

CITY COMMISSION FACT SHEET

File ID: 05-00410ap

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING WITH CONDITIONS, PURSUANT TO ARTICLES 3, AND ARTICLE 7, OF THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY 8.14 ACRES FOR THE **RIVER LANDING** SPECIAL AREA PLAN ("SAP"), A MIXED-USE DEVELOPMENT LOCATED AT APPROXIMATELY 1400, 1420 AND 1500 NORTHWEST NORTH RIVER DRIVE, MIAMI, FLORIDA, CONSISTING OF APPROXIMATELY 2,147,331 SQUARE FEET OF DEVELOPMENT; INCLUDING: A) APPROXIMATELY 444 RESIDENTIAL UNITS; B) APPROXIMATELY 1,618,383 SQUARE FEET OF COMMERCIAL USE; C) APPROXIMATELY 130,732 SQUARE FEET OF OPEN SPACE; AND D) APPROXIMATELY 2,418 PARKING SPACES; AMENDING THE ZONING ATLAS OF ORDINANCE NO 13114, BY CHANGING THE ZONING CLASSIFICATION OF THE ABOVE-REFERENCED PROPERTIES FROM "T6-8-O" URBAN CORE ZONE TO "T6-24-O" URBAN CORE ZONE; THE SQUARE FOOTAGES ABOVE ARE APPROXIMATE AND MAY INCREASE OR DECREASE AT TIME OF BUILDING PERMIT, NOT TO EXCEED A TOTAL OF 2,147,331 SQUARE FEET OF DEVELOPMENT; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Location: Approximately 1400, 1420 and 1500 NW N River Drive [Commissioner Wifredo (Willy) Gort - District 1]

Applicant(s): Javier F. Aviñó, Esquire, on behalf of River Landing Development, LLC, Contract Purchaser and Mahi Shrine Holding Corporation, Owner
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131
(305) 374-7580

Zoning: T6-8-O Urban Core Zone

Purpose: This will allow the "River Landing" SAP development.

Planning and Zoning Department Recommendation: Approval with conditions.

Analysis: See supporting documentation.

Planning, Zoning and Appeals Board Recommendation: Approval with conditions on April 17, 2013 by a vote of 10-0.

City Commission: Deferred on April 25, 2013. Passed First Reading with modifications on May 9, 2013.