



City of Miami

Planning Advisory Board Minutes

http://www.ci.miami.fl.us/hearing_boards/Pages/About_Us/PlanningAdvisory.asp

REGULAR MEETING

February 1, 2006

CITY HALL

3500 PAN AMERICAN DRIVE

MIAMI, FL 33133

- A. INVOCATION
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF PREVIOUS MINUTES
- E. SWEARING IN

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

1. **2005-091 Land Use Change**

Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **21-23, 31-33 SW 52nd Court, and 30-32 SW 52nd Avenue**. (*West Flagler NET District*)

Applicant: Ricardo D. Ruiz, on behalf of Francisco and Teresa Permuy and Guillermo Permuy, owners.

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 **21-23, 31-33 SW 52nd Court, and 30-32 SW 52nd Avenue**, Miami, Florida, from "Medium Density Multi-Family Residential" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). (*Continued from the November 16th and December 21, 2005 PAB Meetings*)

PAB 13-06

Continued to March 1, 2006

Vote: 5-0

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2. 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, and 665 SW 8th 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, and 665 SW 8th 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 16, 2005; December 7, 2005; and January 18, 2006 PAB Meetings***)

PAB 15-06

Recommended Approval

Vote: 5-0

3. 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 43,540 square feet of retail space; and approximately 1,204 total parking spaces; providing for certain floor area ratio ("FAR") bonuses. (***Continued from the January 18, 2006 PAB Meeting***)

PAB 16-06

Recommended Approval with Conditions

Vote: 5-0

4. 2006-011 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for the **Intown Village** project (MU-2005-035), located at approximately 45 SW 8th Avenue, 715, 717, 727 and 735 SW 1st Street, and 702 and 720 West Flagler Street. (*Little Havana NET District*)

Applicant: Simon Ferro, on behalf of Little Havana Associates, LLC, contract purchaser and Amefra Corporation and New Rabar Corporation, 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 **Intown Village** project (MU-2005-035), located at approximately 45 SW 8th Avenue, 715, 717, 727 and 735 SW 1st Street, and 702 and 720 West Flagler Street, Miami, Florida, to construct two approximate 202-foot, 19-story high mixed use structures to be comprised of

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approximately 395 total multifamily residential units with recreational amenities; approximately 33,000 square feet of retail space and 34,000 square feet of additional accessory commercial uses; and approximately 660 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

PAB 17-06 Recommended Approval with Conditions Vote: 4-1

5. 2006-012 Land Use Change

Amendment to the Future Land Use Map of the Comprehensive Plan for the properties located at approximately **1950 NW 1st Avenue and 1905 NW 1st Court**.
(*Wynwood/Edgewater NET District*)

Applicant: Javier F. Avino, on behalf of A-1 Management Corp.

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 2.48± acres of properties located at approximately **1950 NW 1st Avenue and 1905 NW 1st Court**, Miami, Florida, from "General Commercial" and "Industrial" to "Restricted Commercial". (Complete legal description on file with the Department of Hearing Boards). [See companion item 6]

PAB 18-06 Recommended Approval Vote: 5-0

6. 2006-013 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for the **Avenue One** project (MU-2005-041), located at approximately 1950 NW 1st Avenue and 1905 NW 1st Court. (*Wynwood/Edgewater NET District*)

Applicant: Javier F. Avino, on behalf of A-1 Management Corp.

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 **Avenue One** project (MU-2005-041), located at approximately 1950 NW 1st Avenue and 1905 NW 1st Court, Miami, Florida, to construct a mixed use two tower development ranging in height from approximately 120 feet to 180 feet to be comprised of approximately 349 total multifamily residential units with recreational amenities; approximately 7,875 square feet of retail space; and approximately 633 total parking spaces; providing for certain floor area ratio ("FAR") bonuses. [See companion item 5]

PAB 19-06 Recommended Approval with Conditions Vote: 5-0

7. 2006-014 Text Amendment

Consideration of amending Ordinance No. 10544 of Zoning Ordinance 11000, Goals, Objectives and Policies of the **Ports, Aviation and Related Facilities Element**, of the Miami Comprehensive Neighborhood Plan of the City of Miami, as amended.

Applicant: City of Miami Planning Department

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Consideration of an Ordinance of the Miami City Commission amending Ordinance No. 10544, as amended, the Miami Comprehensive Neighborhood Plan of the City of Miami, by amending the Goals, Objectives and Policies of the **Ports, Aviation and Related Facilities Element** in order to clarify language pertaining to the Port of Miami River Sub element, more particularly by clearly defining the affected areas of the Miami River as it pertains to Goal PA-3, Objective PA 3.1 and Policies PA-3.1.1, PA 3.1.2, and PA 3.1.3; containing a repealer provision and severability clause; providing for transmittal to affected agencies as required by law; and providing an effective date.

PAB 14-06

Continued to March 15, 2006

Vote: 5-0

DISCUSSION ITEM

- Planning Advisory Board Member Annual Report

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