



City of Miami

Planning Advisory Board Minutes

http://www.ci.miami.fl.us/hearing_boards/planning_board/05-09-07.pdf

REGULAR MEETING

September 7, 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. Janice Tarbert

1. 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, May 4th and June 15, 2005 PAB Meetings***)

PAB 89-05

Continued to October 12, 2005

Vote: 7-0

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

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September 7, 2005

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; 3605, 3615 and 3625 SW 22 Terrace; 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. *(Continued from the July 6, 2005 PAB Meeting)*

PAB 90-05

Recommended Approval with Conditions

Vote: 7-0

3. Consideration of a Substantial Modification to a Major Use Special Permit for **The Boulevard** project (MU-2005-025), located at approximately 234-272 NE 34 Street. *(Wynwood/Edgewater NET District)*

No.: 2005-074

Applicant: Lucia A. Dougherty, on behalf of Flagler-Hudson, LLC.

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit, Resolution 04-0500, pursuant to Articles 5, 9, 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, for **The Boulevard** project (MU-2005-025), located at approximately 234-272 NE 34 Street, Miami, Florida, to allow a change in the application from a 17-story mixed use structure consisting of 114 total multifamily residential units with approximately 12,900 square feet of commercial use, and 194 total parking spaces to a 15-story mixed use structure consisting of 127 total multifamily residential units with approximately 13,233 square feet of retail, and 196 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 91-05

Recommended Approval with Conditions

Vote: 6-0

4. Consideration of a Major Use Special Permit for **Villa Patricia** project (MU-2005-026), located at approximately 234-242 NE 79 Street, and 7811-7831 NE 2 Avenue. *(Little Haiti NET District)*

No.: 2005-075

Applicant: Lucia A. Dougherty, on behalf of BHG-79th Street, LLC, Lessee and Lubins Development Corp., owner.

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 **Villa Patricia** project (MU-2005-026), located at approximately 234-242 NE 79 Street, and 7811-7831 NE 2 Avenue, Miami, Florida, to construct an approximate 156-foot, 17-story high mixed use structure to be comprised of approximately 315 total multifamily residential units with recreational amenities; approximately 575 square feet of office space; approximately 2,140 square feet of retail space; and approximately 232 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 92-05

Recommended Approval with Conditions

Vote: 7-0

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5. Consideration of Amendment to Articles 4, 6, 9 and 25 of Zoning Ordinance 11000.

No.: 2005-076

Applicant: City of Miami Planning Department

Consideration of an Ordinance of the Miami City Commission amending Ordinance No. 11000, as amended, the Zoning Ordinance of the City of Miami, Florida, by amending Articles 4, 6, 9 and 25, by modifying regulations related to provision of green space and open space within new development; providing for modifications of such provisions by Class II Special Permit with contributions to the City of Miami Parks and Open Space Trust Fund for such modifications; modifying certain definitions; providing for criteria, providing for an application and approval process; containing a repealer provision and severability clause and providing for an immediate effective date.

PAB 93-05

Continued to September 21, 2005

Vote: 8-0

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