



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

January 19, 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 6:30 PM (SPECIAL TIME)

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 632 and 634 NE 68th Street. (*Upper East Side NET District*)

No.: 2004-101

Applicant: Ilija Mossdrop, on behalf of Balans Biscayne Properties, LC.

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 632 and 634 NE 68th Street, Miami, Florida, from "Single Family Residential" to "Restricted Commercial."

(Continued from the December 1, 2004 PAB Meeting)

PAB 02-05

Recommended Denial

Vote: 7-0

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 2200 SW 21st Terrace. (*Coral Way NET District*)

No.: 2005-001

Applicant: Ines Marrero-Priegues, Esq., on behalf of Carlos R. Caso, PA.

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

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designation for the property located at approximately 2200 SW 21st Terrace, Miami, Florida, from "Single Family Residential" to "Restricted Commercial."

PAB 03-05

Recommended Denial

Vote: 7-0

3. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 1065 & 1075 NE Little River Drive. (*Upper East Side NET District*)

No.: 2005-002

Applicant: Richard J. Sarafan, Esq., on behalf of Saieh Investments, Inc.

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 1065 & 1075 NE Little River Drive, Miami, Florida, from "Single Family Residential" to "Medium Density Multifamily Residential."

PAB 04-05

Recommended Denial

Vote: 7-0

4. Amendment to Future Land Use Map of the Comprehensive Plan for the properties located at approximately 345 and 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; and 348 NE 21st Street. (*Wynwood/Edgewater NET District*)

No.: 2005-003

Applicant: Adrienne F. Pardo, on behalf of Royal Palm Miami Holdings, LLC., owner.

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 345 and 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; and 348 NE 21st Street, Miami, Florida, from "High Density Multifamily Residential" to "Restricted Commercial." (***Previously approved by PAB Reso. 118-04 on October 20, 2004***)

PAB 05-05

Recommended Approval

Vote: 7-0

5. Consideration of a Substantial Modification to a Major Use Special Permit for the **Paramount at Edgewater Square** project, located at approximately 317, 341, 345 and 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; and 340 & 348 NE 21st Street. (*Wynwood/Edgewater NET District*)

No.: 2005-004

Applicant: Adrienne F. Pardo, on behalf of Royal Palm Miami Holdings, LLC., owner.

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 5, 9, 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, the **Paramount at Edgewater Square** project located at approximately 317, 341, 345 and 363 NE 20th Terrace; 2040, 2066, & 2072 North Bayshore Drive; and 340 & 348 NE 21st Street, Miami, Florida, to allow the following changes to the original application: reduction in the size of the proposed project site from 3.7 acres to approximately 2.72 acres; reduction of residential FAR from 614,588 sq. ft. to approximately 609,345 sq. ft.; reduction of commercial FAR from 45,781 sq. ft. to approximately 29,766 sq. ft.; the shifting of the tower approximately 30 feet to the east; reduction of number of units from 369 to approximately

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355 units; reduction in height from 503'-8" to approximately 496'-4"; and modification of the parking garage which includes a reduction of parking spaces from 501 to approximately 452 total parking spaces. **(Previously approved by PAB Reso. 119-04 on October 20, 2004)**

PAB 06-05 Recommended Approval with Conditions (As Modified) Vote: 7-0

6. Consideration of a Major Use Special Permit for the **Silverton** project, located at approximately 300, 324, 326, 338, 342 and 344 NW 36th Street. *(Wynwood/Edgewater NET District)*

No.: 2005-005 **Applicant:** Gilberto Pastoriza, Esq., on behalf of Urban Builders, 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 **Silverton** project, located at approximately 300, 324, 326, 338, 342 and 344 NW 36th Street, Miami, Florida, to construct a 113-foot, 10-story high mixed use structure to be comprised of approximately 112 total multifamily residential units with recreational amenities, approximately 9,456 square feet of retail space, and approximately 250 total parking spaces.

PAB 07-05 Recommended Approval Vote: 7-0

7. Consideration of a Major Use Special Permit for the **Pointe at Brickell** project, located at approximately 1100 South Miami Avenue. *(Downtown NET District)*

No.: 2005-006 **Applicant:** Gilberto Pastoriza, Esq., on behalf of Carlos A. Saenz, Jr., Trustee, and Los Arcos de Brickell Corp. (collective owners) and Brickell Village Partners, LLC (contract purchaser).

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 9, 13 and 17 of Zoning Ordinance No. 11000, as amended, the **Pointe at Brickell** project, located at approximately 1100 South Miami Avenue, Miami, Florida, to construct a 422-foot, 38-story high mixed use structure to be comprised of approximately 348 total multifamily residential units with recreational amenities, approximately 15,576 square feet of retail space, and approximately 364 total parking spaces.

PAB 01-05 Continued to February 2, 2005 Vote: 6-0

8. Consideration of a Major Use Special Permit for the **Soleil** project, located at approximately 3100 Biscayne Boulevard. *(Wynwood/Edgewater NET District)*

No.: 2005-007 **Applicant:** Patricia M. Baloyra, on behalf of Pivotal Holdings, 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 the **Soleil** project, located at approximately 3100 Biscayne Boulevard, Miami, Florida, to construct a 514-foot, 43-story high mixed use structure adjacent to existing 86,801 sq ft. office building to be comprised of approximately 288 total multifamily residential units with recreational amenities, approximately 9,188 square feet of retail space, approximately 2,907 square feet of restaurant space, and approximately 876 total parking spaces.

PAB 08-05 Recommended Approval Vote: 7-0

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9. Consideration of Amendment to Article 10 of Zoning Ordinance 11000, as amended

No.: 2005-008

Applicant: City of Miami Planning and Zoning Department.

An Ordinance of the Miami City Commission amending Article 10, Section 10.4 of the Zoning Ordinance No. 11000 of the City of Miami, as amended, entitled: "Sign Regulations/General Requirements, more particularly by amending Section 10.4.5; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 09-05

Recommended Approval

Vote: 5-0