

# City of Miami

*City Hall  
3500 Pan American Drive  
Miami, FL 33133  
www.miamigov.com*



## **Meeting Agenda - Final**

**Wednesday, September 20, 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*

*Janice Tarbert, Member*

*Robert A. Young, Member*

*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 September 6, 2006

**SWEARING IN OF PUBLIC**

**AGENDA ITEMS (RESOLUTIONS)**

**P.1 06-01060lu** 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 PROPERTY LOCATED AT APPROXIMATELY 3663 SOUTH MIAMI AVENUE, MIAMI, FLORIDA, FROM "MAJOR INSTITUTIONAL, PUBLIC FACILITIES, TRANSPORTATION AND UTILITIES" TO "HIGH-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 "Major Institutional, Public Facilities, Transportation and Utilities" to "High-Density Multifamily Residential" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 3663 South Miami Avenue [Commissioner Linda Haskins - District 2]

APPLICANT(S): Iris V. Escarra, Esquire, on behalf of TRG MH Venture, Ltd., Contract Purchaser, and Mercy Hospital, Inc., Owner

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL  
See companion File ID 06-01060mu

PURPOSE: This will change the above property to High-Density Multifamily Residential for the proposed 300 Grove Bay Residences Major Use Special Permit.

- Attachments:** 06-01060lu - PAB Fact Sheet.pdf  
 06-01060lu - Analysis.pdf  
 06-01060lu - Concurrency Report.pdf  
 06-01060lu - Comp Plan Map.pdf  
 06-01060lu - Zoning Map.pdf  
 06-01060lu - Aerial Photo.pdf  
 06-01060lu - PAB Legislation.pdf  
 06-01060lu - Application Documents.pdf

**Legislative History**

7/19/06 Planning Advisory Board CONTINUED

**P.2      06-01060mu**      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 300 GROVE BAY RESIDENCES PROJECT, TO BE LOCATED AT APPROXIMATELY 3663 SOUTH MIAMI AVENUE, MIAMI, FLORIDA, TO CONSTRUCT A THREE BUILDING RESIDENTIAL DEVELOPMENT RANGING IN HEIGHT FROM APPROXIMATELY 304 FEET TO 411 FEET TO BE COMPRISED OF APPROXIMATELY 300 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; AND APPROXIMATELY 642 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 300 Grove Bay Residences Project

LOCATION: Approximately 3663 S Miami Avenue [Commissioner Linda Haskins - District 2]

APPLICANT(S): Iris V. Escarra, Esquire, on behalf of TRG MH Venture, Ltd., Contract Purchaser, and Mercy Hospital, Inc., Owner

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions\*.

\*-See supporting documentation

See companion File ID 06-01060lu

PURPOSE: This will allow the development of the 300 Grove Bay Residences project.

- Attachments:**
- 06-01060mu - PAB Fact Sheet.pdf
  - 06-01060mu - Analysis.pdf
  - 06-01060mu - 3D Photo.pdf
  - 06-01060mu - Zoning Map.pdf
  - 06-01060mu - Aerial Photo.pdf
  - 06-01060mu - Projects in the Vicinity.pdf
  - 06-01060mu - Traffic Sufficiency Letter (6.7.06).pdf
  - 06-01060mu - Plat and Street Committee Letter (6.6.06).pdf
  - 06-01060mu - HEPB Resolution (6.6.06).pdf
  - 06-01060mu - UDRB Resolution (5.17.06).pdf
  - 06-01060mu - Large Scale Development Committee Sign-In Sheet (5.17.06).pdf
  - 06-01060mu - School Board Comments (5.05.06).pdf
  - 06-01060mu - MDAD Planning Comments (5.2.06).pdf
  - 06-01060mu - Solid Waste Comments (5.1.06).pdf
  - 06-01060mu - Public Works Comments (4.28.06).pdf
  - 06-01060mu - Pre-Application Meeting Sign-In Sheet (4.20.06).pdf
  - 06-01060mu - IDRC Comments (4.4.06).pdf
  - 06-01060mu - Miami-Dade Transit Bus Maps (Routes 12 & 48).pdf
  - 06-01060mu - Mercy Hospital MUSP Resolution 93-608 (9.27.93).pdf
  - 06-01060mu - DCA Mercy Hospital DRI letter (7.12.93).pdf
  - 06-01060mu - PAB Legislation.pdf
  - 06-01060mu - Exhibit A (Legal Description).pdf
  - 06-01060mu - Exhibit B (Zoning Data Table).pdf

**Legislative History**

7/19/06            Planning Advisory Board            CONTINUED

**P.3      06-01238lu**      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 2735 AND 2745 NORTHWEST 14TH STREET AND 2700 NORTHWEST 15TH STREET, MIAMI, FLORIDA, FROM "DUPLEX RESIDENTIAL" AND "RESTRICTED COMMERCIAL" TO "RESTRICTED COMMERCIAL"; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES.

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

LOCATION: Approximately 2735 and 2745 NW 14th Street and 2700 NW 15th Street [Commissioner Angel Gonzalez - District 1]

APPLICANT(S): Matthew V. Rigg, President, on behalf of 1490 Plus, Inc.

FINDINGS:

PLANNING DEPARTMENT: Recommended DENIAL

PURPOSE: This will change the above properties to Restricted Commercial.

- Attachments:**    06-01238lu - PAB Fact Sheet.pdf  
                          06-01238lu - Analysis.pdf  
                          06-01238lu - Concurrency Report.pdf  
                          06-01238lu - Comp Plan Map.pdf  
                          06-01238lu - Zoning Map.pdf  
                          06-01238lu - Aerial Photo.pdf  
                          06-01238lu - PAB Legislation.pdf  
                          06-01238lu - Application Documents.pdf

**Legislative History**

9/6/06                  Planning Advisory Board                  CONTINUED

**P.4      06-01055lu**      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 1770 & 1778 NORTH BAYSHORE DRIVE, 1799 NORTHEAST 4TH AVENUE AND 430 NORTHEAST 18TH STREET, MIAMI, FLORIDA, FROM "HIGH DENSITY MULTIFAMILY RESIDENTIAL" TO "RESTRICTED COMMERCIAL"; 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 "High Density Multifamily Residential" to "Restricted Commercial" to Change the Future Land Use Map of the Miami Comprehensive Neighborhood Plan

LOCATION: Approximately 1770 & 1778 N Bayshore Drive, 1799 NE 4th Avenue and 430 NE 18th Street [Commissioner Linda Haskins - District 2]

APPLICANT(S): A. Vicky Garcia-Toledo, Esquire, on behalf of On the Park Properties, LLC and On the Park Properties II, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL  
See companion File ID 06-01055mu

PURPOSE: This will change the above properties to Restricted Commercial for the proposed On The Park Major Use Special Permit.

- Attachments:**    06-01055lu - PAB Fact Sheet.pdf  
                               06-01055lu - Analysis.pdf  
                               06-01055lu - Concurrency Report.pdf  
                               06-01055lu - Comp Plan Map.pdf  
                               06-01055lu - Zoning Map.pdf  
                               06-01055lu - Aerial Photo.pdf  
                               06-01055lu - PAB Legislation.pdf  
                               06-01055lu - Application Documents.pdf

**Legislative History**

7/19/06                  Planning Advisory Board                  WITHDRAWN

**P.5**      **06-01055mu**      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 ON THE PARK PROJECT, TO BE LOCATED AT APPROXIMATELY 1770 AND 1778 NORTH BAYSHORE DRIVE, 1799 NORTHEAST 4TH AVENUE, AND 430 NORTHEAST 18TH STREET, MIAMI, FLORIDA, TO CONSTRUCT AN APPROXIMATE 499-FOOT, 47-STORY HIGH MIXED USE STRUCTURE TO BE COMPRISED OF APPROXIMATELY 648 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; APPROXIMATELY 9,400 SQUARE FEET OF RETAIL SPACE; AND APPROXIMATELY 859 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 On The Park Properties Project

LOCATION: Approximately 1770 & 1778 N Bayshore Drive, 1799 NE 4th Avenue and 430 NE 18th Street [Commissioner Linda Haskins - District 2]

APPLICANT(S): A. Vicky Garcia-Toledo, Esquire, on behalf of On the Park Properties, LLC and On the Park Properties II, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions\*.

\*See supporting documentation.

See companion File ID 06-01055lu

PURPOSE: This will allow the development of the On The Park Properties project.



- Attachments:**
- 06-01055mu - PAB Fact Sheet.pdf
  - 06-01055mu - Analysis.pdf
  - 06-01055mu - 3D Photo.pdf
  - 06-01055mu - Zoning Map.pdf
  - 06-01055mu - Aerial Photo.pdf
  - 06-01055mu - Projects in the Vicinity.pdf
  - 06-01055mu - Traffic Sufficiency Letter (5.31.06).pdf
  - 06-01055mu - Miami-Dade County Planning Comments (5.17.06).pdf
  - 06-01055mu - UDRB Resolution (5.17.06).pdf
  - 06-01055mu - Large Scale Development Committee Sign-In Sheet (5.17.06).pdf
  - 06-01055mu - MDAD Planning Comments (5.1.06).pdf
  - 06-01055mu - Public Works Comments (4.24.06).pdf
  - 06-01055mu - Solid Waste Comments (4.21.06).pdf
  - 06-01055mu - School Board Comments (4.20.06).pdf
  - 06-01055mu - IDRC Comments (4.18.06).pdf
  - 06-01055mu - Pre-Application Meeting Sign-In Sheet (3.27.06).pdf
  - 06-01055mu - PAB Legislation.pdf
  - 06-01055mu - Exhibit A (Legal Description).pdf
  - 06-01055mu - Exhibit B (Zoning Data Table).pdf

**Legislative History**

7/19/06	Planning Advisory Board	WITHDRAWN
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**P.6 06-01243mu** 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 OMNI DEVELOPMENT PROJECT, TO BE LOCATED AT APPROXIMATELY 1501-1701 BISCAYNE BOULEVARD, MIAMI, FLORIDA, TO CONSTRUCT A SIX BUILDING MIXED USE DEVELOPMENT RANGING IN HEIGHT FROM APPROXIMATELY 584 FEET TO 644 FEET TO BE COMPRISED OF APPROXIMATELY 4,208 TOTAL MULTIFAMILY RESIDENTIAL UNITS WITH RECREATIONAL AMENITIES; APPROXIMATELY 350,200 SQUARE FEET OF RETAIL SPACE; AND APPROXIMATELY 6,154 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 Omni Development Project

LOCATION: Approximately 1501-1701 Biscayne Boulevard [Commissioner Linda Haskins - District 2]

APPLICANT(S): Javier F. Avino, Esquire, on behalf of Downtown Miami Mall, LLC and Downtown Miami Hotel, LLC

FINDINGS:

PLANNING DEPARTMENT: Recommended APPROVAL with conditions\*.

\*See supporting documentation.

PURPOSE: This will allow the development of the Omni Development project.

**Attachments:** 06-01243mu - PAB Fact Sheet.pdf  
06-01243mu - Analysis.pdf  
06-01243mu - 3D Photo.pdf  
06-01243mu - Zoning Map.pdf  
06-01243mu - Aerial Photo.pdf  
06-01243mu - Projects in the Vicinity.pdf  
06-01243mu - Traffic Sufficiency Letter (6.29.06).pdf  
06-01243mu - UDRB Resolution (6.21.06).pdf  
06-01243mu - Large Scale Development Committee Sign-In Sheet (5.24.06).pdf  
06-01243mu - Miami-Dade County Planning Comments (5.17.06).pdf  
06-01243mu - School Board Comments (5.17.06).pdf  
06-01243mu - Public Works Comments (5.4.06).pdf  
06-01243mu - MDAD Planning Comments (5.3.06).pdf  
06-01243mu - Solid Waste Comments (5.1.06).pdf  
06-01243mu - Pre-Application Meeting Sign-In Sheet (4.4.06).pdf  
06-01243mu - IDRC Comments (3.14.06).pdf  
06-01243mu - PAB Legislation.pdf  
06-01243mu - Exhibit A (Legal Description).pdf  
06-01243mu - Exhibit B (Zoning Data Table).pdf