

**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 ("MIAMI RIVER SAP"), A MIXED USE DEVELOPMENT, LOCATED AT APPROXIMATELY WITHIN THE BOUNDS OF THE MIAMI RIVER TO THE NORTH, SW 7 STREET TO THE SOUTH, SW 2 AVENUE TO THE EAST, SW 3 AVENUE TO THE WEST, AND THE EASTERN PORTION OF JOSE MARTI PARK, EXTENDING NORTHWEST OF THE MIAMI RIVER AND TERMINATING AT SW 2 STREET; THE MIAMI RIVER 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 located within the boundaries of the Miami River to the north, Southwest 7 Street to the south, Southwest 2 Avenue to the east, Southwest 3 Avenue to the west, and the eastern portion of Jose Marti Park, extending Northwest of the Miami River and terminating at Southwest 2 Street, Miami, Florida [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

Purpose: This will authorize the City Manager to enter into a development agreement for the "Miami River" SAP.

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

City Commission: First Reading passed on September 10, 2015. Second Reading scheduled for October 22, 2015.