND THE MIAMI RIVER ON THE NORTH, THE METRO RAIL ON THE EAST, SW 3 AV ON THE WEST AND SW 7 ST ON THE SOUTH.



EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP

See Reverse Side For Easy Opening Instructions



City of Miami
Planning and Zoning Department, Hearing Boards Section
444 SW 2nd Avenue, 3rd Floor
Miami, Florida 33130
http://www.miamigov.com/hearing_boards/

RETURN SERVICE REQUESTED

« HEARING NOTICE »

U.S. Pat. no. 6,095,407
Recorder VersaScan
Style Z81100

WO-3648932 • 11Z-VG

15-00354ct

..Title

A RESOLUTION OF THE MIAMI PLANNING, ZONING AND APPEALS BOARD RECOMMENDING APPROVAL OR DENIAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN OF THE CITY OF MIAMI, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS SUBJECT TO §163.3184, FLORIDA STATUTES, BY AMENDING THE INTERPRETATION OF THE 2020 FUTURE LAND USE MAP WITHIN THE FUTURE LAND USE ELEMENT AND THE 2020 FUTURE LAND USE MAP SERIES CONTAINED IN APPENDIX LU-1, TO ESTABLISH THE MIAMI RIVER RESIDENTIAL DENSITY INCREASE AREA OVERLAY PERMITTING UP TO 400 DWELLING UNITS PER ACRE, AS DEPICTED IN EXHIBIT "A"; WHILE MAINTAINING ALL UNDERLYING FUTURE LAND USE MAP DESIGNATIONS; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

..Fiscal Impact

LOCATION: Miami River Residential Density Increase Area; generally bounded by SW 5th Street and the Miami River on the north, the Metro Rail on the east, SW 3rd Avenue on the west and SW 7th Street on the south [Commissioner Frank Carollo - District 3]

APPLICANT(S): Daniel J. Alfonso, City Manager, on behalf of City of Miami.
3500 Pan American Drive
Miami, FL 33133
(305) 250-5400

FINDING(S):

PLANNING AND ZONING DEPARTMENT: Recommends approval.

PLANNING, ZONING AND APPEALS BOARD: Recommended approval/denial to City Commission on ##### ##, 2015 by a vote of #-#.

PURPOSE: This will amend policies of the "Interpretation of the 2020 Future Land Use Map" and "The 2020 Future Land Use Map Series" of the City's Comprehensive Plan to establish the Miami River-Residential Density Increase Area permitting up to 400 dwelling units per acre.

..Body

WHEREAS, there is a need for higher density uses without significant scale increases in the Miami River area in order to further encourage economic development; and

WHEREAS, the City's Comprehensive Plan (MCNP), adopted February 9, 1989, by Ordinance No. 10544, pursuant to Chapter 163, Part II, Florida Statutes ("Fla. Stat."), in Appendix LU-1 identifies this area as within the Urban Central Business District, (UCBD), which shall contain high intensity, high density multi-use development; and

Little Havana NET
Celso Ahumada, Administrator
151 NW 27th Ave
Miami, FL 33125

The Honorable Frank Carollo
District 3
3500 Pan American Drive
Miami, FL 33133

Daniel J. Alfonso, City Manager,
On behalf of City of Miami
3500 Pan American Drive
Miami, FL 33133

Dade Heritage Trust
Becky Roper Matkov, President/CEO
190 SE 12th Terrace
Miami, FL 33131

Spring Garden Civic Association
Eileen Marcial Broton, President
951 NW 10th Ct.
Miami, FL 33136



Florida Real Estate Decisions, Inc.



April 29, 2015

City of Miami
Hearing Boards Division
Planning, Building and Zoning Division
444 SW 2nd Avenue, 7th Floor
Miami, Florida 33130

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12230 Forest Hill Blvd.
Suite 110-SS
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM

Re: Property Owners List
Within 500 feet of:

PORTION OF CITY OF MIAMI SOUTH PB 42-6
SEE ATTACHED MAP:

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

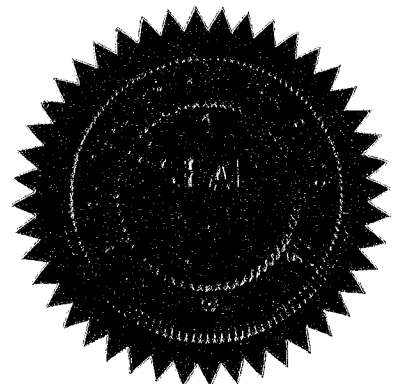
Maureen E. Hudson

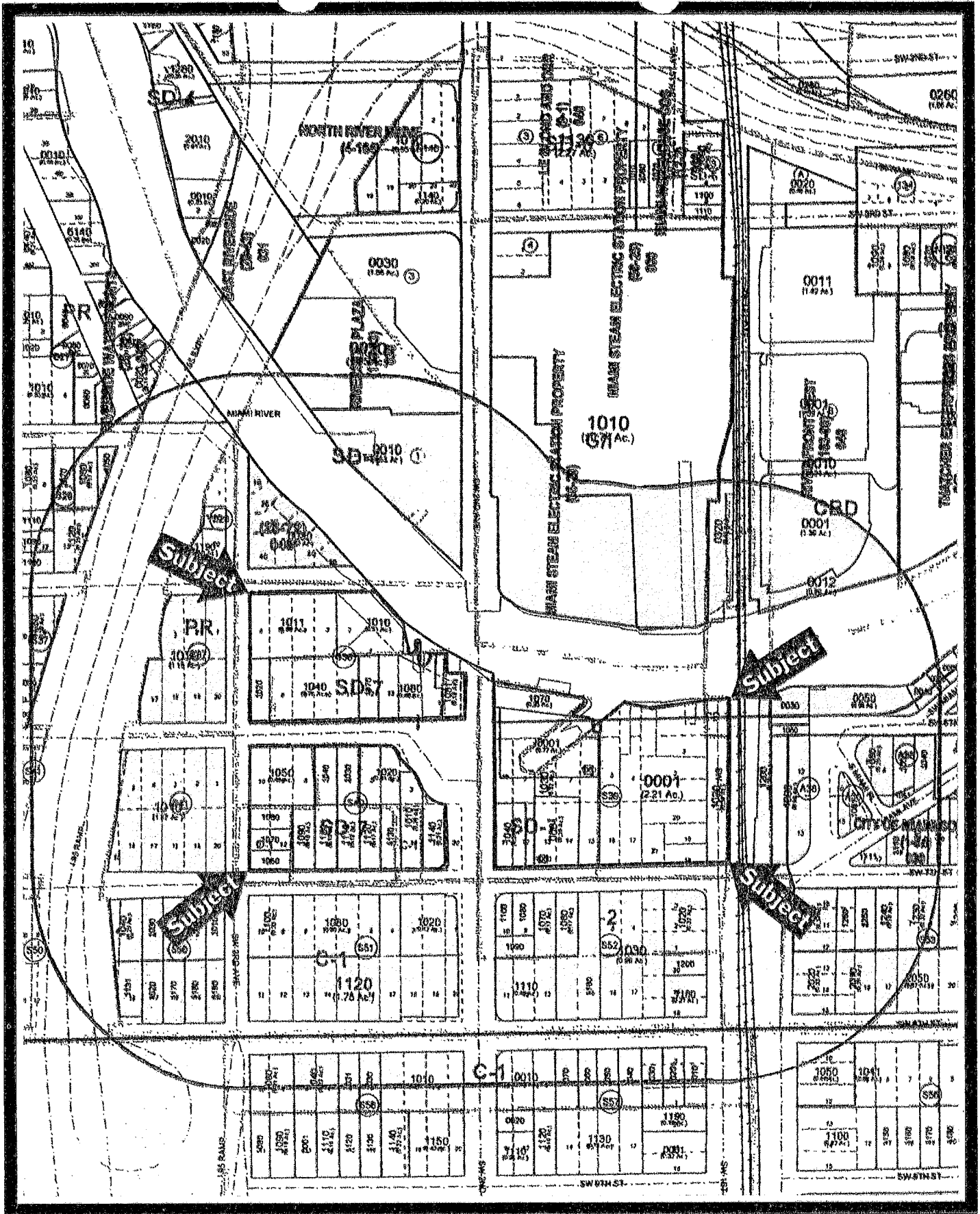
MEH/ms

cc: Michael Larkin, Esq
BERCOW, RADELL & FERNANDEZ, P.A.
Wachovia Financial Center
200 S. Biscayne Blvd. Suite 850
Miami, Florida 33131

Number of Labels: 51

*If property is declared to be a Condominium,
only the Association is notified.





Subject

Subject

Subject

Subject

NORTH RIVER BRIDGE
(4.18 AC)

MIAMI STEAM ELECTRIC STATION PROPERTY
1010
(.57 AC)

MIAMI RIVER

LEWIS AND CLARK
1110
(.77 AC)

0260
(1.00 AC)

0011
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0010
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0001
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PR
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120 SW 8TH STREET LLC
701 BRICKELL AVE STE 860
MIAMI, FL 33131-2802

369 HOLDINGS LLC
141 ALMERIA AVE
CORAL GABLES, FL 33134-6008

501 LOFTS LLC
370 MIRACLE MILE
MIAMI, FL 33134-5820

90 SW 8TH ST ENTERPRISES INC
90 SW 8TH ST FL 3RD
MIAMI, FL 33130-3022

AMISTAD PROP USA LLC
C/O DANTZLER INC
7975 NW 154TH ST STE 240
HIALEAH, FL 33016-5849

ASSOCIATED PHOTO IMAGING INC
19 SW 6TH ST
MIAMI, FL 33130-3007

BCC ROAD IMPROVEMENT LLC
501 BRICKELL KEY DR STE 600
MIAMI, FL 33131-2608

BENZOL PROPERTIES CORP
262 ALMERIA AVE STE 210
CORAL GABLES, FL 33134-5918

BRICKELL CITY RENTALS LLC
777 BRICKELL AVE STE 950
MIAMI, FL 33131-2811

BRICKELL CITYCENTRE PROJECT LLC
C/O SWIRE PROPERTIES
501 BRICKELL KEY DR STE 600
MIAMI, FL 33131-2608

BRICKELL MOTEL LLC
1865 BRICKELL AVE # TH7
MIAMI, FL 33129-1621

BRICKELL STATION PARTNERS LLC
1637 SW 8TH ST # 200
MIAMI, FL 33135-5243

CG MIAMI RIVER LLC
2915 BISCAYNE BLVD #300
MIAMI, FL 33137

CITY HEIGHTS APARTMENTS LTD
3050 BISCAYNE BLVD STE 300
MIAMI, FL 33137-4143

CITY OF MIAMI
DEPT OF P & D
ASSET MANAGEMENT DIVISION
444 SW 2ND AVE STE 325
MIAMI, FL 33130-1910

EDUGLA INC
115 SW 8TH ST
MIAMI, FL 33130-3509

FIRST UNION NATIONAL BANK OF FLA
C/O THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018-2609

FIVE GROUP CORP
720 SW 2ND AVE
MIAMI, FL 33130-2904

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD
NORTH PALM BEACH, FL 33408-2657

GENEVIEVE PRADO & H ANTHONY
443 SW 4TH AVE APT 1
MIAMI, FL 33130-1432

GOLDENBERG INVESTMENT GROUP INC
2201 BRICKELL AVE APT 58
MIAMI, FL 33129-2134

GRACIELLA JUELLE ZAYDEN
96 SW 7TH ST
MIAMI, FL 33130-3010

GRGS CORP
380 SW 4TH ST APT 2
MIAMI, FL 33130-1451

JANE THEEDE (TRUST)
PO BOX 14406
MIAMI, FL 33101-4406

KEY MIAMI RIVER II LLC
848 BRICKELL AVE STE 700
MIAMI, FL 33131-2946

KEY MIAMI RIVER WEST LLC
848 BRICKELL AVE STE 700
MIAMI, FL 33131-2946

LA CHANSON OVERSEAS INC
C/O JOSE MARIA CARNEIRO DA CUNHA
1900 SW 3RD AVE
MIAMI, FL 33129-1419

MARIA LOPEZ
435 SW 4TH AVE APT 1
MIAMI, FL 33130-1431

MIAMI RIVER PROJECT LLC
C/O KAR PROPERTIES LLC
232 MADISON AVE RM 200
NEW YORK, NY 10016-2907

MIHEX LLC
888 S DOUGLAS RD APT 1404
CORAL GABLES, FL 33134-7569

MILLENNIUM DEVELOPMENTS OF
BRICKELL LLC
2699 S BAYSHORE DR # 300
MIAMI, FL 33133-5408

MINT CONDOMINIUM ASSOCIATION, INC.
SKRLD, INC. - REG AGENT
201 ALHAMBRA CIRCLE, 11TH FLOOR
CORAL GABLES, FL 33134

MINT CONDOMINIUM ASSOCIATION, INC.
HANS C BEYER - OFFICER/DIRECTOR
92 SW 3RD ST, #4501
MIAMI, FL 33130

MIRAFLORES DEV LLC
2225 SW 19TH AVE
MIAMI, FL 33145-3805

NORMAN SUPERSTEIN TR
9000 GARLAND AVE
MIAMI BEACH, FL 33154-3218

OPTIMUM USA BRICKELL 2 LLC
846 LINCOLN RD FL 5TH
MIAMI BEACH, FL 33139-2820

PUBLIX SUPER MARKETS INC
PO BOX 407
LAKELAND, FL 33802-0407

ROBERTO GAINZA
525 SW 4TH AVE APT 1
MIAMI, FL 33130-2856

ROMATE CORPORATION
115 SW 8TH ST
MIAMI, FL 33130-3509

SCHOOL BOARD OF MIAMI DADE COUNTY
1450 NE 2ND AVE
MIAMI, FL 33132-1308

SOUTH FLORIDA CENTERS LLC
6255 SW 133RD ST
MIAMI, FL 33156-7152

STATE OF FLA DOT
401 NW 2ND AVE RM 520
MIAMI, FL 33128-1740

THE EDGE ON BRICKELL LLC
10855 LAKESIDE DR
CORAL GABLES, FL 33156-4207

THOMPSON MARTIN ASSOCIATES INC
2333 BRICKELL AVE APT 1716
MIAMI, FL 33129-2414

TOBACCO ROAD PROP HOLDINGS LLC
999 BRICKELL AVE PH 1101
MIAMI, FL 33131-3012

TOSCANA HOLDINGS LLC
801 SW 3RD AVE
MIAMI, FL 33130-3576

VALBROS INVESTMENTS CORP
232 SW 8TH ST
MIAMI, FL 33130-3514

WACHOVIA BNK NA
C/O THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018-2609

WALGREEN CO
104 WILMOT RD STOP 1420
DEERFIELD, IL 60015-5121

WALTER R FERGUSON
2630 HIOLA ST
MIAMI, FL 33133-2506

WEST BRICKELL VIEW LTD
C/O THE RICHMAN GROUP OF FLA INC
477 S ROSEMARY AVE STE 301
WEST PALM BEACH, FL 33401-5758