



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

February 2, 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 790 NW 44th Avenue. (*Flagami NET District*)

No.: 2005-009

Applicant: Lorenzo L. Luaces, President of 4401 Property, 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 property located at approximately 790 NW 44th Avenue, Miami, Florida, from "Medium Density Residential" to "Restricted Commercial."

PAB 10-05

Recommended Approval

Vote: 5-0

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 2932-3030 NE 2nd Avenue; 3110-3128 NE 2nd Avenue; 2930-3090 NE 1st Court; 145-169 NE 29th Street; and 160 NE 30th Street. (*Wynwood/Edgewater NET District*)

No.: 2005-010

Applicant: Lucia A. Dougherty, on behalf of Biscayne Venture Development, 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 2932-3030 NE 2nd Avenue; 3110-

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3128 NE 2nd Avenue; 2930-3090 NE 1st Court; 145-169 NE 29th Street; and 160 NE 30th Street, Miami, Florida, from "General Commercial" to "Restricted Commercial."

PAB 11-05

Recommended Approval

Vote: 5-0

3. Consideration of a Major Use Special Permit for the **Biscayne Park** project, located at approximately 2450 Biscayne Boulevard. (*Wynwood/Edgewater NET District*)

No.: 2005-011

Applicant: A. Vicky Garcia-Toledo, Esq., on behalf of 25 Plaza Corp.

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 **Biscayne Park** project, located at approximately 2450 Biscayne Boulevard, Miami, Florida, to construct a 277-foot, 26-story high mixed use structure to be comprised of approximately 214 total multifamily residential units with recreational amenities, approximately 6,843 square feet of retail space; approximately 12,502 square feet of office space; and approximately 331 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 12-05

Recommended Approval with Conditions

Vote: 5-0

4. 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, for **The Pointe at Brickell** project, located at approximately 1100 South Miami Avenue, Miami, Florida, to construct a 442-foot, 42-story high mixed use structure to be comprised of approximately 330 total multifamily residential units with recreational amenities, approximately 13,659 square feet of retail space; approximately 41,553 square feet of office space; and approximately 424 total parking spaces; providing for certain floor area ratio ("FAR") bonuses. (*Continued from the January 19, 2005 PAB Meeting*)

PAB 13-05

Recommended Approval with Conditions

Vote: 5-0

5. Consideration of Amendment to Article 17 of Zoning Ordinance 11000, as amended.

No.: 2005-012

Applicant: City of Miami Planning and Zoning Department.

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 17, Major Use Special Permits, to modify provisions related to modifications of Major Use Special Permits; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 14-05

Recommended Approval

Vote: 5-0

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