

# City of Miami

*City Hall*  
3500 Pan American Drive  
Miami, FL 33133  
[www.ci.miami.fl.us](http://www.ci.miami.fl.us)



## Meeting Agenda

Wednesday, May 3, 2006

7:00 PM

Regular Meeting

Miami City Hall

## Planning Advisory Board

*Arva Moore Parks-McCabe, Chairperson*

*Kricket Snow, Vice-Chairperson*

*Tamara Gort, Member*

*Beba Sardina Mann, Member*

*Guillermo A. Revuelta, Member*

*Luis Revuelta, Member*

*Janice Tarbert, Member*

*David L. Wilson, Member*

*Robert A. Young, Member*

*Donna E. Milo, Alternate and Vivian Villaamil, Non-Voting*

*ANY PERSON WHO RECEIVES COMPENSATION, REMUNERATION 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 AT THE OFFICE OF THE CITY CLERK (MIAMI CITY HALL), LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FLORIDA 33133.*

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES**

Regular Meeting of April 19, 2006

**SWEARING IN OF PUBLIC**

**AGENDA ITEMS (RESOLUTIONS)**

**P.1 06-00388lu** CONSIDERATION OF AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE FUTURE LAND USE MAP OF THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTIES LOCATED AT APPROXIMATELY 29 NORTHWEST 42ND STREET, 30 NORTHWEST 44TH STREET, 4202, 4220, 4308, 4310 AND 4330 NORTH MIAMI AVENUE , MIAMI, FLORIDA, FROM "DUPLEX RESIDENTIAL" TO "MEDIUM DENSITY MULTIFAMILY RESIDENTIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Ordinance No. 10544, from "Duplex Residential" to "Medium Density Multifamily Residential" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 29 NW 42nd Street, 30 NW 44th Street, 4202, 4220, 4308, 4310 and 4330 N Miami Avenue [Commission District 5; Little Haiti NET]

APPLICANT(S): Javier F. Avino, Esquire, on behalf of Miami News, LLC and Bob Hummer, Inc.

FINDINGS:

PLANNING DEPARTMENT: Recommended DENIAL

PURPOSE: This will change the above properties to Medium Density Multifamily Residential.

**Attachments:** 06-00388lu - Fact Sheet.pdf  
06-00388lu - Analysis.pdf  
06-00388lu - Concurrency Report.pdf  
06-00388lu - Comp Plan Map.pdf  
06-00388lu - Zoning Map.pdf  
06-00388lu - Aerial Photo.pdf  
06-00388lu - Legislation.pdf  
06-00388lu - Application Documents.pdf

**P.2 06-00384mu** A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, 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 AJA ON THE BAY (FKA ELECTRA ON THE BAY) PROJECT (MU-2006-014), TO BE LOCATED AT APPROXIMATELY 709 AND 721 NORTHEAST 26 STREET, AND 700 NORTHEAST 26 TERRACE, MIAMI, FLORIDA, CONSTRUCT AN APPROXIMATE 439-FOOT, 41-STORY HIGH RESIDENTIAL STRUCTURE TO BE COMPRISED OF APPROXIMATELY 129 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; AND APPROXIMATELY 150 TOTAL PARKING SPACES; PROVIDING FOR CERTAIN FLOOR AREA RATIO ("FAR") BONUSES; DIRECTING TRANSMITTAL; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: Major Use Special Permit for the Aja on The Bay project

LOCATION: Approximately 709 and 721 NE 26 Street and 700 NE 26 Terrace  
[Commission District 2; Wynwood/Edgewater NET]

APPLICANT(S): Adrienne F. Pardo and Gilberto Pastoriza, on behalf of Electra on The Bay, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions\*.

\*See supporting documentation

PURPOSE: This will allow the development of the Aja on The Bay project.

**Attachments:** 06-00384mu - Fact Sheet.pdf  
06-00384mu - Analysis.pdf  
06-00384mu - Zoning Map.pdf  
06-00384mu - Aerial Photo.pdf  
06-00384mu - Traffic Sufficiency Letter (2.27.06).pdf  
06-00384mu - UDRB Reso (2.15.06).pdf  
06-00384mu - IDRC Comments (2.15.06).pdf  
06-00384mu - Aviation Comments (1.9.06).pdf  
06-00384mu - School Board Comments (1.6.06).pdf  
06-00384mu - Public Works Comments (1.3.06).pdf  
06-00384mu - Legislation.pdf  
06-00384mu - Exhibit A (Legal Description).pdf  
06-00384mu - Exhibit B (Zoning Data Table).pdf

**P.3 06-00612mu** A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, 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 2121 BISCAYNE PROJECT (MU-2006-015), TO BE LOCATED AT APPROXIMATELY 2121 BISCAYNE BOULEVARD, MIAMI, FLORIDA, CONSTRUCT AN APPROXIMATE 222-FOOT, 16-STORY HIGH RESIDENTIAL STRUCTURE TO BE COMPRISED OF APPROXIMATELY 147 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; APPROXIMATELY 46,400 SQUARE FEET OF OFFICE SPACE; APPROXIMATELY 6,682 SQUARE FEET OF RETAIL SPACE; AND APPROXIMATELY 376 TOTAL PARKING SPACES; PROVIDING FOR CERTAIN FLOOR AREA RATIO ("FAR") BONUSES; DIRECTING TRANSMITTAL; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: Major Use Special Permit for the 2121 Biscayne Boulevard project.

LOCATION: Approximately 2121 Biscayne Boulevard [Commission District 2; Wynwood/Edgewater NET]

APPLICANT(S): Javier F. Avino, Esquire, on behalf of 2121 Biscayne Boulevard, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions\*.

\*See supporting documentation.

PURPOSE: This will allow the development of the 2121 Biscayne Boulevard project.

**Attachments:** 06-00612mu - Fact Sheet.pdf  
06-00612mu - Analysis.pdf  
06-00612mu - Zoning Map.pdf  
06-00612mu - Aerial Photo.pdf  
06-00612mu - IDRC Comments (3.15.06).pdf  
06-00612mu - UDRB Reso (3.15.06).pdf  
06-00612mu - Traffic Sufficiency Letter (3.10.06).pdf  
06-00612mu - Public Works Comments (1.25.06).pdf  
06-00612mu - Aviation Comments (1.23.06).pdf  
06-00612mu - School Board Comments (1.23.06).pdf  
06-00612mu - Legislation.pdf  
06-00612mu - Exhibit A (Legal Description).pdf  
06-00612mu - Exhibit B (Zoning Data Table).pdf

**P.4 06-00613mu** A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, APPROVING WITH CONDITIONS, A MAJOR USE SPECIAL PERMIT PURSUANT TO ARTICLES 13 AND 17 OF ZONING ORDINANCE NO. 11000, AS AMENDED, FOR THE BRICKELL FLATIRON PROJECT (MU-2006-016), TO BE LOCATED AT APPROXIMATELY 1001, 1015, 1023, 1101 AND 1121 SOUTH MIAMI AVENUE, MIAMI, FLORIDA, CONSTRUCT AN APPROXIMATE 794-FOOT, 70-STORY HIGH MIXED USE STRUCTURE TO BE COMPRISED OF APPROXIMATELY 554 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; APPROXIMATELY 254,043 SQUARE FEET OF OFFICE SPACE; APPROXIMATELY 30,316 SQUARE FEET OF RETAIL SPACE; APPROXIMATELY 16,913 SQUARE FEET OF RESTAURANT SPACE; AND APPROXIMATELY 820 TOTAL PARKING SPACES; DIRECTING TRANSMITTAL; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: Major Use Special Permit for the Brickell Flatiron project

LOCATION: Approximately 1001, 1015, 1023, 1101 and 1121 South Miami Avenue [Commission District 2; Downtown NET]

APPLICANT(S): Javier F. Avino, Esquire, on behalf of Brickell Flatiron, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions\*.

\*See supporting documentation.

PURPOSE: This will allow the development of the Brickell Flatiron project.

**Attachments:** 06-00613mu - Fact Sheet.pdf  
06-00613mu - Analysis.pdf  
06-00613mu - Zoning Map.pdf  
06-00613mu - Aerial Photo.pdf  
06-00613mu - Traffic Sufficiency Letter (3.27.06).pdf  
06-00613mu - IDRC Comments (3.15.06).pdf  
06-00613mu - UDRB Reso (3.15.06).pdf  
06-00613mu - Aviation Comments (11.28.05).pdf  
06-00613mu - Public Works Comments (11.18.05).pdf  
06-00613mu - School Board Comments (11.16.05).pdf  
06-00613mu - HEPB Reso (10.5.05).pdf  
06-00613mu - Legislation.pdf  
06-00613mu - Exhibit A (Legal Description).pdf  
06-00613mu - Exhibit B (Zoning Data Table).pdf

P.5 06-00576zt

A RESOLUTION OF THE MIAMI CITY COMMISSION, APPROVING IN PRINCIPLE THE VIRGINIA KEY BEACH PARK MASTER PLAN, DATED NOVEMBER, 2003, HERE AND AFTER REFERRED TO AS THE "VIRGINIA KEY BEACH PARK MASTER PLAN", AS A GUIDING TOOL FOR THE FUTURE DEVELOPMENT AND PRESERVATION OF ENVIRONMENTAL CHARACTER AND THE ECONOMIC VITALITY OF THIS SIGNIFICANT AREA AS DEFINED IN THE "VIRGINIA KEY BEACH PARK MASTER PLAN.

REQUEST: To approve the proposed Virginia Key Beach Master Plan

APPLICANT(S): City of Miami

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL

PLANNING ADVISORY BOARD: Recommend --- to City Commission on -- by a vote or \*-\*

PURPOSE: This will approve in concept the proposed Virginia Key Beach Master Plan which will provide a direction for the beautification of the beach and establishes design guidelines for development

**Attachments:** 06-00576zt - Fact Sheet.pdf  
06-00576zt - Analysis.pdf  
06-00576zt - Comp Plan Map.pdf  
06-00576zt - Zoning Map.pdf  
06-00576zt - Aerial Photo.pdf  
06-00576zt - Legislation.pdf  
06-00576zt - Cover Page.pdf  
06-00576zt - Master Site Plan (Map).pdf  
06-00576zt - Master Plan Report.pdf

**P.6**      **06-00666zt**      AN ORDINANCE OF THE MIAMI CITY COMMISSION, RELATING TO STUDENT HOUSING BY AMENDING ARTICLE 25, SECTION 2502 OF THE ZONING ORDINANCE, IN ORDER TO EXPAND THE DEFINITION OF A DWELLING UNIT TO ACCOMMODATE STUDENT HOUSING WITHIN ANY DISTRICT WHICH PERMITS MULTIFAMILY HOUSING; TO AMEND THE DEFINITION OF FAMILY TO EXCLUDE STUDENT HOUSING; AND TO ADD A DEFINITION FOR STUDENT HOUSING USE; CONTAINING A REPEALER PROVISION, A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: To Amend Article 25, Section 2502 of the Zoning Ordinance

APPLICANT(S): City of Miami

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL

PLANNING ADVISORY BOARD: Recommend -- to City Commission on -- by a vote of \*-\*

PURPOSE: This provides for a definition of Student Housing.

**Attachments:**    06-00666zt - Fact Sheet.pdf  
                              06-00666zt - Legislation.pdf



**DISCUSSION ITEM**

- D.1      **06-00658**      Discussion regarding "Zoning In Progress"