



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

May 4, 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 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 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". (***Continued from the April 6, 2005 PAB Meeting***)

PAB 44-05

Continued to June 15, 2005

Vote: 5-0

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 4350 NW 10 Street. (*Flagami NET District*)

No.: 2005-021 **Applicant:** Lucia A. Dougherty, on behalf of Five Properties, 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 4350 NW 10 Street, Miami, Florida,

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from "Medium Density Multifamily Residential" to "General Commercial". (**Continued from the April 6, 2005 PAB Meeting**)

PAB 45-05

Continued to September 21, 2005

Vote: 5-0

3. Consideration of a Major Use Special Permit for the **Vista Biscayne** project (MU-2005-006), located at approximately 436, 446, and 452 NE 29 Street. (*Wynwood/Edgewater NET District*)

No.: 2005-038

Applicant: Adrienne F. Pardo, on behalf of Vista Biscayne, 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, the **Vista Biscayne** project (MU-2005-006), located at approximately 436, 446, and 452 NE 29 Street, Miami, Florida, to construct an approximate 17-story high residential structure to be comprised of approximately 41 total multifamily residential units with recreational amenities; and approximately 62 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 46-05

Recommended Approval with Conditions

Vote: 5-0

4. Consideration of a Substantial Modification to a Major Use Special Permit for the **Metropolitan Miami** project (MU-2005-016), located at approximately 200 SW 2 Street; 200 SE 3 Street; and 300 SE 3 Street. (*Downtown NET District*)

No.: 2005-039

Applicant: Tony Recio, Esq., on behalf of MDM Residence, Ltd., MDM Retail, Ltd., and P&G Development, Ltd.

Consideration of a Resolution approving with conditions, a Substantial Modification to a Major Use Special Permit, Resolution No. 04-0419, pursuant to Articles 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, for **Metropolitan Miami** project (MU-2005-016), located at approximately 300 & 200 S.E. 3rd Street and 200 S.E. 2nd Street, Miami, Florida, to allow a change in the application from 736,700 square feet of non-residential floor area and 3,716 parking spaces (as in original Resolution 98-1151 and modified by Resolution Nos. 02-1249; 04-0276; and 04-0419) to approximately 259,361 square feet of nonresidential floor area and approximately 3,328 parking spaces; specifically a decrease in the office component from 500,000 square feet to approximately 9,000 square feet, to reinstate the original residential density of Parcel D previously shifted to Parcel C by the previous approval (Resolution No. 04-0419) back to Parcel D; and to preserve the previously approved 1,500 dwelling units on the entire site.

PAB 47-05

Recommended Approval with Conditions

Vote: 4-0

5. Consideration of amending Article 13, Section 1301.2 of Zoning Ordinance 11000, Class II Special Permits, as amended, regarding the powers and duties of the Urban Development Review Board.

No.: 2005-024

Applicant: Urban Development Review Board

a) Consideration of amending Article 13, Section 1301.2 of Zoning Ordinance 11000, Class II Special Permits, as amended, in order to allow the Urban Development Review Board

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Final Decision on New Construction, as applicable, containing a repealer provision, a severability clause and providing for an effective date.

b) Consideration of an ordinance of the Miami City Commission Amending Chapter 62, Article IX, Sections 255 and 258 of the City Code of the City of Miami, Florida, as amended, to amend the powers and duties of the Urban Development Review Board (UDRB), more particularly by allowing the UDRB to serve as a recommending body to the City Commission on Major Use Special Permits, and to act as the approving body for Class II Special Permits on new construction and redefining the submission requirements for applicants, containing a repealer provision, a severability clause and providing for an effective date. **(Continued from the April 6, 2005 PAB Meeting)**

PAB 43-05

Continued to June 15, 2005

Vote: 5-0

6. 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. **(Continued from the April 20, 2005 PAB Meeting)**

PAB 48-05

Recommended Approval

Vote: 5-0

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