



City of Miami

Planning Advisory Board Minutes

REGULAR MEETING

July 6, 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. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **2865 SW 22 Terrace**. (*Coral Way NET District*)

No.: 2005-064

Applicant: Luciano Isla, Esq., on behalf of Four Dragons, 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 property located at approximately 2865 SW 22 Terrace, Miami, Florida, from "Duplex Residential" to "Restricted Commercial".

PAB 75-05

Continued to July 20, 2005

Vote: 5-0

2. Consideration of a Major Use Special Permit for the **Capital at Brickell** project (MU-2005-019), located at approximately 1420, 1434 and 1438 South Miami Avenue; 1401 and 1429 SW 1 Avenue; 21, 37, 45 and 65 SW 14 Terrace; and 26, 44 and 54 SW 14 Street. (*Downtown NET District*)

No.: 2005-065

Applicant: Lucia A. Dougherty, on behalf of Cabi SMA, LLC owner and contract purchaser and Chestnut Capital, LLC.

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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, for the **Capital at Brickell** project (MU-2005-019), located at approximately 1420, 1434 and 1438 South Miami Avenue; 1401 and 1429 SW 1 Avenue; 21, 37, 45 and 65 SW 14 Terrace; and 26, 44 and 54 SW 14 Street, Miami, Florida, to construct a mixed use two tower development ranging in height from approximately 607 feet to 649 feet to be comprised of approximately 832 total multifamily residential units with recreational amenities; approximately 108,543 square feet of office space; approximately 47,853 square feet of retail space; and approximately 1,274 total parking spaces.

PAB 79-05 **Recommended Approval with Conditions** **Vote: 5-0**

3. Consideration of a Major Use Special Permit for the **Brickell Citi Centre** project (MU-2005-022), located at approximately 700 and 701 South Miami Avenue. (*Downtown NET District*)

No.: 2005-066 **Applicant:** Tony Recio, Esq., on behalf of Miami Retail Partners, LLC., Owner, and Brickell Citicentre, 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 **Brickell Citi Centre** project (MU-2005-022), located at approximately 700 and 701 South Miami Avenue, Miami, Florida, to construct a mixed use three tower development ranging in height from approximately 740 feet to 808 feet to be comprised of approximately 2,424 total multifamily residential units with recreational amenities; approximately 133,721 square feet of office space; approximately 90,336 square feet of retail and restaurant space; and approximately 3,480 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 76-05 **Continued to July 20, 2005** **Vote: 5-0**

4. Consideration of a Major Use Special Permit for **Ehden Place** project (MU-2005-023), located at approximately 54-62 NW 27 Avenue. (*West Flagler NET District*)

No.: 2005-067 **Applicant:** Gil Pastoriza, Esq., on behalf of Mouawad Enterprises, Inc.

Consideration of a Resolution, approving with conditions, a Major Use Special Permit pursuant to Articles 9, 13 and 17 of Zoning Ordinance No. 11000, as amended, for **Ehden Place** project (MU-2005-023), located at approximately 54-62 NW 27 Avenue, Miami, Florida, to construct an approximate 161-foot, 14-story high mixed use structure to be comprised of approximately 57 total multifamily residential units with recreational amenities; approximately 365 square feet of office space; and approximately 119 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 80-05 **Recommended Approval with Conditions** **Vote: 5-0**

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- 5. Consideration of a Major Use Special Permit for **The Mile** project (MU-2005-024), located at approximately 3622 SW 22 Street; 3615 and 3625 SW 22 Terrace; and 3605 SW 22 Avenue. (*Coral Way NET District*)

No.: 2005-068 **Applicant:** Lucia A. Dougherty, on behalf of Key Real Estate Development Corp., contract purchaser, and M Three Corp., owner.

Consideration of a Resolution, approving with conditions, a Major Use Special Permit pursuant to Articles 9, 13 and 17 of Zoning Ordinance No. 11000, as amended, for **The Mile** project (MU-2005-024), located at approximately 3622 SW 22 Street; 3615 and 3625 SW 22 Terrace; and 3605 SW 22 Avenue, Miami, Florida, to construct an approximate 200-foot, 20-story high mixed use structure to be comprised of approximately 131 total multifamily residential units with recreational amenities; approximately 3,158 square feet of retail space; and approximately 220 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 77-05 Continued to September 7, 2005 Vote: 5-0

- 6. 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.: 2005-069 **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 section 803.6 and related subsections to add an intent statement for the underlying C-1, SD-2 and SD-13 Districts and 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, including certain site requirements, parking and loading requirements and buffer requirements; and providing a definition of "large scale retailing"; containing a repealer provision and severability clause and providing for an immediate effective date.

PAB 78-05 Recommended Approval Vote: 5-0

- 7. Consideration of Amendment to Article 6 of Zoning Ordinance 11000, **SD-9 Biscayne Boulevard North Overlay District**, as amended.

No.: 2005-070 **Applicant:** City of Miami Planning and Zoning Department.

Consideration of amending Ordinance No. 11000, of the Zoning Ordinance of the City of Miami, Florida, by amending Article 6, Special Districts, in order to amend Sec. 609. SD-9 Biscayne Boulevard North Overlay District to modify special district requirements, including requirements related to height, more particularly to clarify maximum height limitations; containing a repealer provision and a severability clause; and providing for an effective date.

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PAB 81-05

Recommended Approval

Vote: 5-0

8. Consideration of Amendment to Article 9 of Zoning Ordinance 11000, **Section 934 Community Residential Homes and Community Based Residential Facilities**, as amended.

No.: 2005-071 **Applicant:** City of Miami Planning and Zoning Department.

Consideration of amending Ordinance No. 11000, of the Zoning Ordinance of the City of Miami, Florida, by amending Article 9, Section 934 "Community Residential Homes and Community Based Residential Facilities", in order to amend Sec. 934 to eliminate the special exception requirements for changes in ownership for Community Residential Homes and Community Based Residential Facilities; containing a repealer provision and a severability clause; and providing for an effective date.

PAB 82-05

Recommended Approval

Vote: 5-0