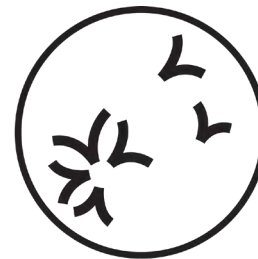


# Eleven Ten North River Drive

1100 & 1110 NW N River Drive, Miami, FL 33129



Future Vision Studios

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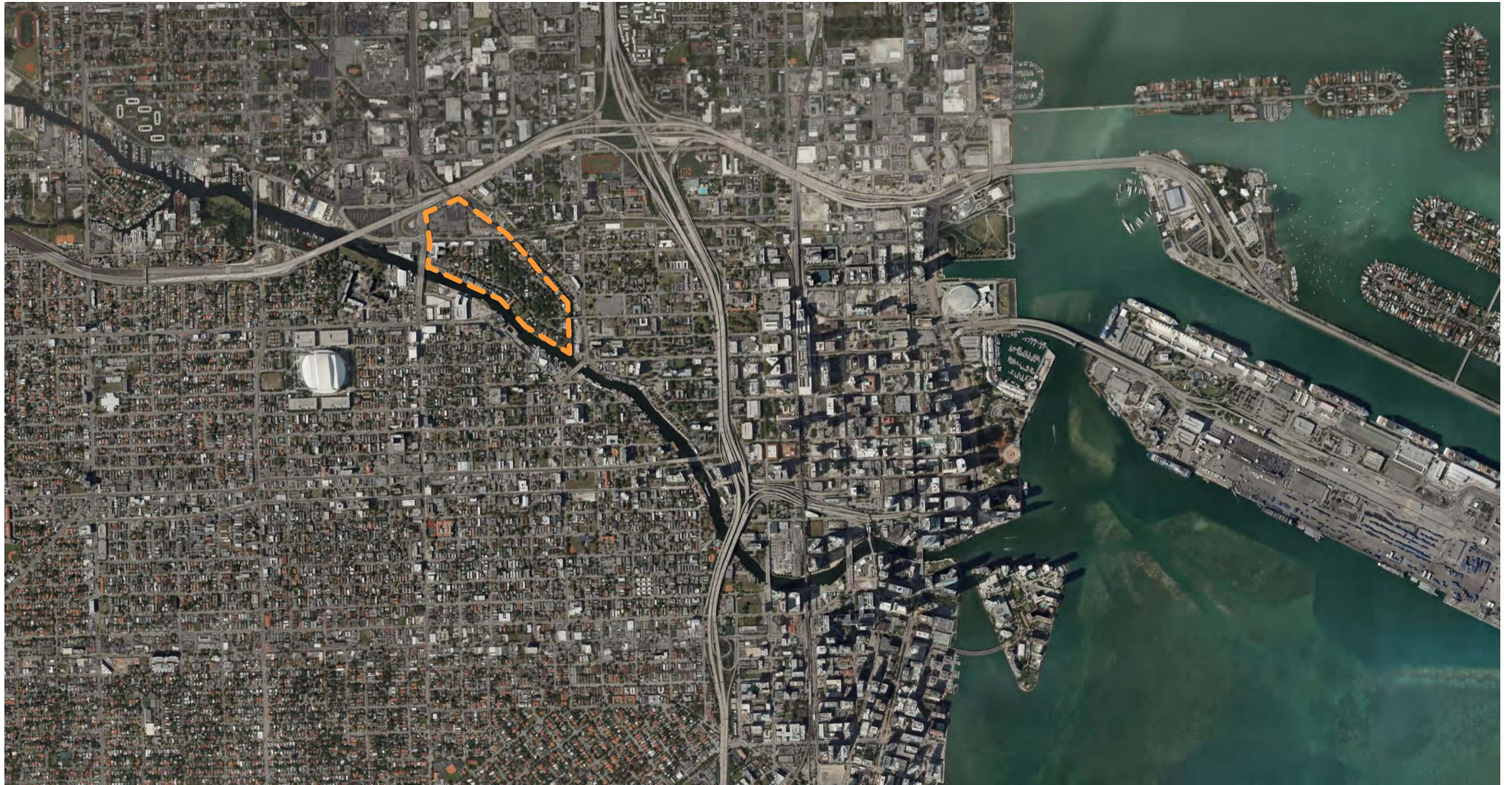
Interdisciplinary Design for the 21st Century

**Presentation to Spring Garden Civic Association &  
Miami River Commission  
March 2021**

The image features a light green background with decorative palm fronds in the corners. The fronds are rendered in a darker shade of green and are positioned in the top-left, top-right, and bottom-left corners, framing the central text.

# EXISTING CONDITIONS





## The Neighborhood

Spring Garden was settled in the 1840s. The neighborhood is bound by the Dolphin Expressway (SR 836) to the north, the Seybold Canal (formerly Wagner Creek and Northwest Eighth Street Road) to the east, by the Miami River to the southwest, and West 12th Avenue (SR 933) to the west.





Aerial photo of site looking east



Aerial photo of site looking north

## Context Photos





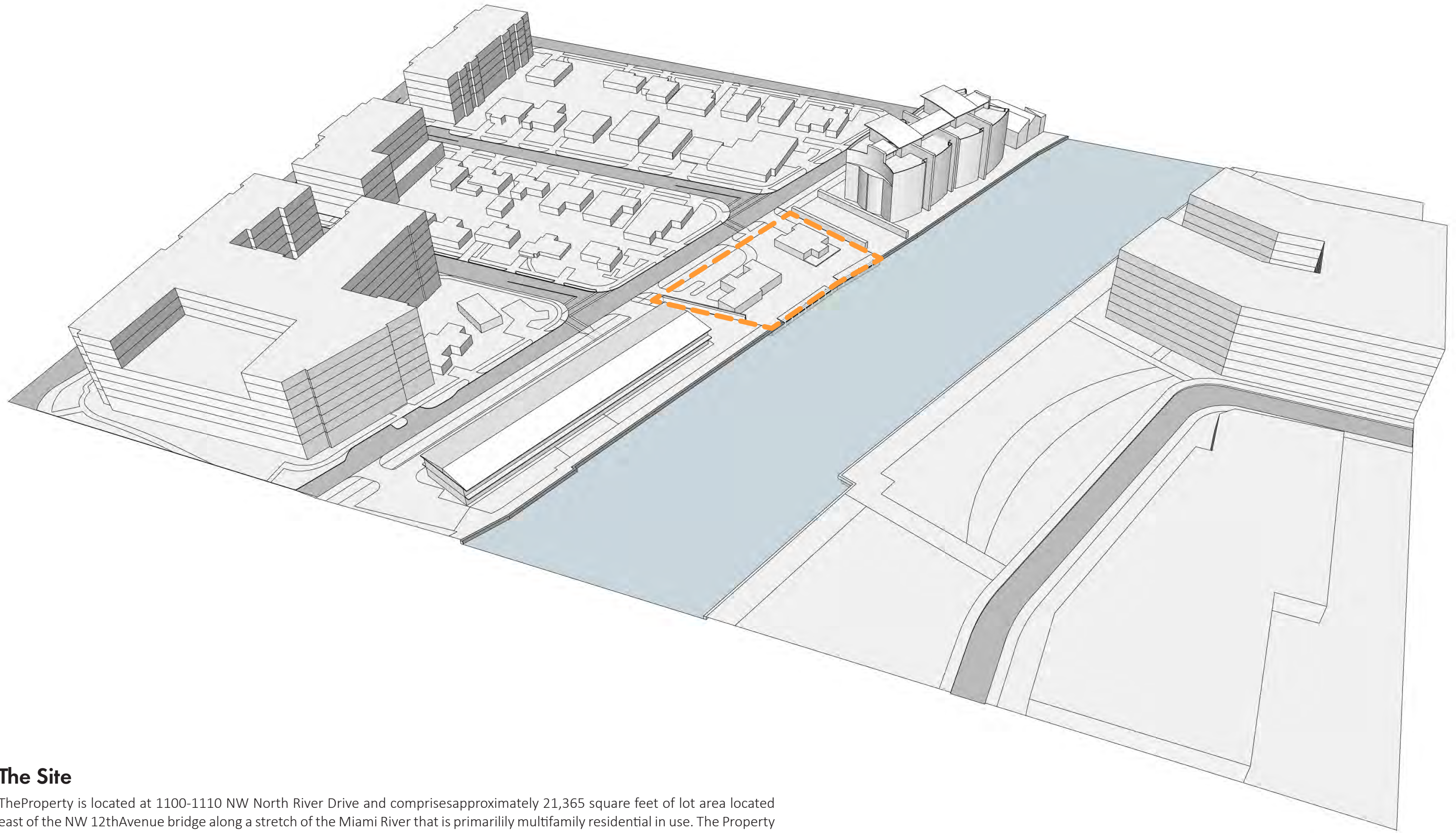
Aerial photo of site looking west



Aerial photo of site looking east

## Context Photos

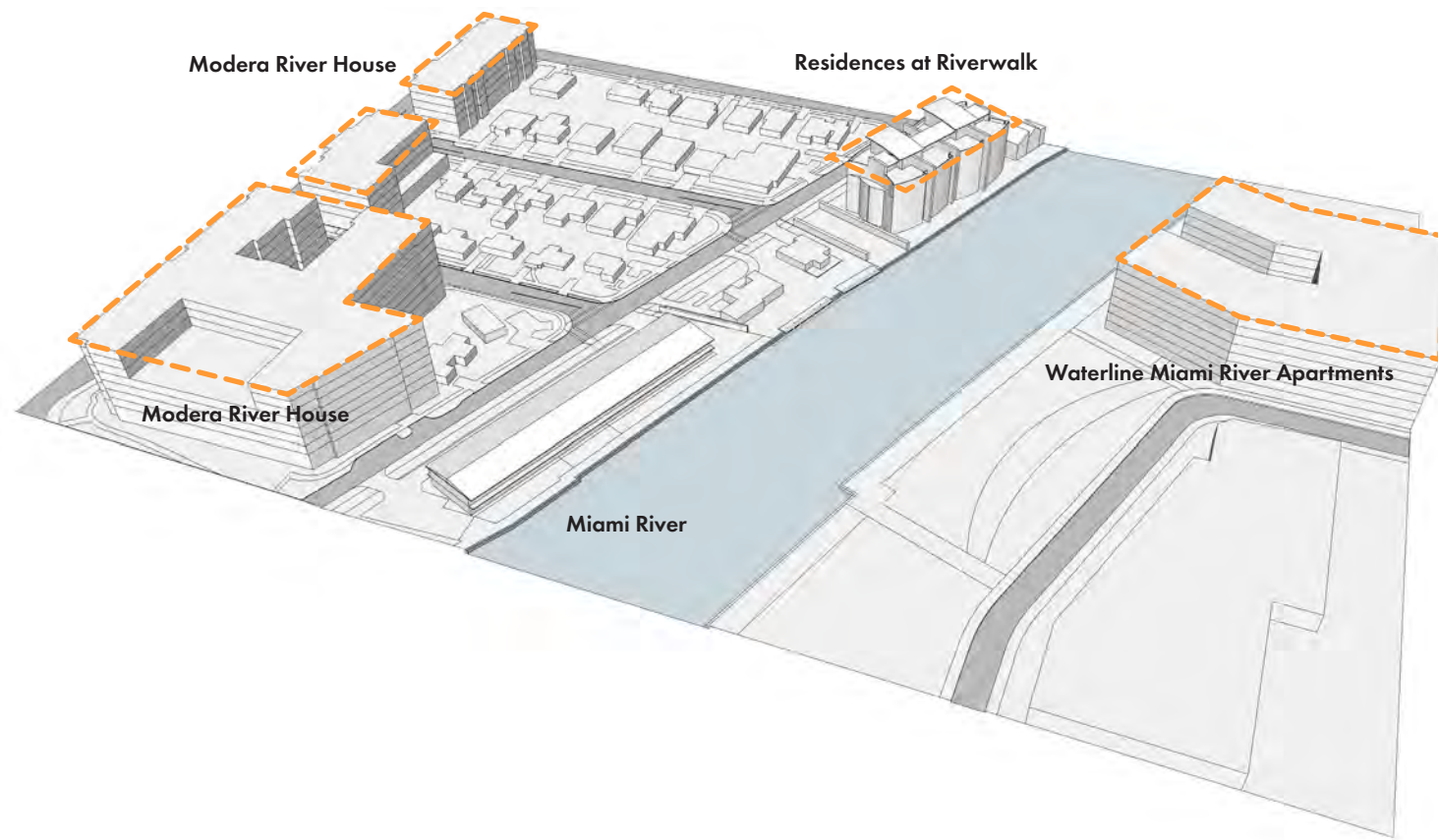




## The Site

The Property is located at 1100-1110 NW North River Drive and comprises approximately 21,365 square feet of lot area located east of the NW 12th Avenue bridge along a stretch of the Miami River that is primarily multifamily residential in use. The Property is improved with two aging single-story structures fronting the Miami River on the south side of NW North River Drive. Both structures are unoccupied and currently boarded up. The Property is within the Miami River Basin and well below base flood elevation which complicates and makes impractical the renovation of these structures in an economical way.





**Existing Context - Edge Development Pattern Supports 5 - 10 Stories**

To the North/NW: a 10-story condominium tower adjacent to the SW 12th Avenue Bridge, and two 5-story apartment buildings spanning full blocks on the south side of NW 11th Street, which together comprise the Modera Riverhouse apartment complex with a total 289 units. To the East: a 6-story condominium called Residence at Riverwalk, separated from the Property by Greenfield garden park, a pocket park providing public access to the water. To the West: a 2-story multifamily apartment building adjacent to the 12th Avenue bridge, that is anticipated to be redeveloped in the near future. To the South: immediately south across the Miami River from the Property is Miami Riverwalk, a 688-unit apartment complex on a 6.3-acre site at 1001 Northwest Seventh Street.





**Reflections Apartments**  
12 stories

**Waterline Miami River Apartments**  
8 stories

**Residences at Riverwalk**  
5 stories

**Eleven Ten**

**Miami River**

**River Parc**  
15 stories

**Riverhouse at 11th**  
9 stories

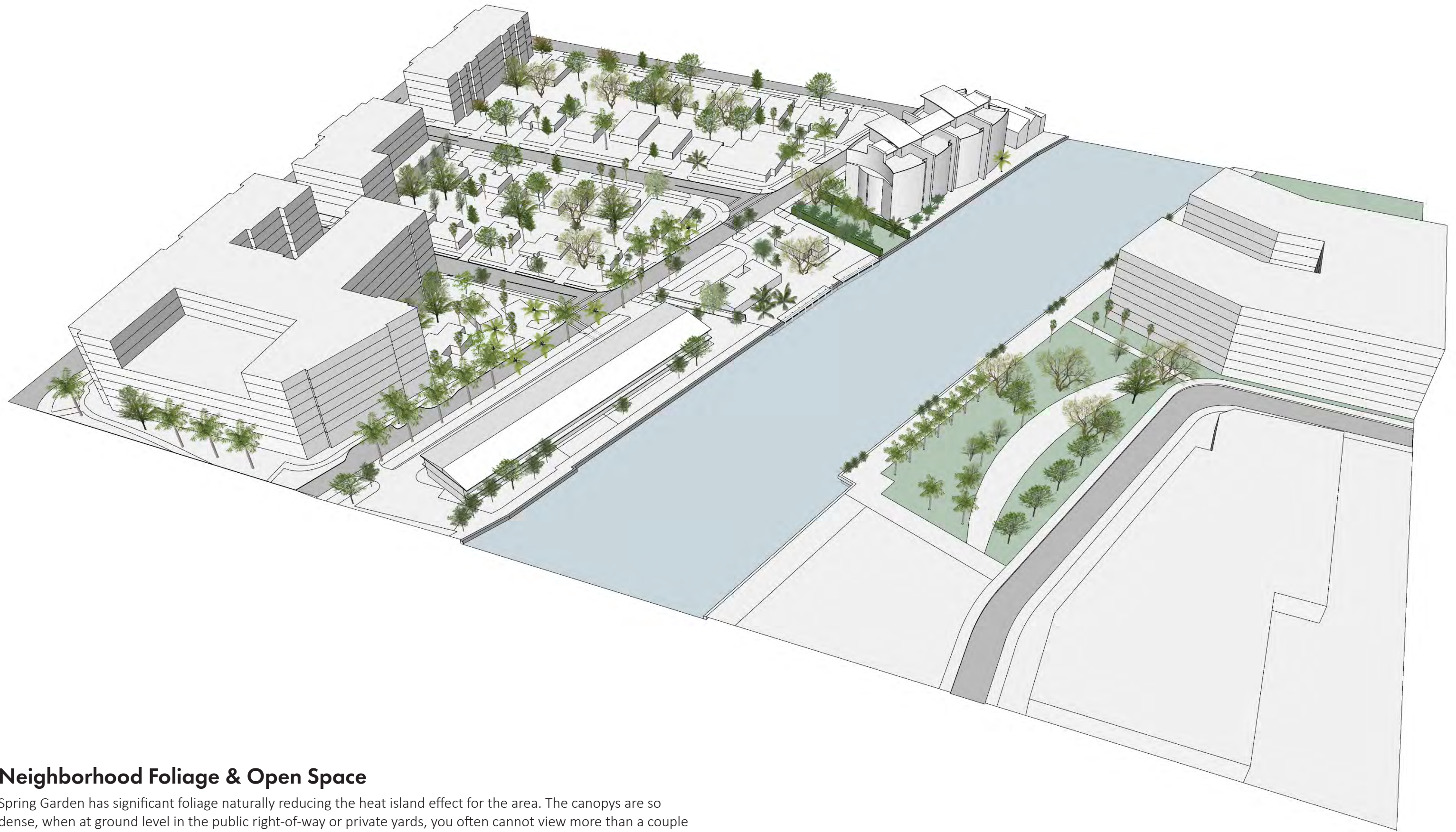
**Riverhouse at 11th**  
5 stories

**Riverhouse at 11th**  
5 stories

**1010 NW 11th Street**  
6 stories

**NW 11th Street**





## Neighborhood Foliage & Open Space

Spring Garden has significant foliage naturally reducing the heat island effect for the area. The canopies are so dense, when at ground level in the public right-of-way or private yards, you often cannot view more than a couple properties away due to the sight lines being full of natural vegetation. Spring Garden contains two public locations at the Miami River, Greenfield Garden Park directly east of the Subject Property, and Spring Garden Pointe Park.



The image features a light green background with stylized palm fronds in the corners. The fronds are rendered in a darker shade of green and are positioned in the top-left, top-right, and bottom-left corners, framing the central text.

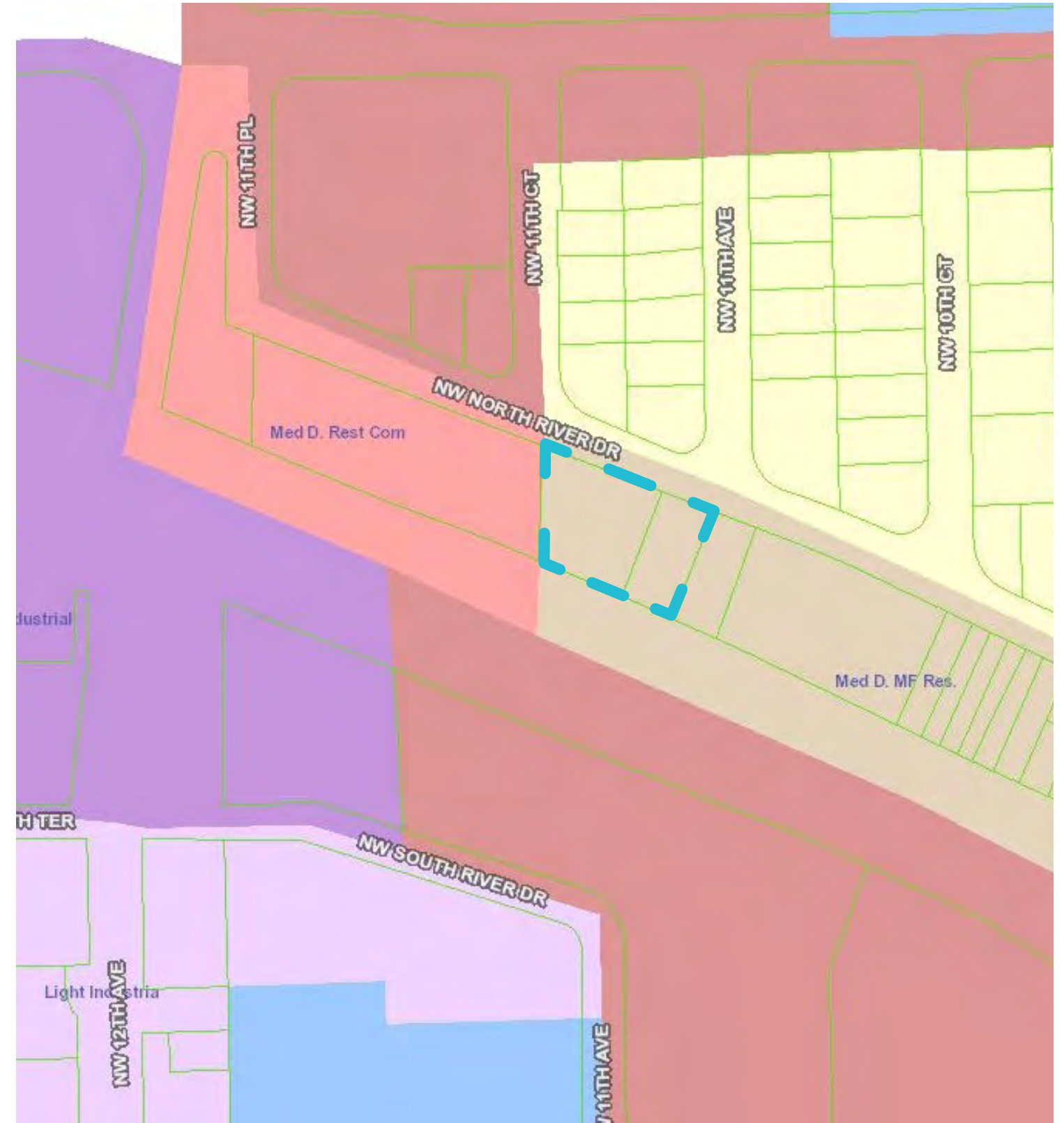
**CURRENT ZONING  
&  
FUTURE LAND USE**





### Miami 21 - Current Zoning Map

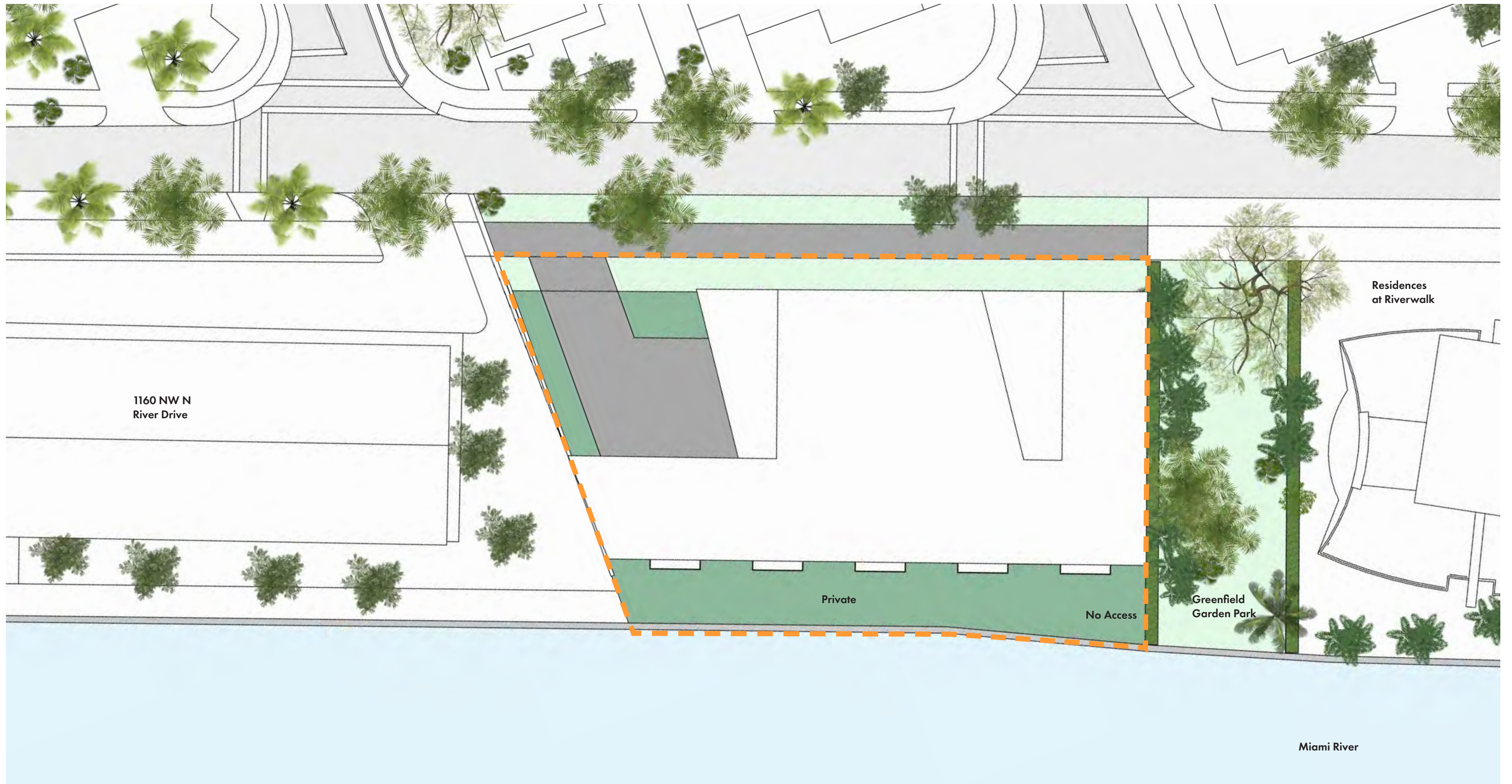
The Property is classified as *Medium Density Multifamily Residential* on the City's Future Land Use Map, which permits up to 65 units/acre (32 units max), equivalent to T5 transect zone. The Property is currently classified as T4-R on the City's Zoning Atlas, which establishes more restrictive standards that would limit future development to 36 units/acre (17 units).



### Existing Future Land Use Map

— Subject Property - Property Line





## Development Potential as T4

This diagram of the Subject Property includes a conceptual Site Plan design of a building under the T4 designation. To maintain active uses facing the street and also create the necessary parking on the ground level, there will need to be a driveway entrance on the side of the property. To maximize the rentable area with the desirable views facing the Miami River the building will span the property side to side, abutting the property line with 0' setbacks. T4 does not require a Riverwalk so the rear yard will be private space. No additional waterfront side setbacks limit views to water.

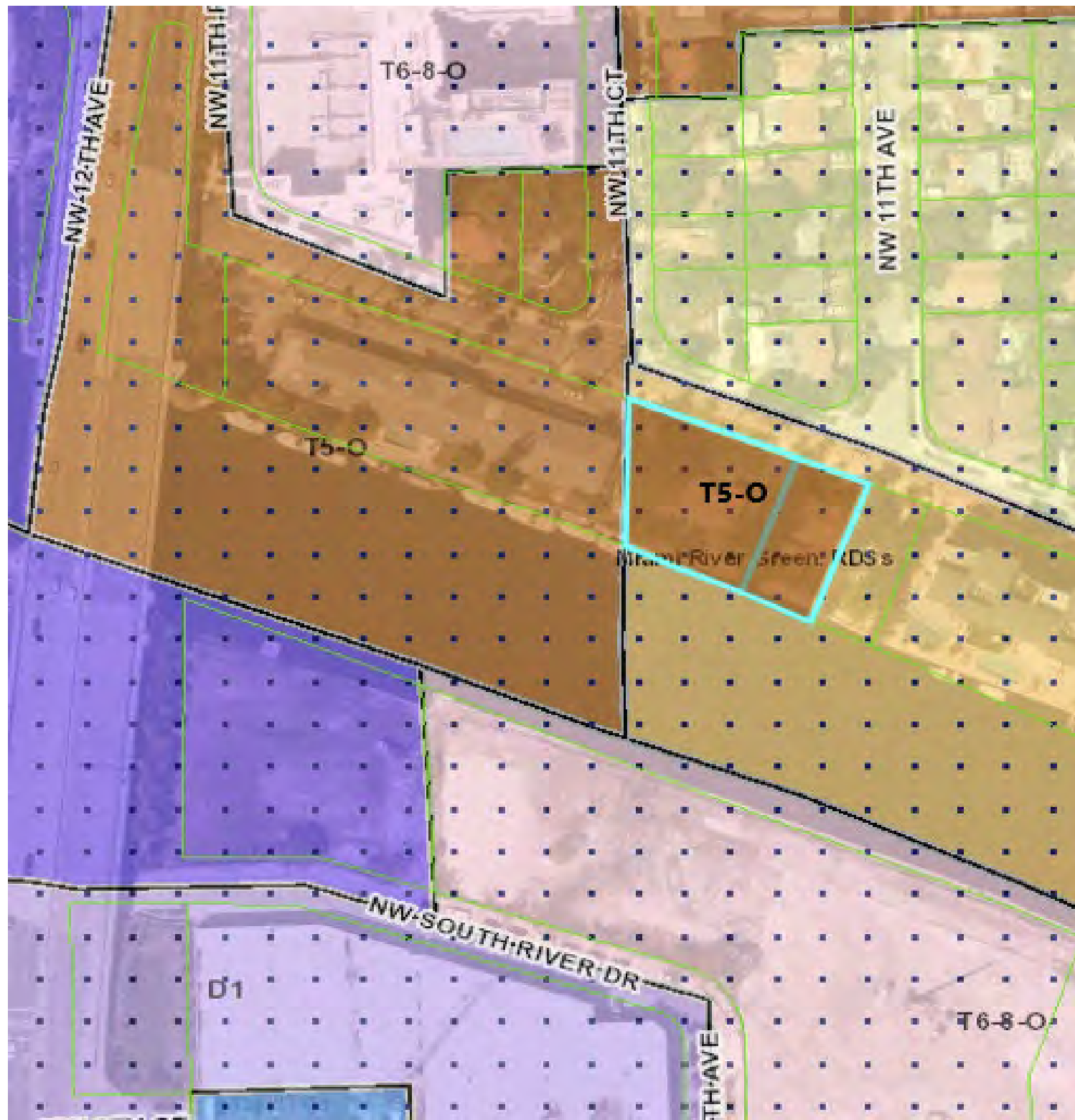
- Subject Property - Property Line
- Open Space - Private
- Open Space - Public



The image features a light green background with decorative palm fronds in the corners. The fronds are rendered in a darker shade of green and are positioned in the top-left, top-right, and bottom-left corners, framing the central text.

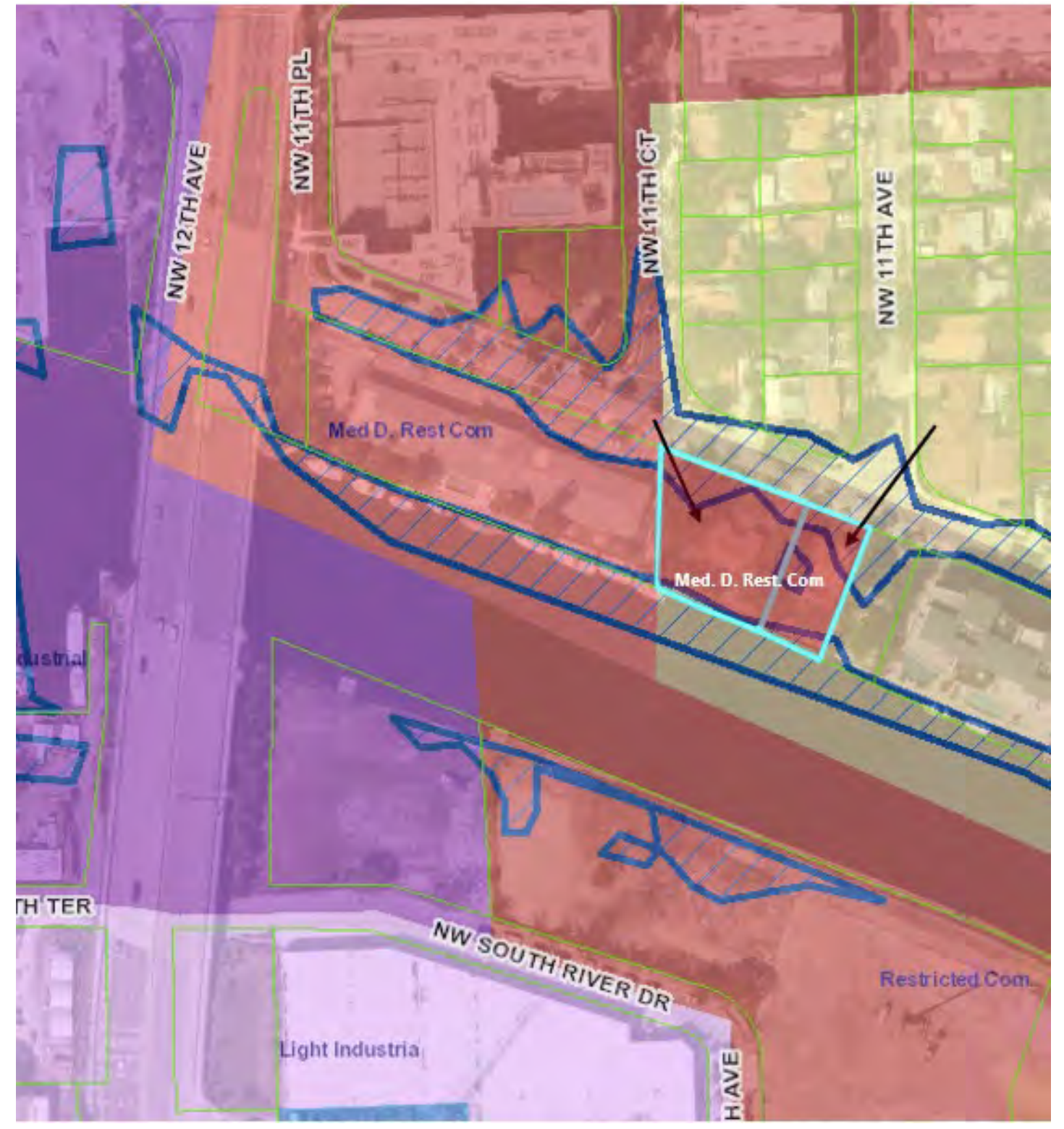
# PROPOSED APPLICATION





**Proposed Zoning Map**

*T5-O*



**Proposed Future Land Use Map**

*Medium Density Restricted Commercial*



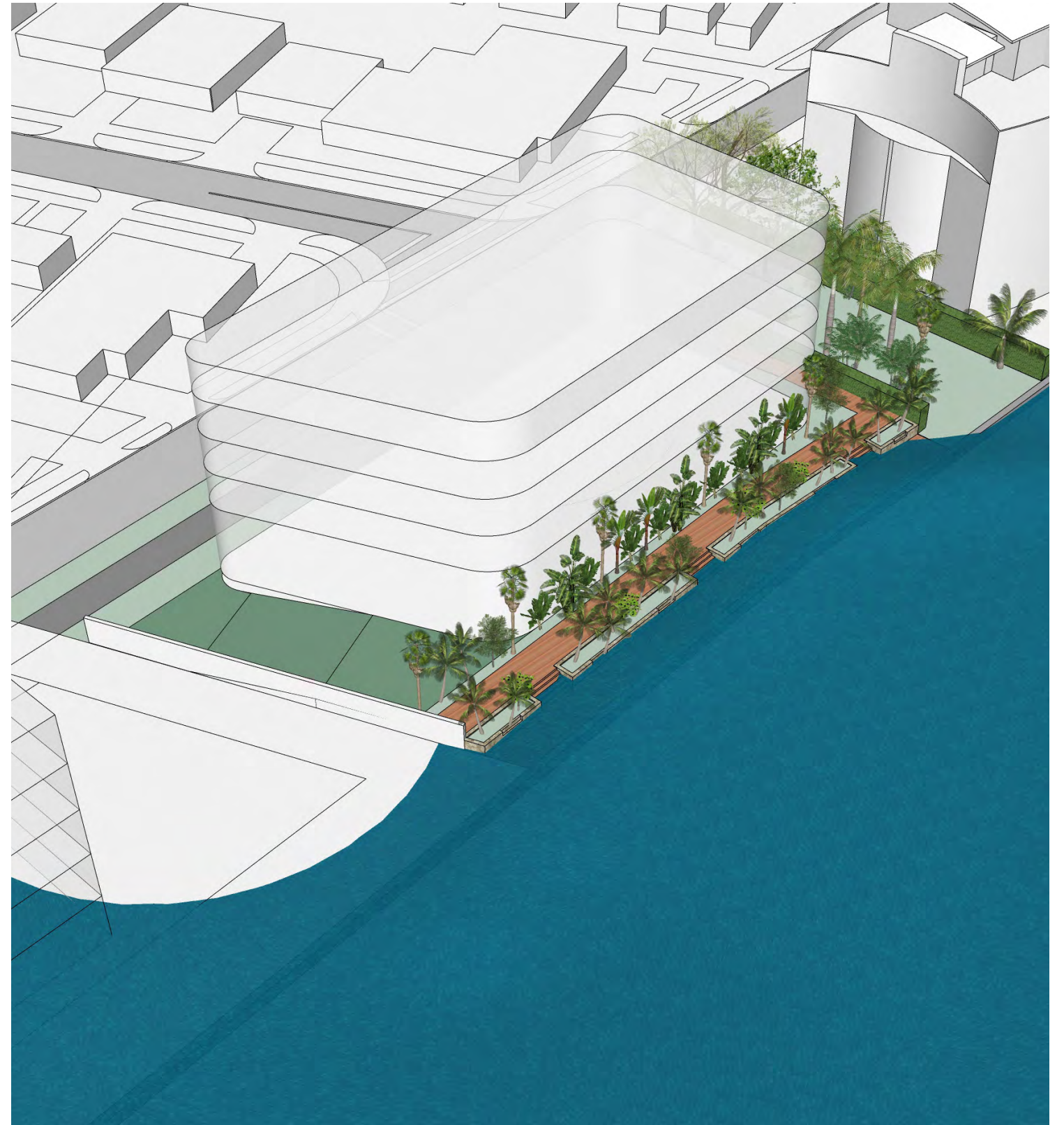
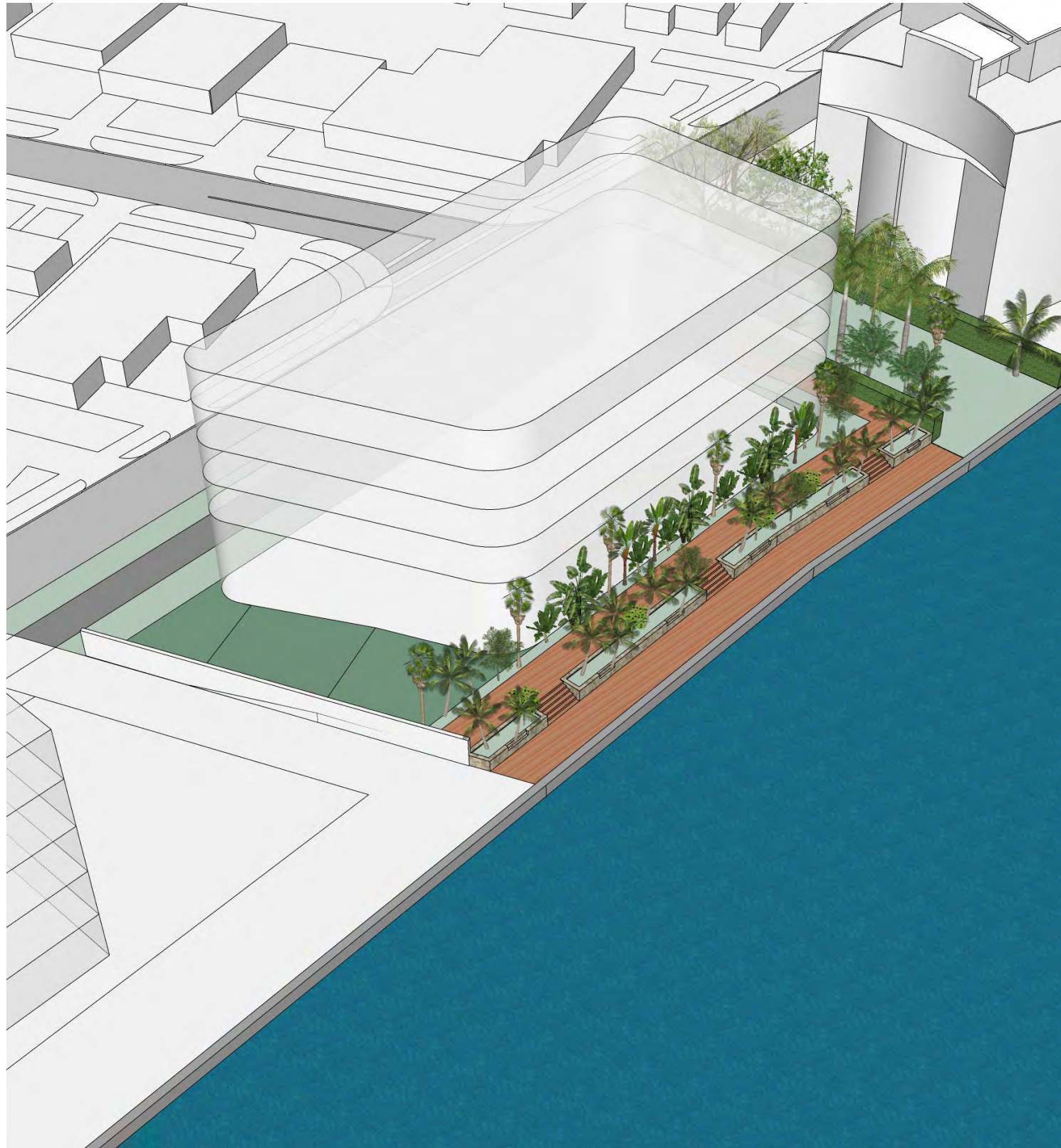


## Development Potential as T5

This diagram of the Subject Property includes a conceptual Site Plan design of a building under the T5 designation. The east side of the property contains a public walkway to access the newly created Riverwalk that will extend along the entire rear property line. T5 requires side setbacks that for the property will total approximately 45'6", allowing view corridors from the River to NW N River Drive.

-  Subject Property - Property Line
-  Riverwalk - Public Space
-  Open Space - Private
-  Open Space - Public





## Resilience - Increased Storm Protection

This diagram illustrates a conceptual Riverwalk with a tiered sea wall. The lower dock allows for a more intimate interaction between people and the River. A wall that also serves as a planter with native landscaping will add beauty and reduce the heat island effect. Stairs and benches can be integrated into the wall. The image on the right demonstrates an increased water height from a storm event or possibly a king tide in the future, in addition to an increased sea height. The walls keep the River at bay, offering increased storm protection to the property and the neighborhood. Whereas, current conditions on site cannot accommodate sea level rise.



The image features a light green background with stylized palm fronds in the corners. The fronds are dark green and have a layered, fan-like appearance. They are positioned in the top-left, top-right, and bottom-left corners, framing the central text.

**CONCEPT**



## Maritime History & Subtropical Vernacular



## Flora & Fauna



## Natural Materials



## Design Inspiration - Integration of Nature

Spring Garden, and the Subject Site, border the Miami River which has a strong Maritime History and is still an important working River. A crab fisherman builds, mends, and launches his crab pots from his dock only a few properties to the west of the subject property. The massing of the project is inspired by the stacked formations of his crab pots. The neighborhood is full of natural Oolite Limestone, used in decorative features and to build up properties to protect them from flooding. The neighborhood also has diverse flora and fauna. We propose to integrate Oolite as well as pockets of landscaping on the facade and roof of the project, creating an architecture that embraces nature.

Source: All images of Flora and Fauna, Spring Garden Historic Neighborhood FB.





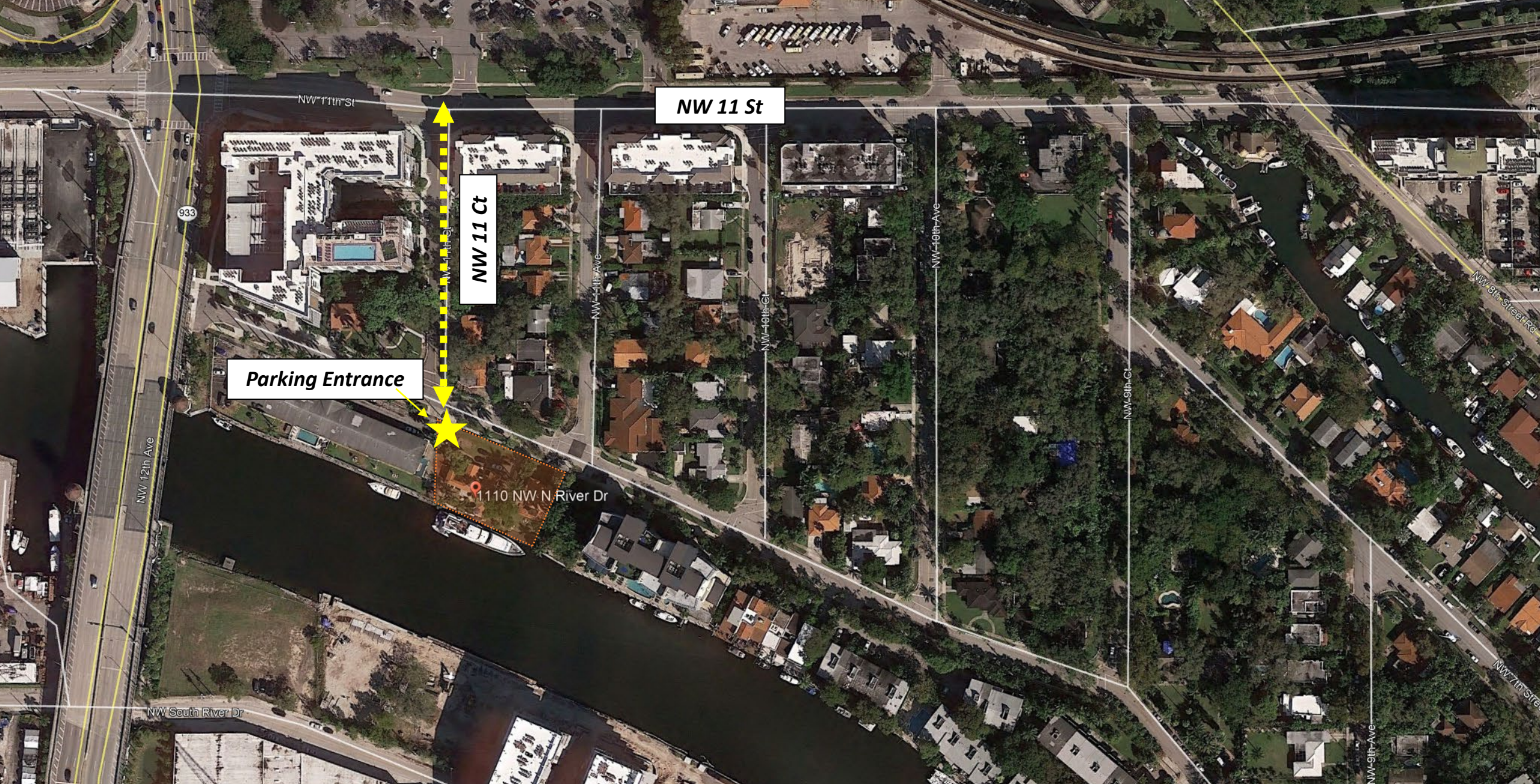
Eleven Ten  
Residences







# PARKING INGRESS/ EGRESS



**Parking Entrance**

**NW 11 Ct**

**NW 11 St**

1110 NW N River Dr

933

NW 11th Street Rd

NW 8th Street Rd

NW 7th Street Rd

NW 9th Ave

NW 9th Ct

NW 10th Ave

NW 10th Ct

NW 11th Ave

NW 12th Ave

NW South River Dr





City of Miami  
Planning Department & Office of Zoning  
<http://www.miamigov.com/planning>  
<http://www.miamigov.com/zoning>  
E-mail: [eplanpz@miamigov.com](mailto:eplanpz@miamigov.com)  
Planning: (305) 416-1400  
Zoning: (305) 416-1495

**RE-Zoning Application**  
Application

Request Number  
**PZ-20-7677**

### SUBMITTER INFORMATION

**First Name:** Steven      **Last Name:** Wernick  
**Email:** [sjw@wernickco.com](mailto:sjw@wernickco.com)

### PRIMARY APPLICANT INFORMATION

**First Name:** Steven J. Wernick, Esq., AICP  
on behalf of      **Last Name:** JBF1 RIVER  
DEVELOPMENT, LLC  
**Corporation:** Wernick & Co. PLLC  
**Address:** 89 NE 27th Street  
**City:** Miami      **State:** Florida      **Zip:** 33137  
**Email:** [sjw@wernickco.com](mailto:sjw@wernickco.com)      **Phone:** (786) 232-0900

### PRIMARY OWNER INFORMATION

**First Name:** JBF1 RIVER  
DEVELOPMENT, LLC      **Last Name:**  
**Corporation:**  
**Address:** 89 NE 27 Street  
**City:** Miami      **State:** Florida      **Zip:** 33137  
**Email:** [sjw@wernickco.com](mailto:sjw@wernickco.com)      **Phone:** (786) 232-0900

### PROJECT INFORMATION

**Project Name:** 1100-1110 NW N River Drive (Rezone)  
**Project Address:** 1100 NW NORTH RIVER DR      **Unit Number:**  
**City:** Miami      **State:** Florida      **Zip:** 33136  
**Master Folio Number:** 0131350260280



## SIGNATURE

That under the penalty of perjury, I declare that all the information contained in this permit application is accurate to the best of my knowledge.

- That NO work or installation will commence prior to the issuance of a building permit and that all work will be performed to meet the standards of all laws regulating construction and zoning in this jurisdiction.
- I will, in all respects, perform work in accordance with the scope of the permit, the City of Miami's codes and all other applicable laws, regulations, standard and ordinances.
- That all information given will be accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
- That separate permits may be required unless specifically covered with the submittal of this application.
- That there may be additional permits required from other entities.
- Fees shall be paid prior to the review and issuance of the permit, as necessary.
- Permit fees are non-refundable

### APPLICANT

First Name: Steven J. Last Name: Wernick

Signature: 

Date: 8/11/2020

### OWNER / OWNER REPRESENTATIVE

First Name: Steven J. Last Name: Wernick

Signature: 

Date: 8/11/2020





City of Miami  
Planning Department & Office of Zoning  
<http://www.miamigov.com/planning>  
<http://www.miamigov.com/zoning>  
E-mail: [eplanpz@miamigov.com](mailto:eplanpz@miamigov.com)  
Planning: (305) 416-1400  
Zoning: (305) 416-1495

Comprehensive Plan Application  
Application

Request Number  
PZ-20-7991

## SUBMITTER INFORMATION

**First Name:** Steven **Last Name:** Wernick  
**Email:** [sjw@wernickco.com](mailto:sjw@wernickco.com)

## PRIMARY APPLICANT INFORMATION

**First Name:** Steven J. Wernick, Esq., AICP  
on behalf of **Last Name:** JBF1 RIVER  
DEVELOPMENT, LLC  
**Corporation:** Wernick & Co. PLLC  
**Address:** 89 NE 27th Street  
**City:** Miami **State:** Florida **Zip:** 33137  
**Email:** [sjw@wernickco.com](mailto:sjw@wernickco.com) **Phone:** (786) 232-0900

## PRIMARY OWNER INFORMATION

**First Name:** JBF1 RIVER  
DEVELOPMENT, LLC **Last Name:**  
**Corporation:**  
**Address:** 89 NE 27th Street  
**City:** Miami **State:** Florida **Zip:** 33137  
**Email:** [sjw@wernickco.com](mailto:sjw@wernickco.com) **Phone:** (786) 232-0900

## PROJECT INFORMATION

**Project Name:** 1100-1110 NW N River Drive (FLUM)  
**Project Address:** 1100 NW NORTH RIVER DR **Unit Number:**  
**City:** Miami **State:** Florida **Zip:** 33136  
**Master Folio Number:** 0131350260280



## SIGNATURE

That under the penalty of perjury, I declare that all the information contained in this permit application is accurate to the best of my knowledge.

- That NO work or installation will commence prior to the issuance of a building permit and that all work will be performed to meet the standards of all laws regulating construction and zoning in this jurisdiction.
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- That separate permits may be required unless specifically covered with the submittal of this application.
- That there may be additional permits required from other entities.
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- Permit fees are non-refundable

### APPLICANT

### OWNER / OWNER REPRESENTATIVE

First Name: Steven J. Last Name: Wernick

First Name: Steven J. Last Name: Wernick

Signature: 

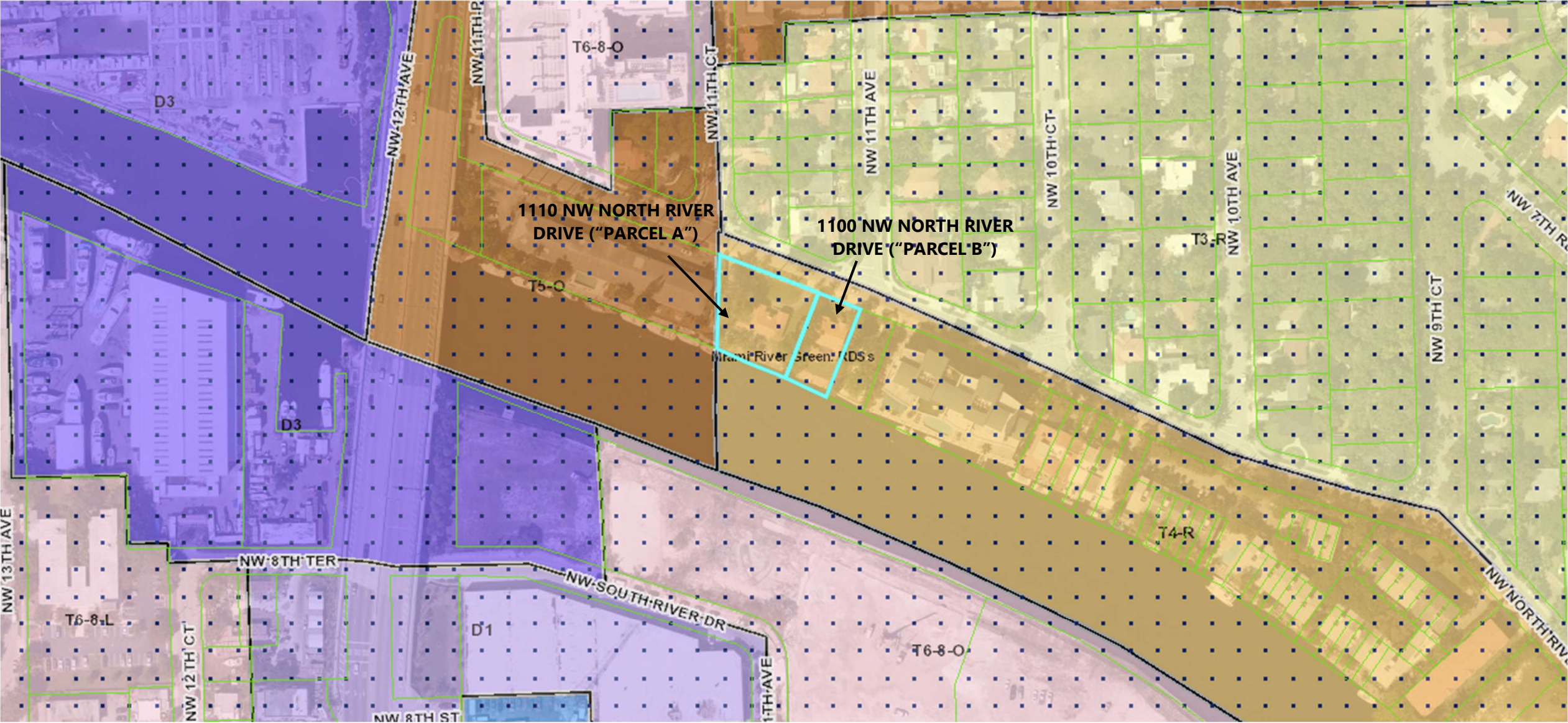
Signature: 

Date: 8/11/2020

Date: 8/11/2020

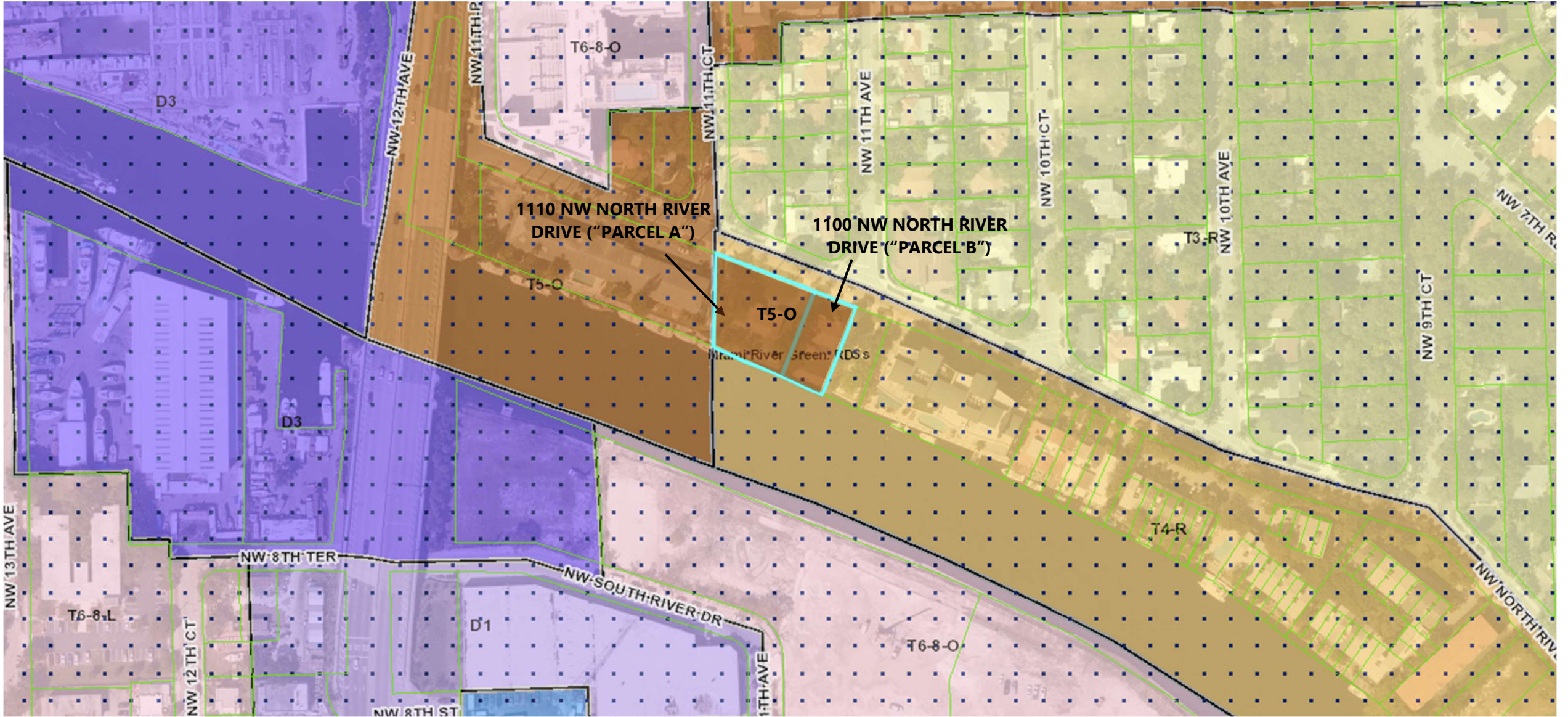


PZD-5  
EXISTING ZONING MAP



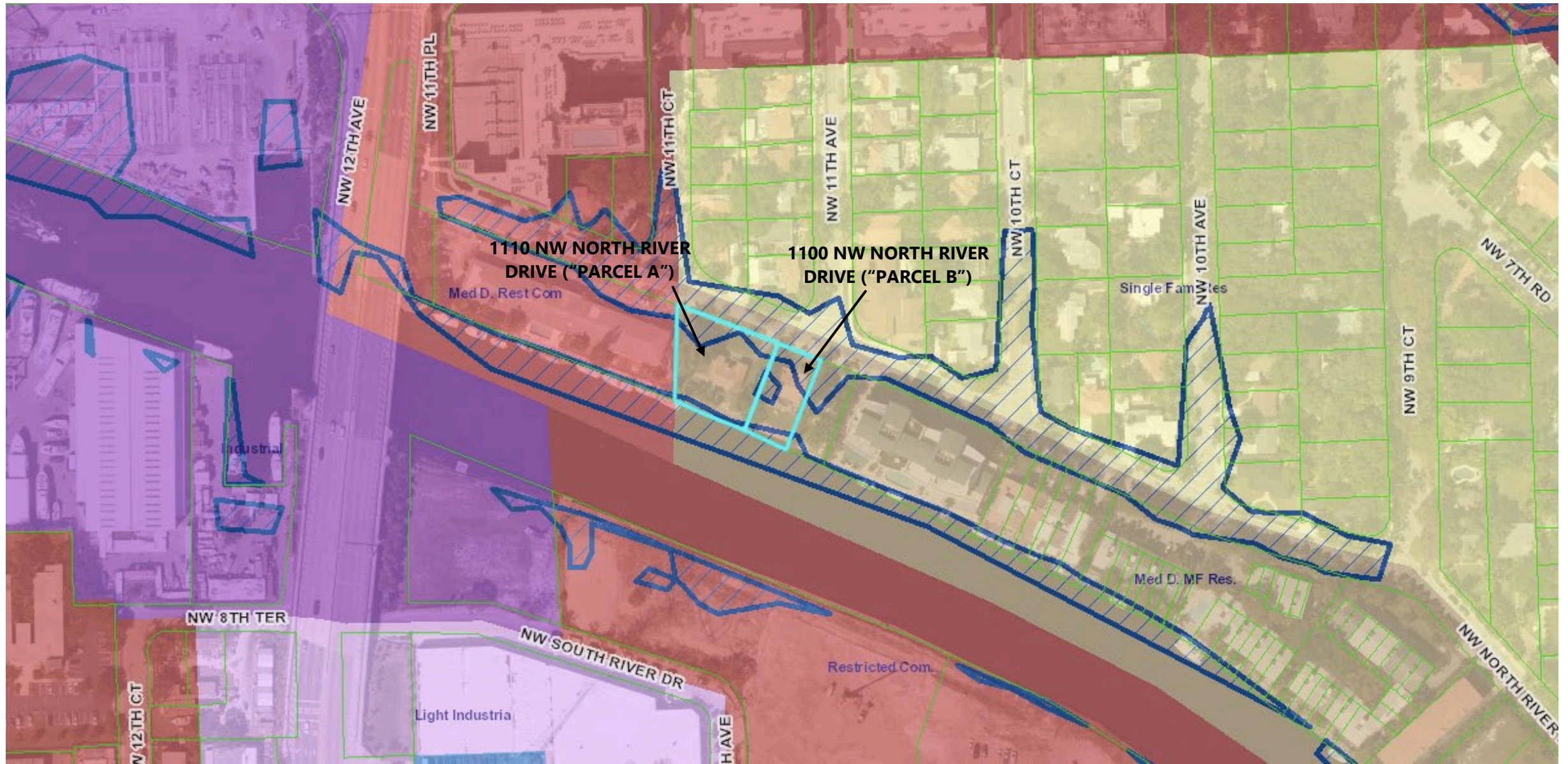


PZD-6  
PROPOSED ZONING MAP



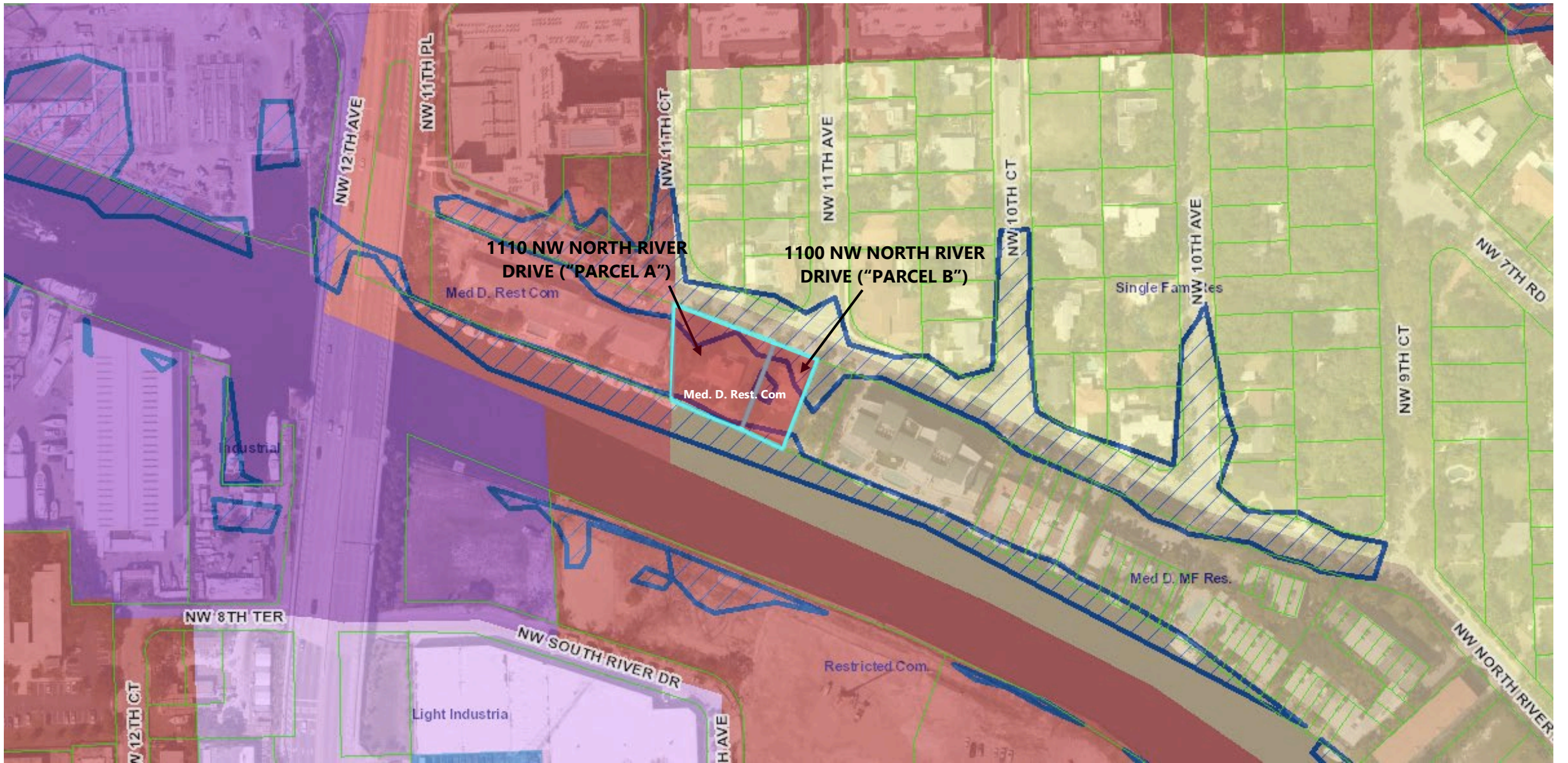


PZD-5  
EXISTING FUTURE LAND USE MAP





PZD-6  
PROPOSED FUTURE LAND USE MAP





Steven J. Wernick, Esq. AICP

WERNICK & CO, PLLC  
89 NE 27 Street | 113  
Miami FL | 33137-4440  
[sjw@wernickco.com](mailto:sjw@wernickco.com)

August 14, 2020  
*Rev'd* Nov. 30, 2020

**Via Electronic Delivery**

Francisco J. Garcia, Director  
City of Miami  
Planning Department  
444 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor  
Miami, FL 33130

**RE: Application for Rezoning (PZ-20-7677) /FLUM Amendment (PZ-20-7991)**  
**Applicant: JBF1 River Development, LLC**  
**Primary Address: 1100 NW North River Drive**  
***Letter of Intent***

Dear Mr. Garcia,

WERNICK & CO, PLLC serves as land use counsel to JBF1 River Development, LLC ("Owner"), the owner of the contiguous properties located at 1100 & 1110 NW North River Drive (collectively the "Property").<sup>1</sup>

This letter of intent accompanies Owner's applications to the City of Miami ("City") Planning Department for Rezoning & Future Land Use Map ("FLUM") Amendment to be included in the Spring 2021 Cycle, respectfully requesting amendments to the City's Zoning Atlas and the FLUM, in compliance with applicable criteria set forth in Article 7, Section 7.1.2.8 of Miami 21 and Chapter 62 of the City of Miami Code of Ordinances, and in accordance with goals, objectives and policies of the City's Comprehensive Neighborhood Plan.

This letter of intent (PZD-3) amends and replaces the August 14, 2020 Letter of Intent, and addresses staff comments released in November 2020.

**Background || Property Conditions.** The Property comprises approximately 21,365 square feet of lot area (.49 acres)<sup>2</sup> located on NW North River Drive, east of the NW 12<sup>th</sup> Avenue bridge along a stretch of the Miami River that is generally residential in use.

The Property is improved with two aging single-story residential structures fronting the Miami River on the south side of NW North River Drive. Both structures are unoccupied and currently boarded up. The Property has private waterfront access with an existing dock on the Miami River.

---

<sup>1</sup> The collective Property and corresponding folios are as follows:

1100 NW North River Drive/ folio no. 01-3125-026-0280

1110 NW North River Drive/ folio no. 01-3125-026-0270

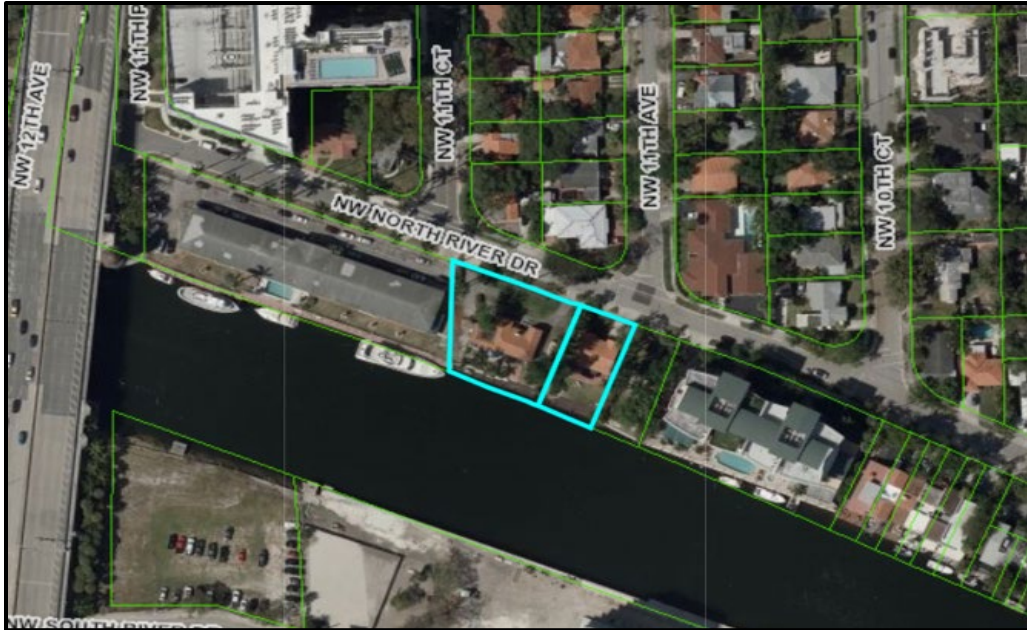
<sup>2</sup> As depicted on the Survey prepared by South Peninsula Surveying, Corp., dated June 10, 2020, 1100 NW North River Drive is 7,375.97 square feet (0.17 acres); 1110 NW North River Drive is 13,931.04 square feet (0.32 acres). The total Property area is 21,307 sf (0.49 acres).



The Property is located on the western edge of the Spring Garden Historic District, centrally located in the City of Miami, in close proximity to the Health District and the Culmer Metrorail Station.

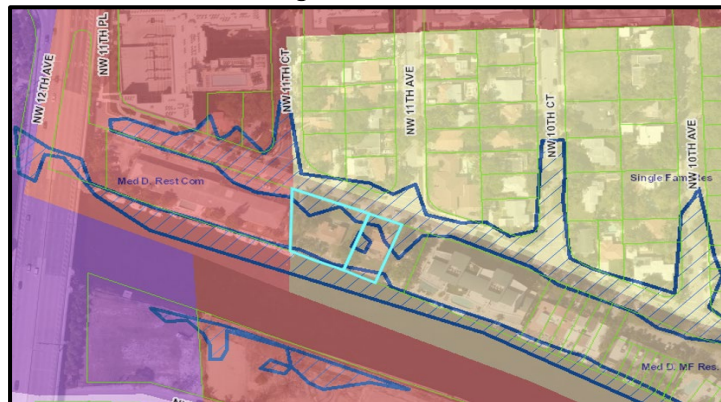
The Property is within the Miami River Basin and well-below base flood elevation. Unlike many of the residential structures in the surrounding neighborhood, the existing structures are not elevated, which complicates and makes impractical the renovation of these existing structures in an economical way.

Figure 1: Aerial Map



The Property is classified as *Medium Density Multifamily Residential* on the City's Future Land Use Map (FLUM), which permits generally up to 65 units/acre and primarily residential uses. However, the Property is currently T4-R on the City's Zoning Atlas, which imposes more restrictive standards on use and density, height, lot coverage and other standards than contemplated by the FLUM.

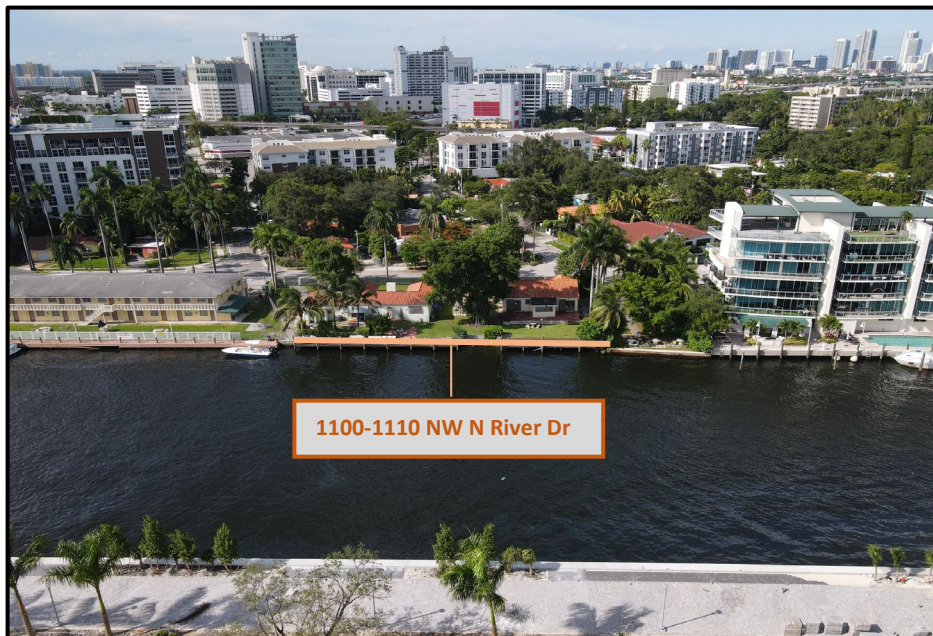
Figure 2: FLUM







**Background || Surrounding Neighborhood and Changing Conditions.** The surrounding area – in all directions north, west, east and south – has been experiencing a significant transition in recent years. With demand for multifamily apartments in this area that is well-located to centers of employment in Miami, including the Health District and Downtown, there have been several new vertical multi-family developments springing up along NW 11<sup>th</sup> Street, NW 12<sup>th</sup> Avenue, NW North River Drive and along the Miami River.





- **To the North / NW.** a 10-story condominium tower adjacent to the SW 12<sup>th</sup> Avenue Bridge, and two 5-story apartment buildings spanning full blocks on the south side of NW 11<sup>th</sup> Street, which together comprise the *Modera Riverhouse* apartment complex with a total 289 units.
- **To the East.** a 6-story condominium called *Residence at Riverwalk*, separated from the Property by Greenfield garden park, a pocket park maintained by Spring Garden Civic Association providing public access to the water.



- **To the West:** a 2-story multifamily apartment building adjacent to the 12<sup>th</sup> Avenue bridge, that is anticipated to be redeveloped in the near future, and is currently zoned T5-O.
- **To the South.** immediately south across the Miami River from the Property is *Miami Riverwalk*, a 688-unit apartment complex on a 6.3-acre site at 1001 Northwest Seventh Street





*To the NE / Spring Garden Historic District.* The Property is located on the southwestern edge of the Spring Garden Historic District, which was established in 1997. The Properties are referenced only by virtue of inclusion on a black and white map showing 2D figure ground drawings of contributing structures vs. non-contributing structures within the boundaries of the district. There is no further analysis specifically related to the subject Property within the Historic Designation Report, nor are we aware of any previous zoning applications related to this subject Property.

The Historic Designation Report references several significant noteworthy buildings and general architectural styles represented in the neighborhood; however, based on our research, there is no evidence that the subject Property was evaluated at that time nor subsequently beyond the period in which the structures were originally built in the 1940s and 1950s.

The Historic Designation Report references a mix of residential uses and contemplates multifamily structures as an important part of the Spring Garden Historic District. Given the evolution of Miami over the past 27+ years and the current housing crunch being experienced in Miami, these Applications will allow for thoughtful and compatible development – consistent with the City's policies under Miami 21 and the MCNP, without changing the character of the immediate area.

Interestingly, whereas single family structures deemed contributing on that map are generally located within the T3 transect zone within the core of the neighborhood (see Figure 1), and single-family on the City's FLUM (See Figure 2), the subject Property has been Miami 21 Zoning Atlas, as adopted by City of Miami in 2009, classified this Property as T4 and the City's FLUM categorized as Medium Density Multifamily Residential.

**Nature of Applications.** The Owner respectfully submits these Applications for (a) an amendment to the City's FLUM to change the Property's classification from *Med. Density MF Residential* to *Med. Density Rest. Commercial*, which is consistent with those properties immediately to the west and northwest of the Property, and (b) an amendment to the City's Zoning Atlas from T4-R to T5-O.

***Article 7, Section 7.1.2.8.a and c. – Compliance with Rezoning Criteria***

The following reflects justification for approval of the presented Applications as appropriate to the current and future conditions in the surrounding area. In addition, please find the Technical Analysis of compliance with criteria set forth in Section 7.1.2.8 of Miami 21, **Exhibit 1**, which demonstrates competent substantial evidence to approve the applications.

**Changing Conditions Support the Applications.** The southwest pocket of the Spring Garden neighborhood has experienced several changes in conditions over the past ten years. There have been several new buildings constructed in the immediate area. To the northwest of The Property, there is an 11-story residential building next to the NW 12<sup>th</sup> Avenue Bridge that is much more intense in character than even a T5-O Zone. To the east of this property, there is a six-story 20+ unit, multifamily residential condominium that was built fronting the Miami River, just as these properties do.



When evaluating the development capacity under the proposed zoning in the context of the built environment, it is evident that with the proposed rezoning, the Property is entirely consistent in scale and intensity with the adjacent properties to both the east and west. Furthermore, when considering the waterfront setbacks and the Greenfield garden community park, development on the Property under the proposed rezoning would ensure view corridors are protected for the neighborhood. It is also consistent with the evolving edge condition around Spring Garden for those multifamily properties on the larger thoroughfares, including the Modera Riverhouse complex recently constructed on the south side of NW 11<sup>th</sup> Street. **See Exhibit 2 (Illustrative Diagram)**, as prepared by Future Vision Studios.

With the changed conditions since the 1990s to the immediate east, north, and south of the Property, the current structures are not well-suited to their location. The desirability of a single-family structure immediately next to a 6 -story modern condo tower and directly across the river from a 600+ multi-phased apartment complex is questionable at best. Furthermore, treating this Property with more restrictive zoning is inconsistent with the immediate surrounding similarly-situated properties fronting on the Miami River.

Finally, Miami has experienced a number of changes with respect to climate change and sea level rise, which has evolved studies related to seawalls and mitigation strategies for rising tides and also a new Freeboard requirement which would elevate structures beyond that of the existing conditions today. The proposed rezoning will be more responsive and conducive to implementation of climate change adaptation strategies being implemented by City of Miami and other state and local regulatory agencies.

*Change of Zoning Serves Valid Public Interest.* This application for rezoning would provide for more housing options on a Property that is currently underutilized and practically unable to be retrofitted or restored. This rezoning would introduce these properties to the future expansion area for the Miami Riverwalk. With T4-R transect zones, the Riverwalk is not required for redevelopment. However, under Section 3.11 of Miami 21, properties within the T5-O transect zone are required to comply with the waterfront standards of Miami 21 and the design guidelines in Appendix B, which would expand the network and public access from today's conditions.

Lastly, since the site is located within the Spring Garden historic district, any future demolition and/or new construction would require approval from the Historic and Environmental Preservation Board (HEPB), thus providing additional formal review and public hearings to ensure future development on the Property is compatible with the surrounding neighborhood and consistent with Chapter 23 of the City Code.

### ***Article 2, Section 2.1, Intent and Preservation and Enhancement of Neighborhoods***

Miami 21 has general purpose and intent of preserving neighborhoods (See Miami 21, Article 2, Section 2.1.2a). Neighborhoods best accommodate the needs of Miami's residents when they include a mix of compatible land uses and mix of housing typologies, particularly here where there are practical challenges with reactivating the existing structures.



The Applications further the goal of this section of Miami 21 by:

- (i) *enhancing connectivity to the waterfront* through the Riverwalk, which will be required in the T5 zone, but not required under the current zoning;
- (ii) *contributing to an evolving mix of housing in the neighborhood*, and
- (iii) that is *compatible with the scale of recent development in the surrounding area*, including those properties immediately abutting the Property along the Miami River.

Conclusion

Please accept this letter of intent along with the Applications and the supporting materials required to accompany the Applications submitted through the City's E-Plan System as of August 14, 2020 (and in response to staff comments posted through November 2020).

For the above-referenced reasons, we respectfully request **APPROVAL** of the Applications.

Sincerely,



Steven J. Wernick  
WERNICK & CO, PLLC

cc: Sue Trone, AICP, Chief of Comprehensive Planning  
Jacqueline Ellis, Chief of Land Development  
Erin L. Sutherland, Wernick & Co, PLLC



# EXHIBIT 1



## Technical Analysis – Miami 21 Sec. 7.1.2.8

The following technical analysis sets forth the applicable criteria evaluated in connection with a site-specific zoning atlas change in City of Miami, pursuant to Miami 21, Article 7, Section 7.1.2.8. Based on the criteria, as applied, there is *competent substantial evidence to support a recommendation of approval* of the proposed zoning changes for the subject properties.

### 7.1.2.8.a *SUCCESSIONAL ZONING*



Section 7.1.2.8.a requires that the subject properties be rezoned within their respective transect zone or into the next higher transect zone.

The application as proposed is in *COMPLIANCE* with Section 7.1.2.8.a.

- The subject Property is currently zoned T4R.
- The application proposes a *change in transect zone from T4R to T5-O, consistent with successional zoning* chart in Section 7.1.2.8.a.

### 7.1.2.8.c *EXTENSION OF TRANSECT ZONE BOUNDARY*



Section 7.1.2.8.c requires either an extension of an existing transect zone boundary, or evidence that the subject property exceed minimum of 40,000 square feet or 200 feet of linear frontage

The application as proposed is in *COMPLIANCE* with Section 7.1.2.8.c.

- The application as proposed would *extend existing contiguous transect zone of T5-O*. [Because this application proposes an extension of existing transect boundaries, the analysis need not address criteria based on square footage or linear feet of frontage. However, the Property also incorporates more than 200 feet of linear frontage]

### 7.1.2.8.f *REZONING CRITERIA*



The application as proposed is in *COMPLIANCE* with Section 7.1.2.8.f.

#### *1(a) Proposed Amendment's Relationship to the goals, objectives and policies of the Comprehensive Plan*

The proposed amendment furthers important goals, objectives and policies of the MCNP in several ways, as identified below.



The *Future Land Use Element* of the MCNP calls for, among other applicable goals, objectives and policies:

- ***Goal LU-1:*** Maintain a land use pattern that protects and enhances the quality of life in the City's neighborhoods. The Applications will help provide a greater mix of housing options and to today's standards which help provide more sustainable network of infrastructure to reduce impacts from stormwater intrusion and seal level rise impacting the immediate area within the flood zone.
- ***Policy LU-1.1.7:*** Allow for the redevelopment of well-designed mixed-use neighborhoods that provide the full range of residential and neighborhood retail in a walkable area and that are amendable to a variety of transportation modes, including pedestrian, bicycles, automobiles and mass transit. The Applications will result in new transect zone better facilitates pedestrian-oriented development, pedestrian circulation and connectivity by virtue of requirement for a Riverwalk, which does not apply under the current zoning.
- ***Objective LU-1.3:*** The City will continue to encourage the development of well designed, mixed-use neighborhoods that provide for a variety of uses within a walkable area. The transition to T5 zone on the subject property encourages the development of well-designed mixed-use neighborhoods.
- ***Objective LU-1.5:*** Land development regulations will protect the city's unique natural and coastal resources, its neighborhoods, and its historic and cultural heritage. Whereas currently there is no public access to the Miami River today or with development under the current transect zone of T4-R, the Application will help facilitate enhanced public access to the Miami River and connectivity of the Riverwalk along this portion of the Miami River. which is a key priority of the Miami River Commission and City of Miami. The Application thus celebrates and enhances the unique natural and coastal resources of the Spring Garden neighborhood and the Miami River. Note that these goals were not contemplated at the time of the creation of the Spring Garden Historic District.
- ***Objective LU-1.8:*** Redevelopment in the City shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by climate change and sea level rise. The Applications will help facilitate appropriate redevelopment that responds to more recently recognized constraints posed by climate change and sea level rise.
- ***Policy LU-1.8.2:*** Adapt the built environment to the impacts of climate change and sea level rise. The Applications will further the adaptation of the built environment to the impacts of climate change and sea level rise, in a manner that is compatible with changing conditions and recent development in the surrounding area.
- ***Objective PA-1.1:*** The City shall regulate the Port of Miami River's expansion and redevelopment in coordination with applicable future land use and coastal management goals, objectives, policies.



The *Miami River Corridor Urban Infill Plan* (“MRCP”) identifies major goals and objectives to support reinvestment along the Miami River. The proposed rezoning and comprehensive plan amendment (“the application”) further supports those goals as stated below:

- The application will stimulate private sector investment in the Miami River Corridor.
  - The application will require the development of a Riverfront walkway, which under the current T4-R zoning, is not required. The development of a Riverwalk will provide a continuous recreational corridor on the River, and both water and greenway access will be available to pedestrians.
  - As identified in MRCP, there is a “clear need for ongoing improvement of the Miami River Corridor’s existing housing stock”. The need for increasing the number of residential units through the corridor will necessitate the loss of some existing fabric, and the value of newly developed housing will be greatly enhanced.
  - The redevelopment of the Property could “result in a re-weaving of the corridor’s torn fabric”.
- **Goal PR-1:** Provide sufficient opportunities for active and passive recreation to all City residents.
  - **Objective PR-1.1:** The City shall work to achieve a medium-term objective of providing a park within a ten-minute walk of every resident. Citywide parks include linear parks (greenways).
  - **Objective PR-3.2:** Enhance the public’s visual and physical access to waterfront areas.
  - **Policy PR-3.2.1:** The City will continue to work to complete the Riverwalk and the Miami River Greenway.

Lastly, the proposed amendment also furthers the objectives, policies and goals of the Housing Element of the MCNP, which calls for:

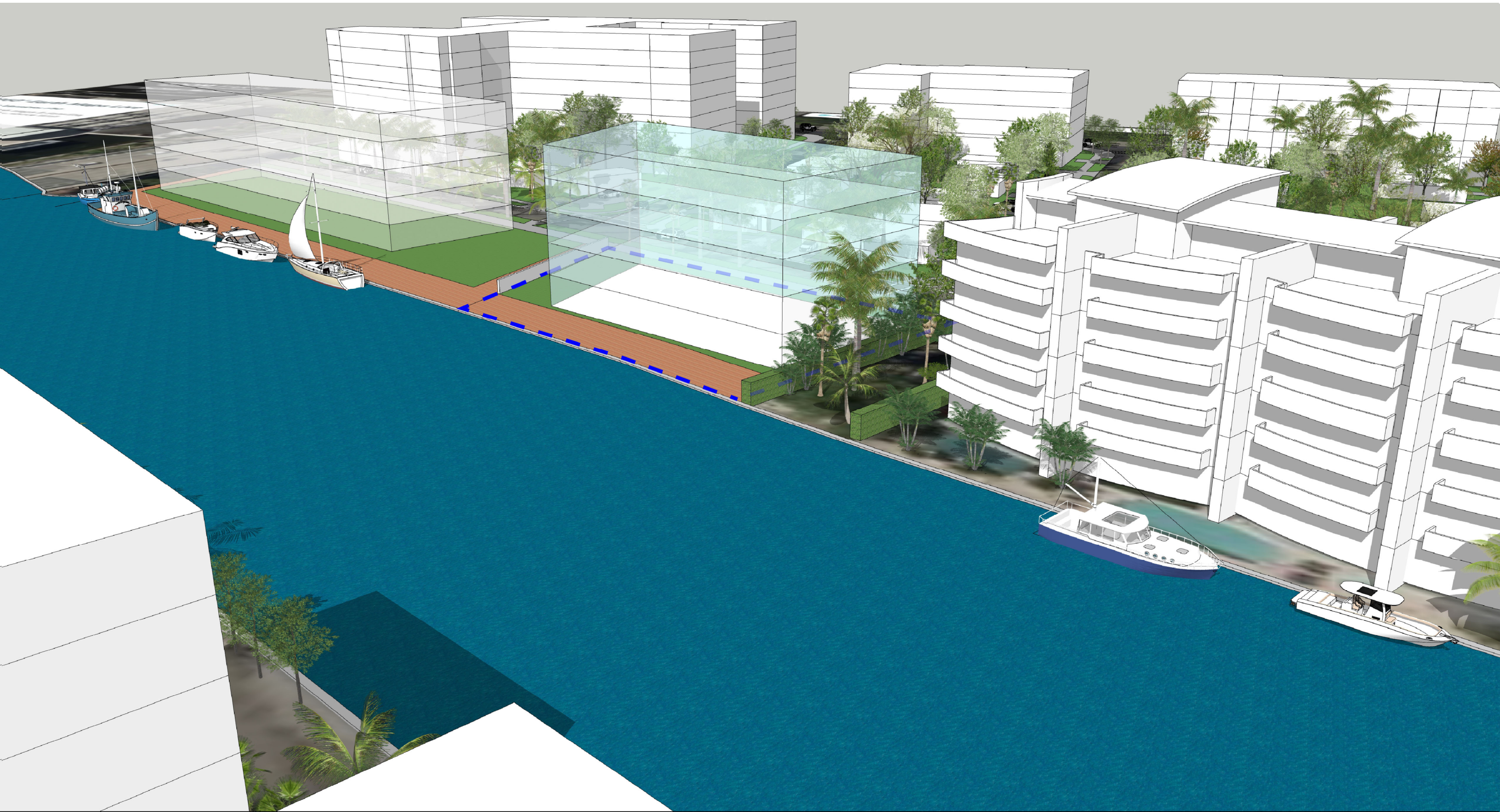
- **Policy HP-2.1.4:** The City will continue to promote development of new, high quality, dense urban neighborhoods along the Miami River.

**1(b) The need and justification for the proposed change.** Today, despite the Property’s prime waterfront location, the structures are in disrepair and currently provide no active housing for residents in Miami. If they were to be repaired, at most there could be three (3) dwelling units on 0.49 acres, the equivalent of 6 units/acre. Under the current T4-R zoning, the maximum density would allow for only 17 units. The proposed rezoning provides for more appropriate density consistent with the future land use category already in place, which permits up to 65 units per acre; whereas the current zoning on the property is overly restrictive given the location of the site and the recent development immediately to the east of the Property.



# EXHIBIT 2





1100 & 1110 NW N River Drive  
Miami, FL 33136

**Legend**

**Opaque Structures** - Existing neighborhood buildings

**Translucent Blue Form & Dashed Line** - Subject Property, 1100 & 1110 NW N River Drive, with example of building envelope, conceptual massing, for illustrative purposes only

**Translucent White Form** - Neighboring property, example of building envelope, conceptual massing, for illustrative purposes only



# NEIGHBORHOOD GATHERING

Join us for a brief presentation on a zoning application filed with the City of Miami to improve the built and natural environment for the site. All are welcome!

*Light bites and refreshments will be served.*

We kindly ask attendees to wear a mask and respect social distancing protocols.

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1100 NW NORTH RIVER DRIVE  
THURSDAY, MARCH 4  
4:00 PM - 6:00 PM

FOR MORE INFORMATION,  
REACH OUT TO ERIN SUTHERLAND AT 305.877.8822



**We kindly ask attendees  
to wear a mask and  
respect social  
distancing protocols.**

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# TIMELINE

## Eleven Ten NW N River Drive Application (Rezoning)

**AUG 2020**

**Aug 14<sup>th</sup>**  
File Rezoning  
Application for  
Spring 2021 Cycle

City of Miami Staff Level  
Review.

**NOV '20**

**Nov 30<sup>th</sup>**  
Applicant Response  
to City staff RFIs

*Commence Community  
Outreach*

*Request opportunity to  
present to SGCA*

**JAN '21**

*Study existing  
site conditions  
& setback  
requirements*

**FEB '21**

**Feb 1<sup>st</sup>**  
MRC  
Meeting  
(Item  
deferred to  
Apr 5<sup>th</sup>)

**MAR '21**

**March 2<sup>nd</sup>**  
Presentation &  
Meeting with SGCA  
Board Meeting

**March 4<sup>th</sup>**  
Applicant  
Community  
Engagement Event

**APR '21**

**April 5<sup>th</sup>**  
MRC  
Presentation

**MAY '21**

PZAB Meeting | City  
Commission Meetings  
per Art 7, M21 (TBD)