



# City of Miami

## Planning Advisory Board Minutes

REGULAR MEETING

May 18, 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

**Members Present:** Ms. Tamara Gort, Mr. Robert Young, Rev. Guillermo Revuelta, Dr. Ney Denis Rod, Ms. Cricket Snow, Ms. Vivian Villaamil

1. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 2460 SW 16 Court and a portion of 2465 SW 17 Avenue. (*Coral Way NET District*)

**No.:** 2005-040

**Applicant:** Melissa Tapanes Llahues, Esq., on behalf of Richard Fonseca and Fonseca & Associates, 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 2460 SW 16 Court and a portion of 2465 SW 17 Avenue, Miami, Florida, from "Office" to "Restricted Commercial".

**PAB 50-05**

**Recommended Denial**

**Vote: 2-3**

2. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 3960 SW 23 Terrace. (*Coral Way NET District*)

**No.:** 2005-041

**Applicant:** Santiago D. Echemendia and Patricia M. Baloyra, on behalf of Cinco M's Corporation.

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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 property located at approximately 3960 SW 23 Terrace, Miami, Florida, from "Duplex Residential" to "Restricted Commercial".

**WITHDRAWN**

3. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 1400-1500 NW North River Drive. (*Allapattah NET District*)

**No.:** 2005-042                      **Applicant:** A. Vicky Garcia-Toledo, Esquire, P.A., on behalf of Mahi Shrine Holding Corporation.

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 1400-1500 NW North River Drive, Miami, Florida, from "Office" to "Restricted Commercial".

**PAB 51-05**

**Recommended Approval**

**Vote: 5-0**

4. Consideration of a Major Use Special Permit for the **Miami Rivertown** project (MU-2005-002), located at approximately 1400-1500 NW North River Drive. (*Allapattah NET District*)

**No.:** 2005-043                      **Applicant:** A. Vicky Garcia-Toledo, Esquire, P.A., on behalf of Mahi Shrine Holding Corporation.

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, for the **Miami Rivertown** project (MU-2005-002), located at approximately 1400-1500 NW North River Drive, Miami, Florida, to construct a mixed use three building cluster development ranging in height from 362 feet to 368 feet to be comprised of approximately 985 total multifamily residential units with recreational amenities, approximately 98,129 square feet of office space; approximately 51,045 square feet of office space; and approximately 1,866 total parking spaces.

**PAB 52-05**

**Recommended Approval with Conditions**

**Vote: 5-0**

5. Consideration of a Major Use Special Permit for the **Platinum on the Bay** project (MU-2005-010), located at approximately 2955 NE 7 Avenue; 486 and 700 NE 29 Terrace; 555, 575, and 711 NE 29 Street. (*Wynwood/Edgewater NET District*)

**No.:** 2005-044                      **Applicant:** Adrienne F. Pardo, on behalf of Maysville, Inc., owner.

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 **Platinum on the Bay** project (MU-2005-010), located at approximately 2955 NE 7 Avenue; 486 and 700 NE 29 Terrace; 555, 575, and 711 NE 29 Street, Miami, Florida, to construct a 589-foot, 56-story high residential structure to be comprised of approximately 320 total multifamily residential units with recreational amenities; and approximately 587 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

**PAB 53-05**

**Recommended Approval with Conditions**

**Vote: 5-0**

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6. Consideration of a Notification of Proposed Change (NOPC) to the Master and Increment II Development Orders for the Southeast Overtown/ Park West Development of Regional Impact (DRI).

**No.:** 2005-045

**Applicant:** City of Miami Planning Department

Consideration of a Notification of Proposed Change (NOPC) to a previously approved Development of Regional Impact (DRI) Development Order, for the modification of the Master and Increment II Development Orders for the Southeast Overtown/ Park West Development of Regional Impact (DRI), in accordance with Subsection 380.06(19), Florida Statutes.

**PAB 49-05**

**Continued to June 15, 2005**

**Vote: 5-0**

7. Consideration of Amendment to Article 6, Section 610 of Zoning Ordinance 11000, SD-10 Jackson Memorial Hospital Medical Center Overlay District, as amended. (*Allapattah NET District*)

**No.:** 2005-046

**Applicant:** City of Miami Planning Department

Consideration of an Ordinance amending Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 6, Special Districts, of the Zoning Ordinance, in order to amend Section 610, SD-10 Jackson Memorial Hospital Medical Center Overlay District, in order to change the name of the district to the "Medical Health Care, Hospital and Research Park Overlay District", and in order to modify special district requirements, including requirements related to uses, height, setback, floor area ratio and parking and loading limitations for special permits; containing a repealer provision and a severability clause; providing for an effective date.

**PAB 54-05**

**Recommended Approval**

**Vote: 5-0**

8. Consideration of Amendment to the Atlas of Zoning Ordinance 11000 by changing the zoning classification for the properties located within and approximately bounded by NW 20<sup>th</sup> Street on the north, I-95 on the east, SR 836 on the south and NW 14<sup>th</sup> Avenue on the west. (*Allapattah NET District*)

**No.:** 2005-047

**Applicant:** City of Miami Planning Department

Consideration of amending page No. 24 of the Zoning Atlas of Zoning Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, Florida, Article 4, Section 401, Schedule District Regulations, by changing the zoning classification for the properties located within and approximately bounded by Interstate I-95 to the east, NW 20<sup>th</sup> Street to the north, SR 836 to the south and NW 14<sup>th</sup> Avenue to the west, Miami, Florida; (See complete legal description and map on file with the Hearing Boards Office), in order to remove the SD-19 Designated FAR Overlay District from the former SD-10 Jackson Memorial Hospital Medical Center Overlay District, and in order to add the new SD-10 "Medical Health Care, Hospital and Research Park Overlay District" to the entire new boundaries for such properties, as legally described in Exhibit A of the adopting ordinance.

**PAB 55-05**

**Recommended Approval**

**Vote: 5-0**

9. Consideration of Amendment to Article 6, Section 627 of Zoning Ordinance 11000, Buena Vista Yard West Special District, as amended. (*Wynwood/Edgewater NET District*)

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**No.:** 2005-048

**Applicant:** City of Miami Planning Department

Consideration of an Ordinance amending Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 6, Section 627 of the Zoning Ordinance, by amending the name of the SD-27.2 district from Buena Vista Yard West Special District to Midtown Miami West Special District, and by amending certain provisions in the SD-27.1 District related to height of parking structures; containing a repealer provision and a severability clause; and providing for an effective date.

**PAB 56-05**

**Recommended Approval**

**Vote: 5-0**

10. Consideration of Amendment to Article 8, Section 803 of Zoning Ordinance 11000, NCD-3 Coconut Grove Neighborhood Conservation Overlay District, as amended. (*Northeast and Southwest Coconut Grove NET Districts*)

**No.:** 2005-049

**Applicant:** City of Miami Planning Department

Consideration of an Ordinance amending Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, by amending Article 8 of the Zoning Ordinance, in order to amend Section 803, Coconut Grove Neighborhood Conservation Overlay District in order to modify sub-section 803.6 to add provisions and limitations establishing a maximum retail square-footage in C-1 districts within NCD-3; allowing large scale retailing as defined herein by Special Exception only; establishing applicable regulations and criteria for said use; and providing a definition of "large scale retailing"; containing a repealer provision and severability clause and providing for an immediate effective date.

**PAB 57-05**

**Recommended Approval**

**Vote: 5-0**

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