

**CITY COMMISSION  
FACT SHEET**

**File ID:** 15-00354ct

**Title:** AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), AMENDING ORDINANCE NO. 10544, AS AMENDED, THE MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN OF THE CITY OF MIAMI, PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS SUBJECT TO §163.3184, FLORIDA STATUTES, BY AMENDING THE INTERPRETATION OF THE 2020 FUTURE LAND USE MAP WITHIN THE FUTURE LAND USE ELEMENT AND THE 2020 FUTURE LAND USE MAP SERIES CONTAINED IN APPENDIX LU-1, TO ESTABLISH THE MIAMI RIVER RESIDENTIAL DENSITY INCREASE AREA OVERLAY PERMITTING UP TO 400 DWELLING UNITS PER ACRE, AN AREA GENERALLY BOUNDED BY SOUTHWEST 5TH STREET AND THE MIAMI RIVER ON THE NORTH, THE METRO RAIL ON THE EAST, SOUTHWEST 3RD AVENUE ON THE WEST AND SOUTHWEST 7TH STREET ON THE SOUTH, AS DEPICTED IN EXHIBIT "A", HEREBY ATTACHED; WHILE MAINTAINING ALL UNDERLYING FUTURE LAND USE MAP DESIGNATIONS; MAKING FINDINGS; DIRECTING TRANSMITTALS TO AFFECTED AGENCIES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**Location:** Miami River Residential Density Increase Area; generally bounded by SW 5th Street and the Miami River on the north, the Metro Rail on the east, SW 3rd Avenue on the west and SW 7th Street on the south [Commissioner Frank Carollo - District 3]

**Applicant(s):** Daniel J. Alfonso, City Manager, on behalf of City of Miami.  
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**Purpose:** This will amend policies of the "Interpretation of the 2020 Future Land Use Map" and "The 2020 Future Land Use Map Series" of the City's Comprehensive Plan to establish the Miami River Residential Density Increase Area permitting up to 400 dwelling units per acre.

**Finding(s):**  
**Planning and Zoning Department:** Recommended approval.

**Planning, Zoning and Appeals Board:** Recommended approval on June 3, 2015, by a vote of 11-0.

**City Commission:** First Reading continued from July 23, 2015 to September 10, 2015.