



City of Miami

Planning Advisory Board Minutes

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REGULAR MEETING

January 18, 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. Arva Parks, Ms. Maria Sardina Mann, Rev. Guillermo**

Revuelta,

Mr. Luis Revuelta, Ms. Cricket Snow, Ms. Janice Tarbert, Mr. Robert Young

1. **2005-102 Land Use Change**

Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **620, 630 and 640 SW 7th Street**. (*Little Havana NET District*)

Applicant: A. Vicky Garcia-Toledo, as attorney for Miami Automotive Retail, Inc., owner and applicant.

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 properties located at approximately **620, 630 and 640 SW 7th Street**, Miami, Florida, from "Medium Density Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). (**Continued from the November 16th and December 7, 2005 PAB Meetings**)

PAB 04-06

Continued to February 1, 2006

Vote: 7-0

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2. 2006-003 Land Use Change

Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **3921 West Flagler Street**. (*West Flagler NET District*)

Applicant: Ben Fernandez, Esq., on behalf of Premier Management and Investments Company, 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 approximate 1.12± acres of property located at approximately **3921 West Flagler Street**, Miami, Florida, from "Medium Density Multifamily Residential and Single Family Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards).

PAB 06-06

Continued to March 1, 2006

Vote: 7-0

3. 2006-004 Land Use Change

Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **7251 NE 2nd Avenue**. (*Little Haiti NET District*)

Applicant: Ben Fernandez, Esq., on behalf of Junction Partners, LLC.

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 0.60± acres of property located at approximately **7251 NE 2nd Avenue**, Miami, Florida, from "Industrial" to "General Commercial". (Complete legal description on file with the Department of Hearing Boards).

PAB 07-06

Recommended Approval

Vote: 6-1

4. 2006-005 Land Use Change

Amendment to the Future Land Use Map of the Comprehensive Plan for the property located at approximately **3760 Bird Road**. (*Coral Way NET District*)

Applicant: Javier F. Avino, on behalf of H&H Development, Co., contract purchaser and Bird Ventures, LLC, owner.

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 1.75± acre property located at approximately **3760 Bird Road**, Miami, Florida, from "General Commercial" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). [See companion item 5]

PAB 08-06

Recommended Approval

Vote: 6-1

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5. 2006-006 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for the **Bird Road** project (MU-2005-032), located at approximately 3760 Bird Road. (*Coral Way NET District*)

Applicant: Javier F. Avino, on behalf of Bird Road, LLC, contract purchaser and Bird Ventures, LLC, 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 **Bird Road** project (MU-2005-032), located at approximately 3760 Bird Road, Miami, Florida, to construct an approximate 197-foot, 17-story high mixed use structure to be comprised of approximately 254 total multifamily residential units with recreational amenities; approximately 67,800 square feet of office space; approximately 19,600 square feet of retail space; and approximately 631 total parking spaces; providing for certain floor area ratio ("FAR") bonuses. [See companion item 4]

PAB 09-06 Recommended Approval with Conditions Vote: 7-0

6. 2006-007 Land Use Change

Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **1919, 1927, 1935, 1945 and 1965 SW 9th Street**. (*Little Havana NET District*)

Applicant: Javier F. Avino, on behalf of Renaissance Pointe, LLC

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 1.18± acres of properties located at approximately **1919, 1927, 1935, 1945 and 1965 SW 9th Street**, Miami, Florida, from "Duplex Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). [See companion item 7]

PAB 10-06 Motion to approve fails for lack of 5 affirmative votes Vote: 3-4

7. 2006-008 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for the **Renaissance Pointe** project (MU-2005-031), located at approximately 1900-1952 SW 8th Street, 1919-1965 SW 9th Street, and 800 SW 19th Avenue. (*Little Havana NET District*)

Applicant: Javier F. Avino, on behalf of Renaissance Pointe, LLC

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 **Renaissance Pointe** project (MU-2005-031), located at approximately 1900-1952 SW 8th Street, 1919-1965 SW 9th Street, and 800 SW 19th Avenue, Miami, Florida, to construct two approximate 148-foot, 14-story high mixed use structures to be comprised of approximately

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356 total multifamily residential units with recreational amenities; approximately 18,000 square feet of retail space; and approximately 585 total parking spaces; providing for certain floor area ratio ("FAR") bonuses. [See companion item 6]

PAB 11-06 **Recommended Approval with Conditions** **Vote: 5-2**

8. 2006-009 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for the **1490 Biscayne** project (MU-2005-036), located at approximately 1400 Biscayne Boulevard. (*Downtown NET District*)

Applicant: Adrienne F. Pardo, on behalf of Baypoint Office Tower, Inc., owner and Biscayne Investment Corporation, developer.

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 **1490 Biscayne** project (MU-2005-036), located at approximately 1400 Biscayne Boulevard, Miami, Florida, to construct a mixed use two tower development ranging in height from approximately 619 feet to 657 feet to be comprised of approximately 850 total multifamily residential units with recreational amenities; approximately 108,543 square feet of office space; approximately 43,540 square feet of retail space; and approximately 1,204 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 05-06 **Continued to February 1, 2006** **Vote: 7-0**

9. 2006-010 Text Amendment

Consideration of amending Article 9 of Zoning Ordinance 11000, **Community Revitalization Districts (CRD)**, as amended.

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 Article 9, Section 917.7.2, in order to amend the name of the **Community Revitalization Districts (CRD)** to **Neighborhood Development Zones (NDZ)**, amending the boundaries thereto and tying the boundaries to those specified in the City of Miami Consolidated Plan Fiscal Years 2004-2009, as may be amended; containing a repealer provision and severability clause; providing for transmittal to state agencies as required by law; and providing an effective date.

PAB 12-06 **Recommended Approval** **Vote: 7-0**

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