

City of Miami

*City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com*



Meeting Agenda - Final

Wednesday, July 19, 2006

7:00 PM

Regular Meeting

Miami City Hall

Planning Advisory Board

Arva Moore Parks-McCabe, Chairperson

Kricket Snow, Vice-Chairperson

Tamara Gort, Member

Beba Sardina Mann, Member

Guillermo A. Revuelta, Member

Luis Revuelta, Member

Janice Tarbert, Member

David L. Wilson, Member

Robert A. Young, Member

Donna E. Milo, Alternate and Vivian Villaamil, Non-Voting

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 AT THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA 33133.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting of July 5, 2006

SWEARING IN OF PUBLIC

AGENDA ITEMS (RESOLUTIONS)

P.1 06-00830lu CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTIES LOCATED AT APPROXIMATELY 940, 960 AND 1000 SOUTHWEST 30TH AVENUE, MIAMI, FLORIDA, FROM "DUPLEX RESIDENTIAL" (1000 SOUTHWEST 30TH AVENUE) AND "MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL" (940, 960 SOUTHWEST 30TH AVENUE) TO "RESTRICTED COMMERCIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "Duplex Residential" and "Medium-Density Multifamily Residential" to "Restricted Commercial" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 940, 960 and 1000 SW 30th Avenue [Commission District 4; West Flager NET]

APPLICANT(S): Ines Marrero-Priegues, Esquire, on behalf of Miguel and Mercedes Garcia Tunon and Samara Estrada as Attorney-in-Fact for Fernando and Flor Garcia Tunon

FINDINGS:

PLANNING DEPARTMENT: Recommended DENIAL

PURPOSE: This will change the above properties to Restricted Commercial.

- Attachments:** 06-00830lu - PAB Fact Sheet.pdf
 06-00830lu - Analysis.pdf
 06-00830lu - Concurrency Report.pdf
 06-00830lu - Comp Plan Map.pdf
 06-00830lu - Zoning Map.pdf
 06-00830lu - Aerial Photo.pdf
 06-00830lu - PAB Legislation.pdf
 06-00830lu - Application Documents.pdf

Legislative History

6/21/06 Planning Advisory Board CONTINUED

P.2 06-01023lu CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT APPROXIMATELY 2648 NORTHWEST 22ND AVENUE, MIAMI, FLORIDA, FROM "MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL" TO "RESTRICTED COMMERCIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "Medium-Density Multifamily Residential" to "Restricted Commercial" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 2648 NW 22nd Avenue [Commission District 1; Allapattah NET]

APPLICANT(S): Regino Villalonga, President, on behalf of RHV of Miami, Inc.

FINDINGS:

PLANNING DEPARTMENT: Recommended DENIAL

PURPOSE: This will change the above property to Restricted Commercial.

Attachments: 06-01023lu - PAB Fact Sheet.pdf
 06-01023lu - Analysis.pdf
 06-01023lu - Concurrency Report.pdf
 06-01023lu - Comp Plan Map.pdf
 06-01023lu - Zoning Map.pdf
 06-01023lu - Aerial Photo.pdf
 06-01023lu - PAB Legislation.pdf
 06-01023lu - Application Documents.pdf

P.3 06-01058lu CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTIES LOCATED AT APPROXIMATELY 2862-64, 2900, 2908, 2922 AND 2930 NORTHWEST 22ND AVENUE, MIAMI, FLORIDA, FROM "MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL" TO "RESTRICTED COMMERCIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "Medium-Density Multifamily Residential" to "Restricted Commercial" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 2862-64, 2900, 2908, 2922 and 2930 NW 22nd Avenue [Commission District 1; Allapattah NET]

APPLICANT(S): Suzanne Besu, Esquire, and Bob de la Fuente, Esquire on behalf of San Antonio Holdings, Inc., Contract Purchaser

FINDINGS:

PLANNING DEPARTMENT: Recommended DENIAL

PURPOSE: This will change the above properties to Restricted Commercial.

Attachments: 06-01058lu - PAB Fact Sheet.pdf
06-01058lu - Analysis.pdf
06-01058lu - Concurrency Report.pdf
06-01058lu - Comp Plan Map.pdf
06-01058lu - Zoning Map.pdf
06-01058lu - Aerial Photo.pdf
06-01058lu - PAB Legislation.pdf
06-01058lu - Application Documents.pdf

P.4 06-01056lu CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTIES LOCATED AT APPROXIMATELY 1292 SOUTHWEST 21ST TERRACE AND 2149 SOUTHWEST 13TH AVENUE, MIAMI, FLORIDA, FROM "SINGLE FAMILY RESIDENTIAL" TO "RESTRICTED COMMERCIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "Single Family Residential" to "Restricted Commercial" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 1292 SW 21st Terrace and 2149 SW 13th Avenue [Commission District 3; Coral Way NET]

APPLICANT(S): A. Vicky Garcia-Toledo, Esquire, on behalf of Luis and Mercedes Palomo, and Palomo Holdings, Inc.

FINDINGS:

PLANNING DEPARTMENT: Recommended DENIAL

PURPOSE: This will change the above properties to Restricted Commercial.

Attachments: 06-01056lu - PAB Fact Sheet.pdf
06-01056lu - Analysis.pdf
06-01056lu - Concurrency Report.pdf
06-01056lu - Comp Plan Map.pdf
06-01056lu - Zoning Map.pdf
06-01056lu - Aerial Photo.pdf
06-01056lu - PAB Legislation.pdf
06-01056lu - Application Documents.pdf

P.5 06-01055lu CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTIES LOCATED AT APPROXIMATELY 1770 & 1778 NORTH BAYSHORE DRIVE, 1799 NORTHEAST 4TH AVENUE AND 430 NORTHEAST 18TH STREET, MIAMI, FLORIDA, FROM "HIGH DENSITY MULTIFAMILY RESIDENTIAL" TO "RESTRICTED COMMERCIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "High Density Multifamily Residential" to "Restricted Commercial" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 1770 & 1778 N Bayshore Drive, 1799 NE 4th Avenue and 430 NE 18th Street [Commission District 2; Wynwood/Edgewater NET]

APPLICANT(S): A. Vicky Garcia-Toledo, Esquire, on behalf of On the Park Properties, LLC and On the Park Properties II, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL

See companion File ID 06-01055mu

PURPOSE: This will change the above properties to Restricted Commercial for the proposed On The Park Major Use Special Permit.

Attachments: 06-01055lu - PAB Fact Sheet.pdf
 06-01055lu - Analysis.pdf
 06-01055lu - Concurrency Report.pdf
 06-01055lu - Comp Plan Map.pdf
 06-01055lu - Zoning Map.pdf
 06-01055lu - Aerial Photo.pdf
 06-01055lu - PAB Legislation.pdf
 06-01055lu - Application Documents.pdf

P.6 06-01055mu A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, APPROVING WITH CONDITIONS, A MAJOR USE SPECIAL PERMIT PURSUANT TO ARTICLES 13 AND 17 OF ZONING ORDINANCE NO. 11000, AS AMENDED, FOR THE ON THE PARK PROJECT (MU-2006-023), TO BE LOCATED AT APPROXIMATELY 1770 AND 1778 NORTH BAYSHORE DRIVE, 1799 NORTHEAST 4TH AVENUE, AND 430 NORTHEAST 18TH STREET, MIAMI, FLORIDA, TO CONSTRUCT AN APPROXIMATE 499-FOOT, 47-STORY HIGH MIXED USE STRUCTURE TO BE COMPRISED OF APPROXIMATELY 648 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; APPROXIMATELY 9,400 SQUARE FEET OF RETAIL SPACE; AND APPROXIMATELY 859 TOTAL PARKING SPACES; DIRECTING TRANSMITTAL; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: Major Use Special Permit for the On The Park Properties Project

LOCATION: Approximately 1770 & 1778 N Bayshore Drive, 1799 NE 4th Avenue and 430 NE 18th Street [Commission District 2; Wynwood/Edgewater NET]

APPLICANT(S): A. Vicky Garcia-Toledo, Esquire, on behalf of On the Park Properties, LLC and On the Park Properties II, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions*.

*See supporting documentation.

See companion File ID 06-01055lu

PURPOSE: This will allow the development of the On The Park Properties project.

Attachments: 06-01055mu - PAB Fact Sheet.pdf
06-01055mu - Front Cover.pdf
06-01055mu - Analysis.pdf
06-01055mu - Zoning Map.pdf
06-01055mu - Aerial Photo.pdf
06-01055mu - Traffic Sufficiency Letter (5.31.06).pdf
06-01055mu - Miami-Dade P&Z Comments (5.17.06).pdf
06-01055mu - UDRB Resolution (5.17.06).pdf
06-01055mu - Large Scale Committee Sign-In Sheet (5.17.06).pdf
06-01055mu - Aviation Comments (5.1.06).pdf
06-01055mu - Public Works Comments (4.24.06).pdf
06-01055mu - Solid Waste Comments (4.21.06).pdf
06-01055mu - School Board Comments (4.20.06).pdf
06-01055mu - Parks & Recreation Comments (4.19.06).pdf
06-01055mu - IDRC Comments (4.18.06).pdf
06-01055mu - Pre-App Sign-In Sheet (3.27.06).pdf
06-01055mu - PAB Resolution.pdf
06-01055mu - Exhibit A (Legal Description).pdf
06-01055mu - Exhibit B (Zoning Data Table).pdf

P.7 **06-01060lu** CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT APPROXIMATELY 3663 SOUTH MIAMI AVENUE, MIAMI, FLORIDA, FROM "MAJOR INSTITUTIONAL, PUBLIC FACILITIES, TRANSPORTATION AND UTILITIES" TO "HIGH-DENSITY MULTIFAMILY RESIDENTIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "Major Institutional, Public Facilities, Transportation and Utilities" to "High-Density Multifamily Residential" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 3663 South Miami Avenue [Commission District 2; Northeast Coconut Grove NET]

APPLICANT(S): Iris V. Escarra, Esquire, on behalf of TRG MH Venture, Ltd., Contract Purchaser, and Mercy Hospital, Inc., Owner

FINDINGS:

PLANNING DEPARTMENT: Recommended CONTINUANCE to September 20, 2006.

See companion File ID 06-01060mu

PURPOSE: This will change the above property to High-Density Multifamily Residential for the proposed 300 Grove Bay Residences Major Use Special Permit.

Attachments: 06-01060lu - PAB Fact Sheet.pdf

P.8 06-01060mu A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, 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 300 GROVE BAY RESIDENCES PROJECT (MU-2006-025), TO BE LOCATED AT APPROXIMATELY 3663 SOUTH MIAMI AVENUE, MIAMI, FLORIDA, TO CONSTRUCT A THREE BUILDING RESIDENTIAL DEVELOPMENT RANGING IN HEIGHT FROM APPROXIMATELY 310 FEET TO 417 FEET TO BE COMPRISED OF APPROXIMATELY 300 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; AND APPROXIMATELY 642 TOTAL PARKING SPACES; PROVIDING FOR CERTAIN FLOOR AREA RATIO ("FAR") BONUSES; DIRECTING TRANSMITTAL; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: Major Use Special Permit for the 300 Grove Bay Residences Project

LOCATION: Approximately 3663 S Miami Avenue [Commission District 2; Northeast Coconut Grove NET]

APPLICANT(S): Iris V. Escarra, Esquire, on behalf of TRG MH Venture, Ltd., Contract Purchaser, and Mercy Hospital, Inc., Owner

FINDINGS:

PLANNING DEPARTMENT: Recommended CONTINUANCE to September 20, 2006.

See companion File ID 06-01060lu

PURPOSE: This will allow the development of the 300 Grove Bay Residences project.

Attachments: 06-01060mu - PAB Fact Sheet.pdf

P.9 **06-00428zt** AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ARTICLE 9, SECTION 910 OF THE ZONING ORDINANCE, IN ORDER TO ALLOW FOR COVENANT IN LIEU OF UNITY OF TITLE AGREEMENTS FOR PROJECTS WITHIN PROPERTIES ZONED R-2 THAT ARE APPROVED PURSUANT TO ARTICLE 5, PLANNED UNIT DEVELOPMENT; CONTAINING A REPEALER PROVISION, A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend 9, Section 910 of the Zoning Ordinance

APPLICANT(S): City of Miami

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL

PLANNING ADVISORY BOARD: Recommend - to City Commission on - by a vote of --.

PURPOSE: This will allow for a Covenant in Lieu of Unity of Title agreements for projects with R-2 Zoning Districts that are approved as a PUD.

Attachments: 06-00428zt - PAB Fact Sheet.pdf
 06-00428zt - PAB Legislation.pdf

Legislative History

6/21/06 Planning Advisory Board CONTINUED

P.10 06-01045zt AN ORDINANCE OF THE CITY OF MIAMI, FLORIDA; AMENDING ARTICLE NO. 8.1 ENTITLED TREE PROTECTION OF THE ORDINANCE NO. 11000, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA; CONTAINING ADDED DEFINITIONS AND APPLICABILITY; PROVIDING FOR TREE REMOVAL PERMIT APPLICATIONS, REQUIREMENTS, REVIEW, FEES, AND CRITERIA FOR REMOVAL; PROVIDING FOR TREE REPLACEMENT AND PROTECTION, APPEAL CRITERIA AND FINES, CONTINUED ENFORCEMENT, PENALTIES AND REMEDIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 11000 Text

APPLICANT(S): City of Miami

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL

PLANNING ADVISORY BOARD: Recommend -- to City Commission on -- by a vote of --.

PURPOSE: This will amend article 8.1 of the Zoning Ordinance entitled, "Tree Protection."

Attachments: 06-01045zt - PAB Fact Sheet.pdf
06-01045zt - PAB Legislation.pdf

Legislative History

6/21/06 Planning Advisory Board CONTINUED

DISCUSSION ITEM(S)

- D.1 06-01209zt1** AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING CHAPTER 62/ARTICLE III/ SECTION 62-63 ENTITLED "ZONING AND PLANNING/PLANNING ADVISORY BOARD/PROCEEDINGS," TO CHANGE THE VOTING REQUIREMENT FOR PLANNING ADVISORY BOARD RECOMMENDATIONS FOR APPROVAL OF COMPREHENSIVE PLAN ADOPTION, AMENDMENT, MAJOR USE SPECIAL PERMITS OR OTHER MATTERS LISTED IN SAID SECTION, FROM FIVE MEMBERS TO A MAJORITY OF THE MEMBERS PRESENT; CONTAINING A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: 06-01209zt1 - PAB Fact Sheet.pdf
 06-01209zt1 - PAB Legislation.pdf

- D.2 06-01209zt2 AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING CHAPTER 62/ ARTICLE IV/ SECTION 62-93, ENTITLED "ZONING AND PLANNING/ZONING BOARD/PROCEEDINGS," TO ELIMINATE THE REQUIREMENT OF OBTAINING FIVE AFFIRMATIVE VOTES FOR THE PASSAGE OF ANY ITEM PRESENTED TO THE ZONING BOARD; CONTAINING A REPEALER PROVISION, A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Attachments: 06-01209zt2 - PAB Fact Sheet.pdf
 06-01209zt2 - PAB Legislation.pdf