

**ANALYSIS  
SPECIAL AREA PLAN  
for  
RIVER LANDING**

**LEGISTAR FILE ID: 05-00410ap**

**LOCATION:**

Approximately located at 1400, 1420, and 1500 North West North River Drive.,

**PROJECT PROFILE:**

Submittal of the “River Landing” Special Area Plan (SAP) will modify the existing transect zone regulations applicable to the subject parcels to the extent indicated herein, but does not propose changes to Future Land Use Map. This Special Area Plan (SAP) proposes a mix of commercial, office, residential and lodging uses and associated parking areas as follows:

- A) The SAP proposes approximately 354,578 square feet of Lot Area or approximately 8.14 acres.
- B) The project propose approximately 2,147,331 square feet of Floor Area split among the parcels, including 19,018 square feet of Civic Space, 130,732 square feet of Open Space, 1,618,383 square feet of retail/commercial space, 444 residential units, and 2418 parking spaces.
- C) Approximately 440 parking spaces will be located below grade and do not count towards Floor Area.

Square footage mentioned above are approximates and may increase or decrease at time of building permit, but may not to exceed a total of 2,147,331 square feet of Floor Area or less than 19,018 square feet of Civic Space.

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The analysis of the “River Landing” proposal is based on the Miami 21 Code, the Zoning Ordinance of City of Miami, and is deemed a Special Area Plan per ARTICLE 3, Section 3.9, and Article 7, Section 7.1.2.8, which allows parcels greater than nine (9) abutting acres in size to be master planned to allow a greater integration of public improvements and infrastructure, and greater flexibility so as to result in higher or specialized quality building and streetscape design.

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## **FINDINGS**

In determining the appropriateness of the proposed Special Area Plan (“SAP”), the Planning Department referred this proposal for additional input and recommendation to:

- Zoning Section of the Planning and Zoning Department
- Department of Public Works
- Office of Transportation
- Allapattah NET Office
- The Urban Development Review Board; and
- Coordinated Review Committee; and

Recommendations from the aforementioned Departments, Committees and Boards have been considered in the preparation of the following findings:

- Riverside Landing is an 8.14 acre proposal qualifying as a Special Area Plan, subject to Waiver 13-0002 and pursuant to Article 3, Section 3.9 of the Miami 21 Code.
- The Land Use designation for the whole SAP is “Restricted Commercial” within the Health District Regional Activity Center, pursuant to the Miami Comprehensive Neighborhood Plan.
- The Zoning designation for the whole SAP is T6-8 O (Urban Core Transect T6-8 Open)
- The project is located on the north side of the Miami River, within a High Probability Archeological Conservation area and will require monitoring and a disposition plan should Archeological resources be found.
- Upon approval, the River Landing Special Area Plan will comply with the density, intensity and height allowed by the proposed zoning designation. The Regulating Plan is oriented to govern the internal distribution of proposed development, inclusive of public and civic spaces, with an emphasis on promoting and elevating the standard for the pedestrian realm.
- The proposed Special Area Plan is adjacent and south of the Health District Zoning Designation and within the Health District Regional Activity Center as identified in the MCNP.
- Development of the River Landing SAP is proposed over three adjacent parcels located on the north bank of the Miami River, between NW 14<sup>th</sup> and 17<sup>th</sup> Avenue and NW North River Drive.
- The River Landing SAP has convenient access to the mass transportation systems and is in close proximity to the Civic Center Metro Station.
- The above described property is currently underutilized, mostly consisting of vacant land, and a two story underutilized Mahi Shrine building.
- Their current, vacant and undeveloped condition of the parcels negatively impacts the urban fabric of Health District and surrounding neighborhoods and interrupts linkages necessary to create a safe, enjoyable pedestrian realm.

- The River Landing Special Area Plan integrates public improvements and infrastructure while providing greater flexibility resulting in higher or specialized quality building and streetscape design.
  - The River Landing SAP has been conceived to provide high-density, mixed-use, pedestrian oriented retail areas within an urban development, meeting the Miami 21 development concept in the interaction with the Health District, Civic Center and Miami River.
  - The proposed Special Area Plan will benefit the area by creating residential units, and commercial uses promoting its interaction with the adjacent areas, Miami River, Down Town and Health District.
  - As per the Economic Impact Analysis submitted with this application, the proposed Special Area Plan is expected to cost approximately \$ 160 Million inclusive of land costs and developer fees (2013 Dollars). Overall impact is expected to be \$192 Million (2013 Dollars). It is expected to generate approximately 512 Full Time Equivalent (FTE) construction jobs during a construction period of ~2y, approximately 980 (FTE) permanent new jobs at River Landing and approximately 625 indirect and project induced jobs.
  - It estimated that the River Landing SAP project will generate approximately \$3 Million in Non-recurring benefits, such as building permit fees and City park impact fees. Upon completion, the project is expected to generate annually recurring revenues of \$1.2 Million in ad valorem taxes.
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## **REFERRALS**

- The River Landing SAP was submitted for review for Public School Concurrency Preliminary Analysis on January 11, 2013. Miami-Dade County Public School has determined that at that time of the Preliminary Analysis, the schools serving the area have sufficient capacity available to serve the application. Final determination will be required prior to the issuance of any Building Permit.
- The River Landing SAP was reviewed during a Pre-Application Meeting on December of 2012. Comments provided therein have been incorporated in revised plans prepared for this submittal.
- The Coordinated Review Committee (CRC) met on April 16, 2013 to review the project and provided applicants comments and technical concerns regarding proposed River Landing SAP.
- The City of Miami Public Works Department has reviewed the project and provided comments based on technical concerns. Certain revisions have been made based on said comments and concerns which have been incorporated in revised plans prepared for this submittal.
- Traffic study has been submitted and is under review by the City's Office of Transportation. Comments requiring additional information or redesign shall be satisfied prior to final adoption of this SAP.

- Miami-Dade County Public Schools will issue a School Concurrency Preliminary Analysis for the River Landing Special Area Plan as presented with findings regarding student capacity for the schools serving the area in order to properly serve this application. Final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent.
  - The proposed project was reviewed for design appropriateness by the Urban Development Review Board on March 20, 2013 who recommended Approval with Conditions, as per the resolution for Item No. 1 of the 3-20-2013 meeting, attached hereto.
  - The project's analysis is based on the Miami 21 Code, following the Design Review Criteria that include:
    - I. Site and Urban Planning;
    - II. Architecture and Landscape Architecture;
    - III. Pedestrian Oriented Development;
    - IV. Streets and Open Space;
    - V. Vehicular Access and Parking;
    - VI. Screening;
    - VII. Signage and lighting;
    - VIII. Preservation of Natural Features; and
    - IX. Modification of Nonconformities.
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### **CONDITIONS**

Based on analysis and findings, the Planning Department recommends approval of the River Landing Special Area Plan with the following conditions:

- 1) Meet all applicable building codes, land development regulations, ordinances and other laws and pay all applicable fees due prior to the issuance of any building permit.
- 2) Allow the Miami Police Department to conduct a security survey, at the Department's discretion, and to make recommendations concerning security measures and systems; further submit a report to the Planning Department, prior to commencement of construction, demonstrating how the Police Department recommendations, if any, have been incorporated into the SAP security and construction plans, or demonstrate to the Planning Director why such recommendations are impractical.
- 3) Obtain approval from, or provide a letter from the Department of Fire-Rescue indicating applicant's coordination with members of the Fire Plan Review Section at the Department of Fire-Rescue in the review of the scope of the SAP, owner responsibility, building development process and review procedures, as well as specific requirements for fire protection and life safety systems, exiting, vehicular access and water supply.
- 4) Obtain approval from, or provide a letter of assurance from the Department of Solid Waste that the SAP has addressed all concerns of the said Department prior to the obtaining a shell permit.

- 5) Comply with the Minority Participation and Employment Plan (including a Contractor/Subcontractor Participation Plan) submitted to the City as part of the Application for Development Approval, with the understanding that the Applicant must use its best efforts to follow the provisions of the City's Minority/Women Business Affairs and Procurement Program as a guide, as applicable.
- 6) Record the following in the Public Records of Dade County, Florida, prior to the issuance of any building permit:
  - a. Declaration of Covenants and Restrictions providing that the ownership, operation and maintenance of all common areas and facilities will be by the property owner or a mandatory property owner association in perpetuity; and
  - b. Record in the Public Records a Unity of Title or a covenant in lieu of a Unity of Title if, applicable, subject to the review and approval of the City Attorney's Office.
- 7) Prior to the issuance of a shell permit, provide the Planning Department with a recorded copy of the documents mentioned in condition (6) above.
- 8) Provide the Planning Department with a temporary construction plan that includes the following:
  - a. Temporary construction parking plan, with an enforcement policy;
  - b. Construction noise management plan with an enforcement policy; and
  - c. Maintenance plan for the temporary construction site; said plan shall be subject to the review and approval by the Planning Department prior to the issuance of any building permits and shall be enforced during construction activity. All construction activity shall remain in full compliance with the provisions of the submitted construction plan; failure to comply may lead to a suspension or revocation of this SAP.
- 9) Prior to the issuance of any building permit, the applicant shall provide the Planning & Zoning Department for review and approval:
  - a. Environmental Impact Statement and final reports for lots included in SAP site.
  - b. Sufficiency Letter from the City of Miami, Office of Transportation
  - c. Final determination of Public School Concurrency and Capacity Reservation
  - d. Conservation Assessment Report (project location is within an high Archeological Probability Zone)
  - e. Revised set of plans addressing:
  - f. Provide alternative for the Promenade (Center View Corridor) that would increase the width from the proposed 69' if the area is to be allocated to the View Corridor requirement under Article 3.11 of the Miami 21 Code. Design should be open from

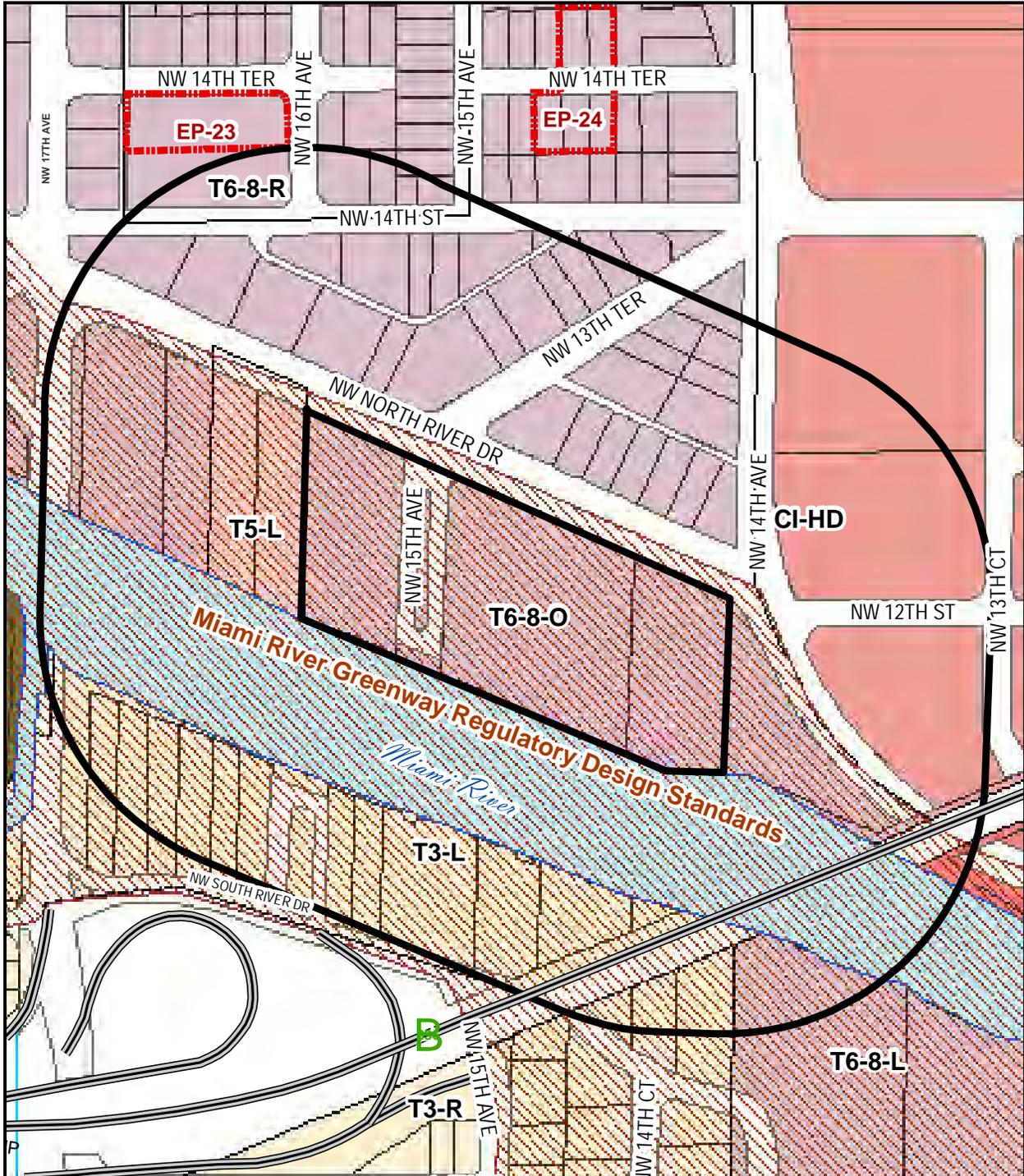
ground to sky and uninterrupted by circulation corridors serving the vertical retail space on upper levels.

- g. Maintain a minimum sidewalk width of 15' along NW North River Drive.
  - h. Move residential lobby for western tower to end of First Layer. See Illustration 5.6 (T6-24) of the Miami 21 Code.
  - i. Provide entry area indentations, in order to exceed door dimensions when opened if sidewalks is less than 15' wide.
  - j. Re-platting is required to close and vacate NW 15 Avenue between North River Drive and the Miami River (City Code Section 54-4).
  - k. Revise Open Space diagram (B-5) and calculations contained therein to comply with the Miami 21 definition of "Open Space".
  - l. Provide plans indicating sidewalk locations and dimensions within side setback locations acceptable to the Director of Planning & Zoning.
- 10) The River Landing Special Area Plan includes a Development Review Process which addresses the build out of the project as identified in the Regulating Plan. All development within the SAP area shall be by SAP Permit.
- 11) If the project is to be developed in phases and/or individual specific projects, the Applicant shall submit an interim plan, including a landscape plan, which addresses design details for the land occupying future phases of this Project in the event that the future phases are not developed, said plan shall include a proposed timetable and shall be subject to review and approval by the Planning Director.
- 12) The applicant shall meet conditions identified in this Ordinance, with the River Landing SAP and all applicable regulations from local, state and federal agencies.
- 13) Within 90 days of the effective date of this Ordinance, record a certified copy of the Development Agreement specifying that the Development Agreement runs with the land and is binding on the Applicant, its successors, and assigns, jointly or severally.
- 14) As applicable, River Landing Development LLC., as defined in the approved SAP, shall be responsible for securing the City's approval for any change or modification to the approved temporary construction plan. Request for approval of any change or modification to the previously approved temporary construction plan shall be submitted for review and approval no later than two weeks prior to implementation of requested change or modification.
- 15) Prior to the issuance of any building permit, the applicant shall provide the Planning and Zoning Department for review and approval:
- Sufficiency Letter from the City of Miami, Office of Transportation.

- Final determination of Public School Concurrency and Capacity Reservation.
  - Proof of compliance with conditions established by the following departments or agencies, specifically:
    - City and County Public Works Departments
    - Miami-Dade County Water and Sewer
    - Miami-Dade County Traffic Engineering Division
    - Florida Department of Transportation (FDOT)
- 16) The “River Landing” SAP includes a Development Review Process which addresses the build out of the individual Buildings as identified in the Regulating Plan. All development within this SAP shall be submitted for review and approval by the Planning and Zoning Director prior to the issuance of any building permit consistent with the requirements of Sec. 3.9.1.g of Miami 21 and the SAP.



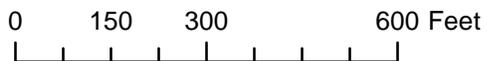
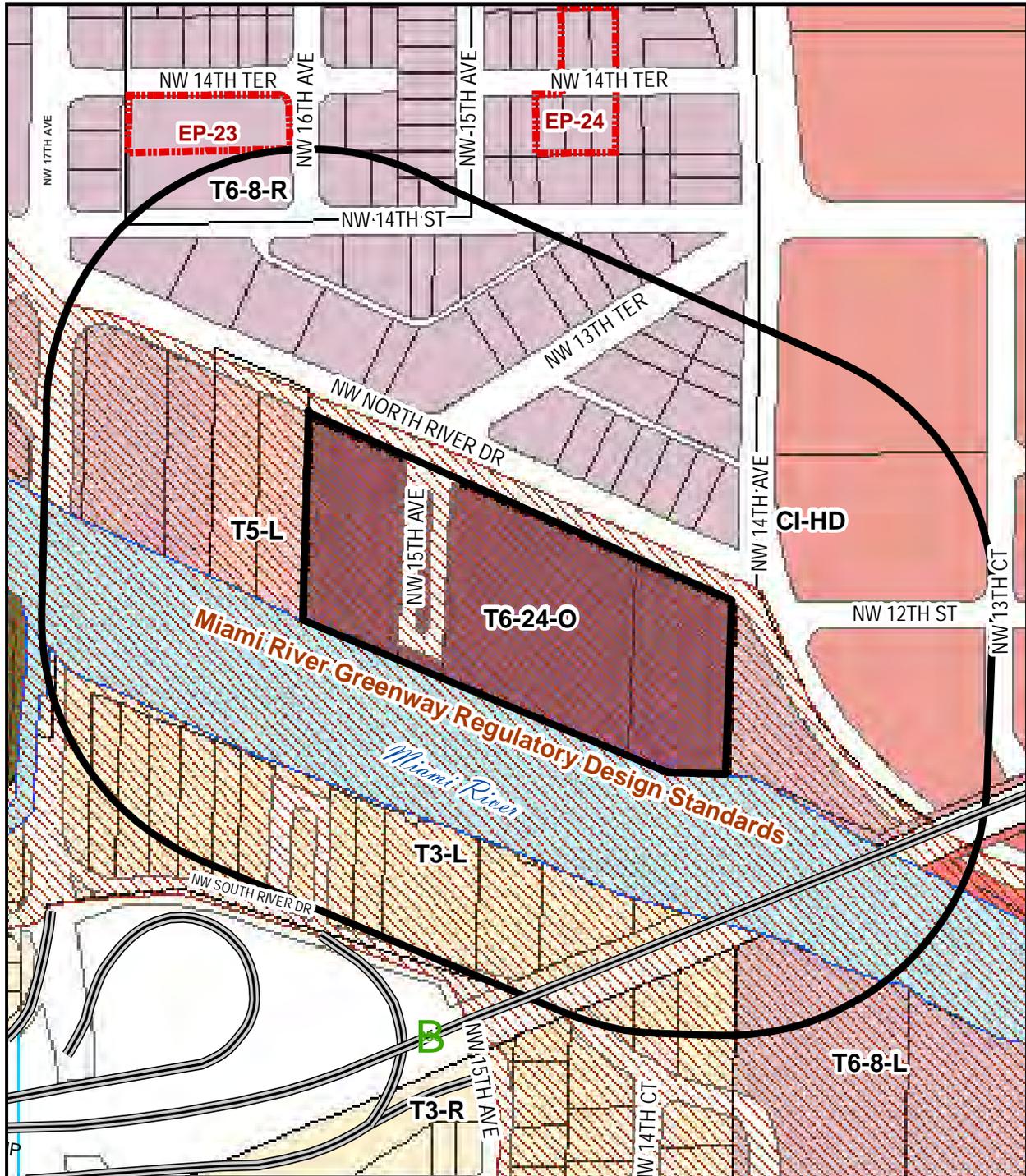
# MIAMI 21 MAP (EXISTING)



0 150 300 600 Feet

Address 1400, 1420 & 1500 NW North River Drive

# MIAMI 21 MAP (PROPOSED)



Address 1400, 1420 & 1500 NW North River Drive



0 150 300 600 Feet

Address 1400, 1420 & 1500 NW North River Drive



# WAIVER

FINAL DECISION

File No. 13-0002

**To:** Liberty Point Investments, LLC.  
235 Altera Avenue  
Coral Gables, Miami, FL 33146

**From:** IRENE HEGEDUS  
Zoning Administrator  
Office of Zoning

**PLEASE TAKE NOTICE THAT A FINAL DECISION HAS BEEN REACHED ON THE FOLLOWING MATTER:**

**Title:** RIVER LANDIA SPECIAL AREA PLAN

**Address:** 1500 NW North River Drive

**Final Decision:**

- Approval
- Approval with conditions
- Denial

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**FINDINGS AND CONDITIONS:**

The subject proposal has been reviewed for the following Waiver:

- Pursuant to Article 7, SECTION 7.2.3(a)(28) to allow ten percent (10%) reduction in required minimum acreage pursuant Section 3.9 of nine (9) acres where the proposal is for approximately 8.14 Acres, including a portion of Northwest 15<sup>th</sup> Avenue.

This Waiver application was referred to the Planning Department and Allapattah NET Office for their review and comments. Their comments and recommendations have been duly considered and are reflected in this final decision. In reviewing this application, the following findings have been made:

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**FINDINGS:**

- The zoning designation for this parcel is Urban Core Transect Zone T6-8-O.
- It is found that the applicant has submitted signed and sealed survey issued by Ludovici & Orange consulting engineers, Inc. by job number 2001-31A.
- It is found that the Planning Department provided comments on or about February 14, 2013 under file PR-13-010 which recommended approval with conditions.
- It is found that the Allapattah NET Office has no comments to this application. Little Havana NET office stays that the proposal is appropriate for the area and would be beneficial for the residents.
- It is found that notices were sent to all abutting property owners and registered homeowner's neighborhood associations as a Warrant process.
- It is found that the Planning Department and the Office of Zoning has not received any objections from any of the notified parties.

# WAIVER

## FINAL DECISION

- It is found that with regards to the criteria set forth in Article 7, Section 7.2.8(a) of the Miami21 Code, the application has been reviewed and found sufficient.
- It is found that only the deviations discussed in this Waiver are approved. Full compliance with all other Miami 21 Code requirements is still required.

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### CONDITIONS:

Based on the above findings and the considered advice of the officers and agencies consulted on these matters and pursuant to the Miami 21 Code, the subject application is **approved with conditions** subject to the plans and supplementary materials submitted by the applicant and on file with the Office of Zoning.

1. The project shall meet a minimum of 8.1 Acres pursuant to Article 3, Section 3.9 of the Miami21 Code.

#### Note:

- This Waiver **approval with conditions** is subject to a full review by the Office of Zoning at the time of building permit. Any substantial changes that arise may require a new Waiver.

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### NOTICE

The final decision of the Zoning Administrator may be appealed to the Planning, Zoning and Appeals Board by any aggrieved party, within fifteen (15) days of the date of issuance by filing a written appeal and appropriate fee with the Office of Hearing Boards, located at 444 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor, Miami, FL 33130. Telephone number (305) 416-2030.

Signature:   
IRENE HEGEDUS  
Zoning Administrator  
Office of Zoning

Date: 3/19/13

C I T Y O F M I A M I

P L A N N I N G & Z O N I N G D E P A R T M E N T

U R B A N D E V E L O P M E N T R E V I E W B O A R D ( U D R B )

R E S O L U T I O N F O R R E C O M M E N D A T I O N

U D R B M E E T I N G - M A R C H 2 0 , 2 0 1 3

**Item No. 1**

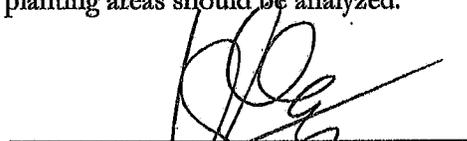
A motion was made by **Mr. NEIL HALL** and seconded by **Mr. FIDEL PEREZ** for a Resolution recommending to the Director of the Department of Planning & Zoning **APPROVAL WITH CONDITIONS** for the project **RIVER LANDING SAP** located at **1500 NW North River Drive** with a vote of **6 to 0**.

| Vote List:              | Yes                      | No                       | Recused                  | Absent                   |
|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Robert Behar (Chairman) | x                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dean Lewis (Vice Chair) | x                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Anthony Tzamtzis        | x                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jesus Permuy            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | x                        |
| Gerald C. Marston       | x                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fidel Perez             | x                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Willy Bermello          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | x                        |
| Robin Bosco,            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | x                        |
| Neil Hall               | x                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Conditions:**

1. Design the residential towers, in order to better integrate them with the rest of the project in scale, massing and articulation.
2. The retail façades facing the river offer the opportunity of creating public access areas such as balconies or circulation galleries, to take advantage of the river views. Create more openings to the river.
3. Improve the design of the East and West elevations which are viewed from the river and other points.
4. Further study the Riverwalk proposal, in order to achieve a more urban solution. An alternative to proposed large trees in limited planting areas should be analyzed.

Attest:   
for Francisco Garcia,  
Planning & Zoning Director

  
Perla Gonzalez, UDRB Liaison