



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

April 20, 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. Consideration of a Major Use Special Permit for the **Paramount Park** project, located at approximately 728 Biscayne Boulevard and 225 NE 7 Street. (*Downtown NET District*)

No.: 2005-033

Applicant: Adrienne F. Pardo, on behalf of Panelinios, Limited.

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 **Paramount Park** project (MU-2005-007), located at approximately 728 Biscayne Boulevard and 225 NE 7 Street, Miami, Florida, to construct a 756-foot, 68-story high mixed use structure to be comprised of approximately 467 total multifamily residential units with recreational amenities; approximately 120 hotel rooms; approximately 12,947 square feet of retail space; and approximately 818 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 38-05

Recommended Approval with Conditions

Vote: 8-0

2. Consideration of a Major Use Special Permit for the **Park Lane Tower** project, located at approximately 345 NE 32 Street. (*Wynwood/Edgewater NET District*)

No.: 2005-034

Applicant: Adrienne F. Pardo, on behalf of Park Lane Towers, LLC.

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City of Miami

Planning Advisory Board Minutes

April 20, 2005

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 **Park Lane Tower** project (MU-2005-009), located at approximately 345 NE 32 Street, Miami, Florida, to construct a 437-foot, 22-story high mixed use structure to be comprised of approximately 143 total multifamily residential units with recreational amenities; approximately 19,839 sq. ft. of office space; approximately 16,310 square feet of retail and restaurant space; and approximately 371 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 39-05 **Recommended Approval with Conditions** **Vote: 8-0**

3. Consideration of a Major Use Special Permit for the **Bayview Market** project, located at approximately NE 17 Street and NE 2 Avenue; 51 NE 17 Terrace; 59 NE 17 Terrace; 65 NE 17 Terrace; 67 NE 17 Terrace; 69 NE 17 Terrace; 75 NE 17 Terrace; and 79 NE 17 Terrace. (*Wynwood/Edgewater NET District*)

No.: 2005-035 **Applicant:** Lucia A. Dougherty, on behalf of BDB Miami, LLC, owner/contract purchaser, F & C Kochen LLC, and Sylvia Whyte Mfg. Co., and Abacus Advisory & Consulting Corp.

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 13 and 17 of Zoning Ordinance No. 11000, as amended, the **Bayview Market** project (MU-2005-003), located at approximately NE 17 Street and NE 2 Avenue; 51 NE 17 Terrace; 59 NE 17 Terrace; 65 NE 17 Terrace; 67 NE 17 Terrace; 69 NE 17 Terrace; 75 NE 17 Terrace; and 79 NE 17 Terrace., Miami, Florida, to construct a 160-foot, four story high mixed use structure to be comprised of approximately 653,659 square feet of retail space (14,325 sq. ft. of which is street side); approximately 24 total loft residential units; and approximately 2,360 total parking spaces.

PAB 40-05 **Recommended Approval with Conditions** **Vote: 8-0**

4. Consideration of a Major Use Special Permit for the **Lynx Downtown** project, located at approximately 16 SE 2 Street; 60 SE 2 Street; 41 SE 3 Street; and 61 SE 3 Street. (*Downtown NET District*)

No.: 2005-036 **Applicant:** Lucia A. Dougherty, on behalf of Downtown Associates, LLC, contract purchaser and 1225 SW 8 Street Property, owner.

Consideration of a Resolution approving with conditions a Major Use Special Permit pursuant to Articles 13 and 17 of Zoning Ordinance No. 11000, as amended, the **Lynx Downtown** project (MU-2005-008), located at approximately 16 SE 2 Street; 60 SE 2 Street; 41 SE 3 Street; and 61 SE 3 Street, Miami, Florida, to construct a mixed use six building cluster development to be comprised of approximately 430 total multifamily residential units; approximately 91 live/work units; approximately 207 condominium/hotel units; approximately 194 hotel rooms; approximately 147,696 square feet of office space; approximately 50,357 square feet of retail and restaurant space; a 291-foot high vertical sports club of approximately 111,041 square feet; and approximately 1,459 total parking spaces.

PAB 42-05 **Recommended Approval with Conditions** **Vote: 7-0**

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Planning Advisory Board Minutes

April 20, 2005

5. Consideration of amending Ordinance 10544, as amended, the Miami Comprehensive Neighborhood Plan, in order to amend the Future Land Use Element/Map by amending the text to incorporate language regarding the designation of an Urban Central Business District.

No.: 2005-037

Applicant: City of Miami Planning Department

Consideration of amending Ordinance 10544, as amended, the Miami Comprehensive Neighborhood Plan, in order to amend the Future Land Use Element/Map by amending the text to incorporate language regarding the designation of an Urban Central Business District within the City of Miami pursuant to Section 380.06(2)(e), Florida Statutes, setting forth the boundaries of the Urban Central Business District; establishing guidelines and standards which shall be applicable to developments within the Urban Central Business District; providing for transmission to the Department of Community Affairs; providing for conflicts, severability, codification and an effective date.

PAB 41-05

Continued to May 4, 2005

Vote: 6-0

DISCUSSION ITEM(S)

- ◆ PAB Workshop with City Attorney's Office

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