



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

June 15, 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 6:00 PM (SPECIAL TIME)

PUBLIC HEARING ITEMS

PLEASE NOTE THAT ITEMS ON THIS AGENDA MAY BE TAKEN OUT OF ORDER

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

- WITHDRAWN** 1. 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 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

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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 and May 4, 2005 PAB Meetings)**

2. 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 March 2nd, March 16th, April 6th and May 4, 2005 PAB Meetings)**

PAB 59-05

Continued to September 7, 2005

Vote: 5-0

3. Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 601, 649 and 685 NW 7 Street; 650 NW 8 Street; and 734 NW 6 Avenue. *(Overtown NET District)*

No.: 2005-050

Applicant: Gilberto Pastoriza, Esq., on behalf of Lucky Royal, Inc. ("Owner") and Urban River Partners, LLC ("Contract Purchaser").

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 601, 649 and 685 NW 7 Street; 650 NW 8 Street; and 734 NW 6 Avenue, Miami, Florida, from "Industrial" to "Restricted Commercial".

PAB 62-05

Recommended Approval

Vote: 5-0

4. Consideration of a Major Use Special Permit for the **Urban River** project (MU-2005-014), located at approximately 601, 649 and 685 NW 7 Street; 650 NW 8 Street; and 734 NW 6 Avenue. *(Overtown NET District)*

No.: 2005-051

Applicant: Gilberto Pastoriza, Esq., on behalf of Lucky Royal, Inc. ("Owner") and Urban River Partners, LLC ("Contract Purchaser").

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 **Urban River** project (MU-2005-014), located at approximately 601, 649, 685 NW 7 Street; 650 NW 8 Street; and 734 NW 6 Avenue, Miami, Florida, to construct a two building mixed use residential development ranging in height from 141 feet to 197 feet to be comprised of approximately 577 total multifamily residential units with recreational amenities,

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approximately 7,700 square feet of retail space; and approximately 930 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 63-05 Recommended Approval with Conditions Vote: 5-0

- 5. Consideration of a Substantial Modification to a Major Use Special Permit Application for the **Century Plaza** project (MU-2005-015), located at approximately 850 LeJeune Road and 865 NW 43 Avenue. (*Flagami NET District*)

No.: 2005-052 **Applicant:** Gil Pastoriza, Esq. on behalf of Century Homebuilders of South Florida, LLC..

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit Application, pursuant to Articles 5, 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **Century Plaza** project (MU-2005-015), located at approximately 850 LeJeune Road and 865 NW 43 Avenue, Miami, Florida, to allow a change in the original application from five 5-story buildings two 74-foot, 7-story buildings; from 400 total multifamily residential units to approximately 324 units with recreational amenities; from 8,600 square feet of retail to approximately 7,994 square feet; and from 809 total parking spaces to approximately 664 parking spaces; providing for certain floor area ratio ("FAR") bonuses. (*Project then known as "Ocean Palace" was continued from the September 23, 2004 City Commission Meeting*)

PAB 64-05 Motion Fails, Constituting a Denial Vote: 3-3

- 6. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 501 Brickell Avenue. (*Downtown NET District*)

No.: 2005-053 **Applicant:** Lucia A. Dougherty, Esq., on behalf of City National Bank as Trustee under Trust Number 2401-1863-00.

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 501 Brickell Avenue, Miami, Florida, from "Parks and Recreation" to "Office".

PAB 65-05 Recommended Approval Vote: 6-0

- 7. Consideration of a Major Use Special Permit for the **Icon Brickell** project (MU-2005-012), located at approximately 495 and 501 Brickell Avenue. (*Downtown NET District*)

No.: 2005-054 **Applicant:** Lucia A. Dougherty, Esq., on behalf of City National Bank as Trustee under Trust Number 2401-1863-00.

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 **Icon Brickell** project (MU-2005-012), located at approximately 495 and 501 Brickell

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Avenue, Miami, Florida, to construct a mixed use three building cluster development ranging in height from 465 feet to 586 feet to be comprised of approximately 1,755 total multifamily residential units with recreational amenities; approximately 105 hotel units; approximately 25,000 square feet of retail space; and approximately 1,945 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 66-05 Recommended Approval with Conditions Vote: 6-0

8. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 2215 NW 14 Street. (*Flagami NET District*)

No.: 2005-055 **Applicant:** Lucia A. Dougherty, Esq., on behalf of Riverside 22 Investments, 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 2215 NW 14 Street, Miami, Florida, from "Industrial" to "Restricted Commercial".

PAB 67-05 Recommended Approval Vote: 5-1

9. Consideration of a Major Use Special Permit for the **Coastal on the River** project (MU-2005-013), located at approximately 2215 NW 14 Street. (*Flagami NET District*)

No.: 2005-056 **Applicant:** Lucia A. Dougherty, Esq., on behalf of Riverside 22 Investments, 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, for the **Coastal on the River** project (MU-2005-013), located at approximately 2215 NW 14 Street, Miami, Florida, to construct a two building mixed use residential development ranging in height from 110 feet to 120 feet to be comprised of approximately 633 total multifamily residential units with recreational amenities; and approximately 898 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 68-05 Recommended Approval with Conditions Vote: 5-1

10. Consideration of a Major Use Special Permit for the **1650 Biscayne Boulevard** project (MU-2005-018), located at approximately 1650 Biscayne Boulevard; 233-35, 240, 243 and 249 NE 16 Street; and 220 and 240 NE 17 Street. (*Downtown NET District*)

No.: 2005-057 **Applicant:** Lucia A. Dougherty, on behalf of Cardinal Symphony, LLC, contract purchaser and Jack K. Thomas, Tr..

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 **1650 Biscayne Boulevard** project (MU-2005-018), located at approximately 1650 Biscayne Boulevard; 233-35, 240, 243 and 249 NE 16 Street; and 220 and 240 NE 17 Street, Miami, Florida, to construct a mixed use development with three buildings ranging in height from

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approximately 140 feet to 600 feet to be comprised of approximately 824 total multifamily residential units with recreational amenities; approximately 49,020 square feet of office space; approximately 53,720 square feet of retail space; and approximately 1,174 total parking spaces.

PAB 69-05

Continued to June 29, 2005

Vote: 4-2

11. Consideration of a Major Use Special Permit for the **600 Biscayne** project (MU-2005-020), located at approximately 600 and 666 Biscayne Boulevard; and 215 NE 6 Street. (*Downtown NET District*)

No.: 2005-058

Applicant: Lucia A. Dougherty, on behalf of 600 Biscayne, LLC.

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 **600 Biscayne** project (MU-2005-020), located at approximately 600 and 666 Biscayne Boulevard; and 215 NE 6 Street, Miami, Florida, to construct an approximate 650-foot, 62-story high mixed use structure to be comprised of approximately 685 total multifamily residential units with recreational amenities; approximately 6,500 square feet of restaurant space; a museum of approximately 12,000 square feet; and approximately 835 total parking spaces.

PAB 58-05

Continued to July 20, 2005

Vote: 5-0

12. Consideration of an amendment to a previously approved Development of Regional Impact (DRI) for the Downtown Government Center.

No.: 2005-059

Applicant: Miami-Dade County General Services Administration

Consideration of a Resolution, with attachments, in order to amend a previously approved Development of Regional Impact (DRI) Development Order for the Downtown Government Center. The amendment allows for an extension of time to 2009 for the development of 1,500,000 square feet of government office space and the development of approximately 45,000 square feet of open space; finding that these changes do not constitute a substantial deviation per Chapter 380, Florida Statutes; and also finding that these changes are in conformity with the Miami Comprehensive Development Master Plan.

PAB 61-05

Recommended Approval

Vote: 6-0

13. 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

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Development of Regional Impact (DRI), in accordance with Subsection 380.06(19), Florida Statutes. *(Continued from the May 18, 2005 PAB Meeting)*

PAB 60-05

Recommended Approval

Vote: 5-0