

CITY COMMISSION FACT SHEET

File ID: 15-00624da

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING A DEVELOPMENT AGREEMENT, PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BETWEEN CG MIAMI RIVER, LLC., APPLICANT ENTITY AND THE CITY OF MIAMI, FLORIDA, RELATING TO THE REZONING OF CERTAIN PARCELS FOR THE DEVELOPMENT OF APPROXIMATELY **10.2 ACRES** FOR THE "MIAMI RIVER" SPECIAL AREA PLAN ("SAP"), A MIXED USE DEVELOPMENT, LOCATED AT APPROXIMATELY 257 SW 7 ST, 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 SE 6 ST, 201 SE 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 DENSITY INCREASE AREA FROM 200 TO 400 DWELLING UNITS PER ACRE. FOUR (4) TOWERS BETWEEN 58 AND 60 STORIES, 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. AUTHORIZING THE FOLLOWING USES INCLUDING, BUT NOT LIMITED TO: RESIDENTIAL, COMMERCIAL, LODGING, CIVIC, AND ANY OTHER USES AUTHORIZED BY THE "MIAMI RIVER SAP", AND PERMITTED BY THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN, AND THE MIAMI 21 CODE, THE ZONING ORDINANCE OF THE CITY OF MIAMI; AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT FOR SAID PURPOSE; CONTAINING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

Location: Approximately 257 SW St, 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 SE 6 St, 201 SE 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 applicants 6.2 acres and northwest of SW 3 Av, extending NW 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.
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Purpose: This will authorize the City Manager to enter into a development agreement for the "Miami River" SAP.

Finding(s):
Planning and Zoning Department: Recommended approval. See companion File ID 15-00624ap.

City Commission: July 23, 2015.