



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

March 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 720 SW 30 Avenue. (*West Little Havana NET District*)

No.: 2005-013

Applicant: Santiago D. Echemendia and Patricia M. Baloyra, on behalf of Ocho Building, 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 property located at approximately 720 SW 30 Avenue, Miami, Florida, from "Single Family Residential" to "Restricted Commercial".

PAB 15-05

Continued to March 16, 2005

Vote: 5-0

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 1622 & 1638 NW 22 Avenue; and 2210 NW North River Drive. (*Allapattah NET District*)

No.: 2005-014

Applicant: Ben Fernandez, Esq., on behalf of 1622 Investment Corp.; Castile Group, Inc.; Patrick Karakadze; Curtis B. Van Sant & Jose A. Rado.

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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 properties located at approximately 1622 & 1638 NW 22 Avenue; and 2210 NW North River Drive, Miami, Florida, from "Duplex Residential" to "High Density Multi-Family Residential".

PAB 16-05

Recommended Denial

Vote: 6-0

3. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 2721 SW 20 Street. (*Coral Way NET District*)

No.: 2005-015

Applicant: Juan Cueto, M.D.

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 2721 SW 20 Street, Miami, Florida, from "Single Family Residential" to "Office".

PAB 17-05

Continued to March 16, 2005

Vote: 6-0

4. Consideration of a Major Use Special Permit for the **Chanticleer Bayview** project, located at approximately 530, 606, 622, 626, and 634 West Flagler Street; 625, 637, and 643 SW 1 Street; and 20, 28, 35, 36, 44 SW 6 Avenue (*East Little Havana NET District*)

No.: 2005-016

Applicant: Ben Fernandez, Esq., on behalf of Sylvia Urlich Fox under the Sylvia Urlich Fox Land Trust Agreement dated July 26, 1999; Flagler Medical Management, Inc. a Florida corporation; Sylvia Urlich Fox under the Sylvia Urlich Fox Land Trust Agreement dated July 28, 2000.

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, the **Chanticleer Bayview** project, located at approximately 530, 606, 622, 626, and 634 West Flagler Street; 625, 637, and 643 SW 1 Street; and 20, 28, 35, 36, 44 SW 6 Avenue, Miami, Florida, to construct a 196-foot, 21-story high mixed use structure to be comprised of approximately 245 total multifamily residential units with recreational amenities, approximately 9,565 square feet of retail space; approximately 21,691 square feet of office space; and approximately 603 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 18-05

Recommended Approval with Conditions

Vote: 6-0

5. Consideration of a Major Use Special Permit for the **District Lofts** project, located at approximately 2751 Biscayne Boulevard and 328-338 NE 28 Street. (*Wynwood/Edgewater NET District*)

No.: 2005-017

Applicant: Gilberto Pastoriza, Esq., on behalf of Terranova Biscayne Investments, LLC and East Boulevard Apartments, LLC.

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 **District**

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Lofts project, located at approximately 2751 Biscayne Boulevard and 328-338 NE 28 Street, Miami, Florida, to construct a 153-foot, 12-story high mixed use structure to be comprised of approximately 84 total multifamily residential units with recreational amenities, approximately 2,939 square feet of retail space; approximately 8,838 square feet of office space; and approximately 146 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 19-05 **Recommended Approval with Conditions** **Vote: 6-0**

6. Consideration of amending Article 4 of Zoning Ordinance 11000, as amended.

No.: 2005-018 **Applicant:** City of Miami Planning Department.

Consideration of amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 4, Section 401, Schedule of District Regulations, to modify the (O) "Office" zoning classification to include fire stations as conditional principal uses, subject to Special Exception permit, with City Commission approval.

PAB 20-05 **Recommended Approval** **Vote: 6-0**

7. Consideration of amending Article 6 of Zoning Ordinance 11000, as amended.

No.: 2005-019 **Applicant:** City of Miami Planning Department.

Consideration of amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 6 Section 620, SD-20 Edgewater Overlay district; SD 20.1 Biscayne Boulevard Edgewater Overlay District, to allow modifications and exceptions to setback limitations conditionally; containing a repealer provision and severability clause; and providing for an effective date.

PAB 21-05 **Recommended Approval** **Vote: 6-0**

8. Consideration of amending Article 6 of Zoning Ordinance 11000, as amended.

No.: 2005-020 **Applicant:** City of Miami Planning Department.

Consideration of amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 6, more particularly by amending Section 617.2.2.2 (1) (b) to change the amount charged for parking fees in the SD-17 Overlay District, where bonus parking is permitted, from prevailing rates for public metered parking in the vicinity, as established by the Miami Department of Off-Street Parking to a set amount; containing a repealer provision; a severability clause, and an effective date.

PAB 22-05 **Recommended Approval** **Vote: 6-0**

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