

CITY COMMISSION FACT SHEET

File ID: 15-00624ap

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING WITH CONDITIONS, PURSUANT TO ARTICLES 3 AND 7 OF THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY **10.2 ACRES** (444,696 SQ. / FT.) INCLUSIVE OF CITY-OWNED LAND) FOR THE "**MIAMI RIVER SPECIAL AREA PLAN (SAP)**", A MIXED USE DEVELOPMENT LOCATED AT APPROXIMATELY 257 AND 243 SW 7 ST, 243 SW 6 ST, 219 SW 7 ST, 224 SW 6 ST, 501 SW 3 AV, 233 SW 7 ST, 242 SW 5 ST, 220 SW 6 ST, 428 SW 3 AV, 401 SW 3 AV, 252 SW 6 ST, 243 SW 4 AV, 255 SW SOUTH RIVER DR, 645 SW 3 AV, 244 SW 6 ST, 330 SW SOUTH RIVER DR, 353 SW 4 ST, 621 SW 3 AV, 260 SW 6 ST, 261 SW 6 ST, 201 SW 6 ST, 201 SW 4 AV, INCLUDING AN EASTERN PORTION OF JOSE MARTI PARK, MIAMI, FLORIDA; AS DESCRIBED IN EXHIBIT "A", ATTACHED AND INCORPORATED; THE **MIAMI RIVER SPECIAL AREA PLAN (SAP)** CONSISTS OF A PHASED PROJECT DIVIDED INTO FIVE (5) PARTS WHICH INCLUDES APPROXIMATELY 4,181,087 SQUARE FEET OF DEVELOPMENT CONSISTING OF THE FOLLOWING: A) APPROXIMATELY 1,678 RESIDENTIAL UNITS; B) APPROXIMATELY 330 LODGING UNITS; C) APPROXIMATELY 66,541 SQUARE FEET OF OFFICE SPACE; D) APPROXIMATELY 176,350 SQUARE FEET OF COMMERCIAL USES; E) APPROXIMATELY 2,376 PARKING SPACES; F) APPROXIMATELY 17 BOAT SLIPS; G) APPROXIMATELY 35,964 SQUARE FEET OF CIVIC SPACE; AND H) APPROXIMATELY 15,175 SQUARE FEET OF OPEN SPACE; THE **MIAMI RIVER SPECIAL AREA PLAN (SAP)** WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCELS, WHERE A SECTION IS NOT SPECIALLY MODIFIED, THE REGULATION AND RESTRICTION OF MIAMI 21 CODE APPLY; THE SQUARE FOOTAGES ABOVE ARE APPROXIMATE AND MAY INCREASE OR DECREASE AT OF TIME OF BUILDING PERMIT BUT SHALL NOT EXCEED 4,181,087 SQUARE FEET OF DEVELOPMENT; AND SHALL CONTAIN A MINIMUM OF 35,964 SQUARE FEET OF CIVIC SPACE, AND A MINIMUM OF 15,175 SQUARE FEET OF OPEN SPACE; 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 257 and 243 SW 7 St, 243 SW 6 St, 219 SW 7 St, 224 SW 6 St, 501 SW 3 Av, 233 SW 7 St, 242 SW 5 St, 220 SW 6 St, 428 SW 3 Av, 401 SW 3 Av, 252 SW 6 St, 243 SW 4 Av, 255 SW South River Drive, 645 SW 3 Av, 244 SW 6 St, 330 SW South River Drive, 353 SW 4 St, 621 SW 3 Av, 260 SW 6 St, 261 SW 6 St, 201 SW 6 St, 201 SW 4 Av, and the eastern portion of Jose Marti Park. The project site is within the bounds of the Miami River to the north, SW 7 St to the south, SW 2 Av to the east and SW 3 Av to the west. The City of Miami owns Jose Marti Park, located adjacent to the applicant's 6.2 acres and northwest of SW 3 Av, extending northwest of the Miami River and terminating at SW 2 St. [Commissioner Frank Carollo - District 3]

Applicant(s): Melissa Tapanes Llahues, Esq. on behalf of CG Miami River, LLC.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374 - 5300

Daniel J. Alfonso, City Manager, on behalf of City of Miami, as co-applicant.
3500 Pan American Drive
Miami, FL 33133
(305) 250-5400

Purpose: This will allow the area to be Master Planned to allow a greater integration of public improvements and infrastructure and greater flexibility as part of the "Miami River Special Area Plan (SAP)."

Finding(s):
Planning and Zoning Department: Recommended approval, with conditions. See companion File ID 15-00624da. See supporting documentation.

Planning, Zoning and Appeals Board: Recommended approval, with conditions, on June 3, 2015, by a vote of 10-1.

City Commission: July 23, 2015.