



City of Miami

Planning Advisory Board Minutes

http://www.ci.miami.fl.us/hearing_boards/planning_board/05-07-20.pdf

REGULAR MEETING

July 20, 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. Arva Parks, Ms. Tamara Gort, Mr. Robert Young, Rev. Guillermo Revuelta, Dr. Ney Denis Rod, Ms. Cricket Snow, Ms. Vivian Villaamil

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

WITHDRAWN

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 Special Permits on new construction and redefining the submission requirements for applicants, containing a repealer provision, a severability clause and providing for an

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effective date. ***(Continued from the April 6, 2005 and May 4, 2005 PAB Meetings, and Withdrawn from the June 15, 2005 PAB Meeting)***

2. 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". ***(Continued from the July 6, 2005 PAB Meeting)***

PAB 85-05

Recommended Approval

Vote: 6-0

3. 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. ***(Continued from the June 15, 2005 PAB Meeting)***

PAB 84-05

Motion to Approve Fails, Constituting a Denial

Vote: 3-3

4. Consideration of a Substantial Modification to 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 Substantial Modification to a Major Use Special Permit, Resolution 00-0286, pursuant to Articles 5, 9, 13, 17 and 22 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 allow a bifurcation of the previously approved Brickell Commons MUSP and a change in the application to construct a mixed use three tower development ranging in height from

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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. **(Re-advertised due to clerical error for the July 6, 2005 PAB Meeting)**

PAB 86-05 **Recommended Approval with Conditions** **Vote: 6-0**

5. Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately 1583 NW 24 Avenue. *(Flagami NET District)*

No.: 2005-072 **Applicant:** Ben Fernandez, Esq., on behalf of Brisas del Rio, 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 1583 NW 24 Avenue, Miami, Florida, from "Industrial" and "Medium Density Multifamily Residential" to "Restricted Commercial" (Parcel 2) and "Medium Density Multifamily Residential" (Parcel 1).

PAB 87-05 **Recommended Approval** **Vote: 6-0**

6. Consideration of a Major Use Special Permit for the **Brisas del Rio** project (MU-2005-005), located at approximately 1583 NW 24 Avenue. *(Flagami NET District)*

No.: 2005-073 **Applicant:** Ben Fernandez, Esq., on behalf of Brisas del Rio, 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 the **Brisas del Rio** project (MU-2005-005), located at approximately 1583 NW 24 Street, Miami, Florida, to construct a mixed use high rise and townhouse cluster development that includes three towers ranging in height from 177 feet to 247 feet to be comprised of approximately 698 total multifamily residential units with recreational amenities, approximately 2,200 square feet of retail space; and approximately 1,158 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 88-05 **Recommended Approval with Conditions** **Vote: 6-0**

NEW BUSINESS

1. 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

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July 20, 2005

Consideration of a Resolution of the Planning Advisory Board recommending approval of a Resolution, adopting in Principle, the 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" (NW 62 Street from I-95 to approximately 100 feet west of NW 17 Avenue – City Limits); 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." ***(Heard previously at the June 29, 2005 PAB Meeting)***

PAB 83-05

Recommended Approval

Vote: 6-0

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