



City of Miami

Planning Advisory Board Agenda

http://www.ci.miami.fl.us/hearing_boards/Pages/About_Us/PlanningAdvisory.asp

REGULAR MEETING

December 21, 2005

CITY HALL

3500 PAN AMERICAN DRIVE

MIAMI, FL 33133

- A. INVOCATION
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF PREVIOUS MINUTES

ANY PERSON WHO RECEIVES COMPENSATION, RENUMERATION 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 6:00 PM (SPECIAL TIME)

DISCUSSION ITEM

- Presentation by the firm of Duany Plater-Zyberk on Miami 21 and the form-based Code

TIME: FOLLOWING DISCUSSION ITEM

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 **1200 NW 1st Avenue and 115 NW 12th Street**. (*Overtown NET District*)

2005-089

Applicant: Lucia A. Dougherty, on behalf of Royal Palm Miami Downtown, 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 properties located at approximately **1200 NW 1st Avenue and 115 NW 12th Street**, Miami, Florida, from "Medium Density Multi-Family Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards).
(Continued from the November 16, 2005 PAB Meeting)

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2. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **1129, 1135, 1145, 1151 & 1159 NW 1st Court, 1150 NW 1 Avenue, 100 NW 12 Street, and 105 & 113 NW 11th Terrace**. (*Overtown NET District*)

2005-090 **Applicant:** Lucia A. Dougherty, on behalf of Royal Palm Miami Downtown, 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 properties located at approximately **1129, 1135, 1145, 1151 & 1159 NW 1st Court, 1150 NW 1 Avenue, 100 NW 12 Street, and 105 & 113 NW 11th Terrace**, Miami, Florida, from "Medium Density Multi-Family Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards).
(Continued from the November 16, 2005 PAB Meeting)

3. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **21-23 and 31-33 SW 52nd Court**. (*West Flagler NET District*)

2005-091 **Applicant:** Ricardo D. Ruiz, on behalf of Francisco and Teresa Permuy and Guillermo Permuy, owners.

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 **21-23 and 31-33 SW 52nd Court**, Miami, Florida, from "Medium Density Multi-Family Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). **(Continued from the November 16, 2005 PAB Meeting)**

4. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **221 NW 38th Street**. (*Little Haiti NET District*)

2005-094 **Applicant:** Alejandro C. Trasobares, Gregory M. Wood, and Carlos Nunez, owners.

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 approximate 0.14± acre property located at approximately **221 NW 38th Street**, Miami, Florida, from "Duplex Residential" to "General Commercial". (Complete legal description on file with the Department of Hearing Boards).

5. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **2545 SW 27th Lane**. (*Northeast Coconut Grove NET District*)

2005-095 **Applicant:** Ricardo D. Ruiz, on behalf of Silver Bluff Estate, LLC.

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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 approximate 0.16± acre property located at approximately **2545 SW 27th Lane**, Miami, Florida, from "Single Family Residential" to "Office". (Complete legal description on file with the Department of Hearing Boards).

6. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **1720 and 1771 NW 33rd Street**. (*Allapattah NET District*)

2005-096 **Applicant:** Allapattah Baptist Church

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 approximate 0.46± acres of properties located at approximately **1720 and 1771 NW 33rd Street**, Miami, Florida, from "Duplex Residential" and "Major Institutional, Public Facilities, Transportation and Utilities" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards).

7. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **7951 NE Bayshore Court**. (*Upper East Side NET District*)

2005-097 **Applicant:** Javier F. Avino, on behalf of River Bait and Tackle, 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 approximate 0.30± acre property located at approximately **7951 NE Bayshore Court**, Miami, Florida, from "Office" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). [See companion items 8, 9, 10]

8. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **1165, 1169, 1173, 1177 and 1199 NE 79th Street**. (*Upper East Side NET District*)

2005-098 **Applicant:** Javier F. Avino, on behalf of River Bait and Tackle, 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 approximate 0.65± acres of properties located at approximately **1165, 1169, 1173, 1177 and 1199 NE 79th Street**, Miami, Florida, from "Restricted Commercial" to "High Density Multifamily Residential". (Complete legal description on file with the Department of Hearing Boards). [See companion items 7, 9, 10]

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9. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **7921 N. Bayshore Drive and 7950 NE Bayshore Court**. (*Upper East Side NET District*)

2005-099 **Applicant:** Javier F. Avino, on behalf of River Bait and Tackle, 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 approximate 0.82± acres of properties located at approximately **7921 N. Bayshore Drive and 7950 NE Bayshore Court**, Miami, Florida, from "Medium Density Multifamily Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). [See companion items 7, 8, 10]

10. Consideration of a Major Use Special Permit for the **Oasis on the Bay** project (MU-2005-030), located at approximately 7921 N. Bayshore Drive, 7950 and 7951 NE Bayshore Court, 1165, 1169, 1173, 1177 and 1199 NE 79th Street. (*Upper East Side NET District*)

2005-100 **Applicant:** Javier F. Avino, on behalf of River Bait and Tackle, 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, for **Oasis on the Bay** project (MU-2005-030), located at approximately 7921 N. Bayshore Drive, 7950 and 7951 NE Bayshore Court, 1165, 1169, 1173, 1177 and 1199 NE 79th Street, Miami, Florida, to construct two 205-foot, 20-story high mixed use structures to be comprised of approximately 467 total multifamily residential units with recreational amenities; approximately 4,200 square feet of retail space; and approximately 719 total parking spaces; providing for certain floor area ratio ("FAR") bonuses. [See companion items 7, 8, 9]

11. Consideration of a Major Use Special Permit for the **Oak Garden Homes** project (MU-2005-034), located at approximately 3129-3159 NW 11th Street. (*Flagami NET District*)

2005-101 **Applicant:** Gilberto Pastoriza, Esq., on behalf of Terra West Corporation.

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, for **Oak Garden Homes** project (MU-2005-034), located at approximately 3129-3159 NW 11th Street, Miami, Florida, to construct an approximate 17 unit single family/duplex residential development.

12. Consideration of a Major Use Special Permit for the **1101 Brickell** project (MU-2005-035), located at approximately 1101 Brickell Avenue. (*Downtown NET District*)

2005-102 **Applicant:** Ben Fernandez, on behalf of FAE Holdings, 361820R, LLC.

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 **1101**

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Brickell project (MU-2005-035), located at approximately 1101 Brickell Avenue, Miami, Florida, to construct an approximate 849-foot, 74-story high mixed use structure to be comprised of approximately 650 total multifamily residential units with recreational amenities; approximately 269,000 square feet of office space; approximately 30,007 square feet of retail space; and approximately 1,529 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

13. Consideration of amending Article 6 of Zoning Ordinance 11000, **Special Districts**, as amended.

2005-103 **Applicant:** City of Miami Planning Department

Consideration of an Ordinance of the Miami City Commission amending Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, Florida, by amending Article 6, Special Districts, in order to amend Section 610, SD-10 "Medical Health Care, Hospital and Research Park Overlay District", in order to modify the underlying districts to include the C-2 Liberal Commercial District as a qualifying underlying district; containing a repealer provision and severability clause; providing for transmittal to state agencies as required by law; and providing an effective date.

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