



# City of Miami

## Planning Advisory Board Minutes

[http://www.ci.miami.fl.us/hearing\\_boards/Pages/About\\_Us/PlanningAdvisory.asp](http://www.ci.miami.fl.us/hearing_boards/Pages/About_Us/PlanningAdvisory.asp)

REGULAR MEETING

January 4, 2006

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. Tamara Gort, Rev. Guillermo Revuelta, Dr. Ney Denis Rod, Ms. Cricket Snow, Ms. Janice Tarbert

1. 2005-096 Land Use Change

Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately 1720 and 1771 NW 33<sup>rd</sup> Street. (Allapattah NET District)

**Applicant:** Allapattah Baptist Church

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 approximate 0.46± acres of properties located at approximately 1720 and 1771 NW 33<sup>rd</sup> Street, Miami, Florida, from "Duplex Residential and Major Institutional Public Facilities, Transportation and Utilities" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). (Continued from the December 21, 2005 PAB Meeting)

PAB 01-06 Motion to approve fails for lack of 5 affirmative votes Vote: 3-2

CITY OF MIAMI • PLANNING DEPARTMENT

444 SW 2<sup>ND</sup> AVENUE, 3<sup>RD</sup> FLOOR • MIAMI, FLORIDA, 33130

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### 2. 2006-001 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for the **Lima** project (MU-2005-037), located at approximately 2919 and 2937 Biscayne Boulevard, and 330 NE 30<sup>th</sup> Street. (*Wynwood/Edgewater NET District*)

**Applicant:** Adrienne F. Pardo, on behalf of the owner 2937 Ferrari, LLC, and 2915 Biscayne LLC, owners.

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 **Lima** project (MU-2005-037), located at approximately 2919 and 2937 Biscayne Boulevard, and 330 NE 30<sup>th</sup> Street, Miami, Florida, to construct an approximate 473-foot, 41-story high mixed use structure to be comprised of approximately 207 total multifamily residential units with recreational amenities; approximately 7,544 square feet of retail space; in addition to existing 30,430 sq. ft. (office) and 10,150 sq. ft. (retail) uses; and approximately 363 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

**PAB 02-06 Recommended Approval with Conditions Vote: 5-0**

### 3. 2006-002 Major Use Special Permit (MUSP)

Consideration of a Substantial Modification to a Major Use Special Permit for the **Metropolitan Miami - Met 2** project (MU-2005-040), located at approximately 200 and 300 SE 3<sup>rd</sup> Street, and 200 SE 2<sup>nd</sup> Street. (*Downtown NET District*)

**Applicant:** **Applicant:** Gilberto Pastoriza, Esq., on behalf of the owners listed in Exhibit "A".

Consideration of a Resolution, approving with conditions, a Substantial Modification to a Major Use Special Permit pursuant to Articles 13, 17 and 22 of Zoning Ordinance No. 11000, as amended, for the **Metropolitan Miami - Met 2** project (MU-2005-040), located at approximately 200 and 300 SE 3<sup>rd</sup> Street, and 200 SE 2<sup>nd</sup> Street, Miami, Florida, to allow a change in the previously approved MUSP (Res. 05-0035) to primarily alter the uses on Tract C of the Metropolitan Miami phased project. This proposal changes to Tract C entail the elimination of the residential component, substantially increase the office component, and re-introduce a 400-unit hotel component. The two-tower proposal herein brings the floor area use totals for the entire project to 1,500 residential units, 947,056 square feet of nonresidential space, 3,689 parking spaces, and 400 hotel units.

**PAB 03-06 Recommended Approval with Conditions Vote: 5-0**

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