



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

June 29, 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

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

1. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 3690 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.

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 3690 SW 23 Terrace, Miami, Florida, from "Duplex Residential" to "Restricted Commercial". (*Re-advertised due to clerical error for the May 18, 2005 PAB Meeting*)

PAB 69-05

Recommended Denial

Vote: 5-2

2. 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*)

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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 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. *(Re-advertised due to clerical error for the June 15, 2005 PAB Meeting)*

PAB 70-05

Recommended Approval with Conditions

Vote: 7-0

3. Consideration of a Major Use Special Permit for the **Byblos Condos** project (MU-2005-011), located at approximately 3841, 3845, and 3851 Bird Road; 2951, 2957, and 2981-83 SW 38 Court. *(Coral Way NET District)*

No.: 2005-061

Applicant: Maria A. Gralia, Esq., on behalf of Premier Luxury Investments, LLC, the property 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 **Byblos Condos** project (MU-2005-011), located at approximately 3841, 3845, and 3851 Bird Road; 2951, 2957, and 2981-83 SW 38 Court, Miami, Florida, to construct a 128-foot, 13-story high mixed use structure to be comprised of approximately 38 total two-story multifamily residential units with recreational amenities, approximately 17,112 square feet of office space; approximately 13,984 square feet of retail space; and approximately 215 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 71-05

Recommended Approval with Conditions

Vote: 7-0

4. Consideration of a Major Use Special Permit for the **Portico** project (MU-2005-017), located at approximately 1837 NE 4 Avenue. *(Wynwood/Edgewater NET District)*

No.: 2005-060

Applicant: Ben Fernandez, Esq., on behalf of Cameo Apartments, Ltd.

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 **Portico** project (MU-2005-017), located at approximately 1837 NE 4 Avenue, Miami, Florida, to construct an approximate 461-foot, 43-story high residential structure to be comprised of approximately 324 total multifamily residential units with recreational amenities; and approximately 425 total parking spaces.

PAB 72-05

Recommended Approval with Conditions

Vote: 7-0

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5. Consideration of a Substantial Modification to a Major Use Special Permit for the **Park Place at Brickell – Phase II** project (MU-2005-021), located at approximately 1432 and 1450 Brickell Avenue. (*Downtown NET District*)

No.: 2005-062

Applicant: Adrienne F. Pardo, on behalf of Park Place at Brickell, LLC, Owner.

Consideration of a Resolution approving with conditions a Substantial Modification to a Major Use Special Permit, Resolution No. 01-1233, pursuant to Articles 5, 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **Park Place at Brickell – Phase II** project (MU-2005-021), located at approximately 1432 and 1450 Brickell Avenue, Miami, Florida, to allow the modification of Phase II to an office building comprised of an approximate 527-foot, 32-story high mixed-use structure to be comprised of approximately 508,900 square feet of office space; approximately 10,980 square feet of retail space; and approximately 1,285 total parking spaces; and to preserve the previously approved 371 dwelling units; providing for certain floor area ratio ("FAR") bonuses.

PAB 73-05

Recommended Approval with Conditions

Vote: 7-0

6. Consideration of Amendment to Article 6, Section 601 of Zoning Ordinance 11000, SD-1 Dr. Martin Luther King Jr., Boulevard Commercial District, as amended.

No.: 2005-063

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, Section 601 of the Zoning Ordinance, SD-1 Dr. Martin Luther King Jr. Boulevard Commercial District, as amended, in order to define the district, add requirements for streetscape and façade improvements be required by Class II Special Permit for exterior work that meet the referenced recommendations of the "Dr. Martin Luther King, Jr. Boulevard Streetscape Beautification Master Plan and Façade Standards", here and after referred to as the "MLK Boulevard Streetscape Plan and Façade Standards". Hereto, approving in principle, by the Miami City Commission as a guiding tool for existing and future development and creating an image for the corridor's character and the continued economic vitality of this significant corridor as defined in the "MLK Boulevard Streetscape Plan and Façade Standards."

PAB 74-05

Recommended Approval

Vote: 7-0