



# 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

February 15, 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 OF PUBLIC

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, Ms. Maria Sardina Mann, Rev. Guillermo Revuelta, Ms. Cricket Snow, Ms. Janice Tarbert

1. 2006-015 Major Use Special Permit (MUSP)

Consideration of a Major Use Special Permit for **The Chelsea** project (MU-2006-002), located at approximately 1550 Biscayne Boulevard. (*Downtown NET District*)

**Applicant:** Simon Ferro, on behalf of 1550 The Chelsea, 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 Chelsea** project (MU-2006-002), located at approximately 1550 Biscayne Boulevard, Miami, Florida, to construct an approximate 649-foot, 53-story high mixed use structure to be comprised of approximately 365 total multifamily residential units with recreational amenities; approximately 79,956 square feet of office space; approximately 5,139 square feet of retail space; approximately 4,981 square feet of restaurant space, and approximately 519 total parking spaces; providing for certain floor area ratio ("FAR") bonuses.

**PAB 20-06**

**Recommended Approval with Conditions**

**Vote: 6-0**

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. 2006-016 Major Use Special Permit (MUSP)**

Consideration of a Major Use Special Permit for the **111 NE 11<sup>th</sup> Street** project (MU-2006-003), located at approximately 111 NE 11<sup>th</sup> Street. (*Downtown NET District*)

**Applicant:** Patricia M. Baloyra, Esq., on behalf of Eagle Garage, 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 **111 NE 11<sup>th</sup> Street** project (MU-2006-003), located at approximately 111 NE 11<sup>th</sup> Street, Miami, Florida, to construct an approximate 425-foot, 42-story high mixed use structure to be comprised of approximately 430 total multifamily residential units with recreational amenities; approximately 26,732 square feet of retail space; approximately 2,500 square feet of restaurant space, and approximately 508 total parking spaces.

**PAB 21-06 Recommended Approval with Conditions Vote: 6-0**

**3. 2006-017 Text Amendment**

Consideration of amending Article 4 of Zoning Ordinance 11000, **Height Limitations within the C-2 Liberal Commercial Zoning District**, 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 4, Section 401, in order to modify the **Height Limitations within the C-2 Liberal Commercial Zoning District**; containing a repealer provision and severability clause; providing for transmittal to state agencies as required by law; and providing an effective date.

**PAB 22-06 Recommended Approval Vote: 6-0**

**4. 2006-018 Text Amendment**

Consideration of amending Chapter 35, Article V, of the Code of the City of Miami, entitled "**Motor Vehicles and Traffic**", for parking in the SD-8 Special Zoning District, as amended.

**Applicant:** City of Miami Planning Department

Consideration of an Ordinance of the Miami City Commission amending Chapter 35, Article V, of the Code of the City of Miami, as amended, entitled "**Motor Vehicles and Traffic**", by amending Article V in order to modify the requirements for parking in the SD-8 Special Zoning District as specified in Ordinance 11000, as amended, the Zoning Ordinance of the City of Miami; containing a repealer provision and severability clause; providing for transmittal to state agencies as required by law; and providing an effective date.

**PAB 23-06 Recommended Approval Vote: 6-0**

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5. **2006-019**            **Text Amendment**

Consideration of amending Article 6 of Zoning Ordinance 11000, **Parking regulations within the SD-8 Miami Design District**, 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 6, Section 608.10, in order to modify the requirements for **parking in the SD-8 Special Zoning District**; containing a repealer provision and severability clause; providing for transmittal to state agencies as required by law; and providing an effective date.

**PAB 24-06**

**Recommended Approval**

**Vote: 6-0**

### DISCUSSION ITEMS

- Planning Advisory Board Member Chair and Vice-Chair Elections
- Planning Advisory Board Member Annual Report

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