

**Miami River Commission's  
Urban Infill and Greenways Subcommittee  
May 17, 2019 Minutes**

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on May 17, 2019, 3 PM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting.

**I. Consideration of Land Use and Zoning Amendment  
Applications on South River Drive from 17 Ave to I-836**

For reference this agenda item was previously presented to the Miami River Commission (MRC) and the MRC's October 1, 2018 adopted public meeting minutes state in part:

“Mr. Shedd stated 1543, 1529, and 1515 NW North River Drive in the subject area were recently rezoned from T3 to T4 for a private sector development which provided a voluntary covenant to include a public Riverwalk, new seawall on 16 Ave and improvements to the 16 Ave public greenspace / median. Miami 21 requires new developments to include a public Riverwalk's in T5 and T6. Attendees noted the subject existing single-family homes will never have to provide a public Riverwalk, yet the City and property owners agreed to requiring a future redevelopment in the proposed up zoned and amendment to the comprehensive plan parcels to include a public Riverwalk.

Attending subject property owners provided a statement of support for the land use and zoning amendments signed by all of the riverfront property owners.

MRC Urban Infill Working Group Chairman Jim Murley suggested the Miami River Commission recommend approval of the item with the condition that any future redevelopment include the public Riverwalk.”

Mr. Shedd stated since the MRC subcommittee meeting, the Planning Department did add on the few remaining T3 parcels in this connected subject stretch of riverfront. Mr. Shedd stated the City has not included changing the public park space to Parks (CS) zoning as recommended by the MRC subcommittee Chair Murley. Mr. Shedd stated instead of a voluntary covenant to require a public Riverwalk if the subject parcels are ever redeveloped in the future, the City will be doing a text amendment to Section 3.11 of the zoning code. Mr. Prieguez stated the potential text amendments to Zoning Code 3.11 should be considered first by the City Commission, and Mr. Shedd replied it hasn't been drafted yet. The MRC adopted a unanimous resolution to defer this agenda item, and the potential amendments to Zoning Code 3.11, to the MRC's November 5 public meeting, noon, Lummus Park, 250 NW North River Drive.”

**PUBLIC DOCUMENT**

Ryan Shedd, City of Miami, distributed and presented the City of Miami's application to amend the land use from "Single Family Residential" to "Low Density Residential" and amend the zoning from T3-L to T4-R on riverfront parcels on the Miami River's south shore depicted on maps essentially from I-836 to NW 17 Ave. In essentially the middle of the subject area several parcels were already approved for the same rezoning, and they offered a voluntary covenant to provide a 20' wide public Riverwalk. Mr. Ryan stated the City of Miami emailed the subject property owners a voluntary covenant indicating not now, but if the existing houses are demolished and a new development constructed consistent with the new increased T4-R density, that they would voluntarily proffer the connecting 20' wide public Riverwalk, which maybe closed at night. There is no development proposed at this time, and currently all the subject single-family houses are all separately individually owned. Mr. Shedd stated the most eastern parcel is owned by Miami Dade County, and currently has split zoning of T3-R in a small western portion of the site, and the majority of the site is currently zoned T6-8-L. Therefore, only the small portion of the County site currently zoned T3-R would become T4-R. Mr. Shedd stated he has communicated with Miami-Dade County about this City pending application to amend land use and zoning. Mr. Shedd noted in the future if the area is redeveloped, the City's Comprehensive Plan requires all new developments on the Miami River to execute and record a Working River Disclosure / Covenant.

Adam Gettinger stated he owns one of the subject properties, thanked the City of Miami for applying to rezone his property, and stated he has already executed and submitted the voluntary covenant to provide the public Riverwalk in the future if his site is ever redeveloped to the density of the proposed increased T4 zoning density. Mr. Juaquin Mejuto noted he owns 1459 NW South River Drive (small vacant triangle which does not have a house) and does not want to sign the voluntary covenant preferring in the future to include the public Riverwalk only if the site is ever redeveloped per the potential new increased zoning density.

Mr. Carlos Salas, President of the Spring Garden Civic Association, stated the City of Miami should not allow the potential for these property owners to ask for a 30% reduction in parking if the site is ever redeveloped. Mr. Shedd stated this area may already be ineligible to seek a parking reduction, and he would check and let Mr. Salas and the MRC know of his findings.

Attendees referenced an October 2018 email from Miami Dade County, which was forwarded to the City of Miami stating:

"the Department of Transportation and Public Work (PTPW) is taking the necessary steps to replace the NW 17<sup>th</sup> Avenue Bridge over the Miami River. The new bridge will have a wider typical section as well as wider approach roadway and intersections to the south and north of the bridge....The Department is certain that the (5) five parcels (west of 17 ave) will be required for the project."

**MRC Chairman Murley suggested the MRC recommend approval of the City of Miami's subject application to amend land use and zoning, subject to the condition that all included parcels submit the signed voluntary covenant for the future public Riverwalk, and any parcels which do not submit the signed covenant to the City of Miami before 2<sup>nd</sup> reading at City Commission, be removed from the City of Miami's pending application.**



## **II. Consideration of Plans for 517 - 663 NW South River Drive**

John Michael Cornell stated he will be recusing himself from this issue, as he is employed by Zerby Interests. Chairman Murley suggested when Mr. Cornell recuses himself at the full MRC public meeting when this item is considered and voted on, that he leave the room.

Chairman Murley asked MRC Director Bibeau if this site had previously been considered by the MRC, and MRC Director Bibeau noted the MRC's adopted November 1, 2004 public meeting minutes stated, "the MRC found the proposed project to be in the best interest of this particular site and area of the Miami River, by a vote of 10-3". Therefore, in January 2005 the MRC recommended approval of the then presented "Nautica on the River" development Major Use Special Permit, land use amendment, and zoning amendment, which the City Commission approved to the current designations. Director Bibeau noted the MRC's adopted November 1, 2004 public meeting minutes state in part, "publicly accessible Riverwalk featuring a 6-foot-wide unobstructed pedestrian path and an additional 5-foot passive zone with landscaping, lighting, etc., which would be constructed and funded by the potential developer. The building is setback 15-20 feet from the Miami River's shoreline." The previously approved "Nautica on the River" design for the site is being replaced with the applicants distributed plans for "Riverhouse 555", and in comparison, the new public Riverwalk and waterfront building setbacks have increased in the current design.

Carlos Diaz, Greenberg Traurig, and Laura Weinstein Berman, Vagabond, distributed and presented 10 copies of their current plans for "Riverhouse 555", and a set of the previously approved plans for "Nautica on the River". The presented plans are consistent with the current land use and zoning, and feature 175 hotel rooms, 39 residential units, offices, and 2 restaurants with no outdoor dining. The applicants stated in theory the existing zoning would allow 400 residential units, which is far greater density than is being proposed. The applicants stated they will retain a professional sound engineer and the restaurants will not be loud because they can't disturb the immediate sites hotel rooms, residences and offices. The applicants stated they will provide the Comprehensive Plans required "Working River Disclosure / Covenant", they currently have a n active Marine Operating Permit with 6 commercial boat slips and are asking for an amendment to have 10 boat slips, located outside of the federal navigable channel. Mr. Diaz stated consistent with the current zoning they are paying the City of Miami \$1,000,000 to purchase additional height to 12 stories on a portion of the building. MRC Director Bibeau noted in previous proposals which purchased additional height via the "Public Benefits" program, the MRC has always recommended the City of Miami use the funding for "Public Benefit" projects located within the subject project's impacted Miami River District.

Carlos Salas, President of the Spring Garden Civic Association (SGCA), stated they met with the applicants on May 8 in Spring Garden. Mr. Salas stated the SGCA was concerned about the proposed developments height, 3 restaurants with outdoor seating, roof top pool and bar, and waiver requests to reduce parking, narrow the public Riverwalk and waterfront building setback. The SGCA is asking the applicants to enter into a voluntary covenant with them to reduce the proposed developments height, prohibit outdoor dining, limit noise, and not reduce parking by 30% as proposed. Mr. Salas cited a news article reporting a 30% ridership reduction on Miami-Dade Transit, and noted the proposal does not include an Uber drop off and pickup location located off of the narrow NW South River Drive.

Mr. Salas read and distributed a letter from Dr. Ernest Martin:

"I would like to express my opposition to the project, 555 River House, located at 516-663 NW South River Drive for the following reasons:

- (1) The project is too close to the 8-story residential building to its immediate west which is already under construction
- (2) The height of the project is overwhelming to its surroundings and specifically to the Spring Garden Historic District directly across the River. The proposed project will create a canyon effect and will carry noise up and down the River.
- (3) It is inappropriate to allow outdoor dining on the ground floor level along the River with residences nearby. There should be no outdoor dining.
- (4) The rooftop pool and bar are also problematic for the same reason. Noise is a huge concern for all nearby residents.

In conclusion, the project is simply too dense, too tall, and has amenities that are inappropriate and incompatible for this area of the Miami River."

Amanda Hand, Spring Garden Civic Association, stated the proposal was seeking 9 waivers, and a reduction in the City of Miami zoning code's required minimum width of the public Riverwalk and waterfront building setback which must be considered by the City Commission. M.S Hand stated the proposal includes outdoor dining on the rooftop, and there are 2 precedents where the City required an outdoor dining waiver for rooftops, therefore she feels the proposal should require an application for an outdoor dining waiver, which is not currently included. In addition, she anticipates that in the future the site will need an outdoor dining permit for the riverfront elevated "public terrace" areas, which are directly adjacent and connected to the proposed indoor restaurant spaces. Ms. Hand noted:

1. Waiver 4 for a 30% parking waiver. This waiver is prohibited within 500 feet of an ungated T3. Spring Garden is an ungated T3 within 500 feet, and thus, the waiver is illegal. The only distance that is measured in walking distance is alcohol distance from schools and churches, because it is specifically provided that it is a walking distance. The project proposes a 30% parking waiver within .5 miles of a TOD, measured radially. You can't argue that one distance is radial, and the other is walking. Therefore, this waiver is illegal.
2. Waiver 7 regarding loading: There are 175 hotel rooms, and 150k sq. ft. of office and commercial with one commercial loading bay. This cannot be sufficient, and it is an Epic Hotel repeat.
3. Waiver 8 and 9: It's unclear if you are matching dominant setbacks on the Street or River side of the property. There are no dominant setbacks on the River side to match. Further, the setback modifications are greater than 10% for a waiver.
  - a. Riverwalk. The argument is that you can only squeeze out 10 feet of Riverwalk at the "pinch points" but that it shouldn't be an issue because there is abutting public space. It appears the reason that the proposal does not include the public space in the required Riverwalk dedication is because that public space is the future outdoor restaurant. There are tables and chairs on a couple of the sheets.
  - b. The building is overbuilt overall because you are requesting a modification of every setback, so it is (almost) 100% lot coverage.
4. Rooftop- there is 34,000 square feet of open rooftop space. I understand it is your position that the rooftop restaurant and bar doesn't require a warrant, but I respectfully disagree. As examples of recent warrants for rooftop venues- the Langford Hotel and Aura.

Mr. Salas asked the MRC subcommittee to defer this item currently under consideration, and defer placing the item on the MRC public meeting agenda until after the applicants agree in writing to all the Spring Garden Civic Associations requests. Attendees noted the applicants deferred their presentation to the MRC subcommittee in April, in order to 1<sup>st</sup> accept the Spring Garden Civic Association's invitation to meet with them, which occurred on May 8, and again at this MRC subcommittee public meeting. The applicants stated they did not want the item to be deferred a 2<sup>nd</sup> time today. MRC Urban Infill Subcommittee Chairman Murley stated he will not defer the item under consideration. Attendees noted even if the item is placed on the MRC's June 3 public meeting agenda, The Spring Garden Civic Association is always personally and cordially invited in writing to every public MRC meeting, and anyone has the right to suggest a deferral, revisions, etc., at that time, which may be granted by a majority vote of the MRC. MRC Urban Infill subcommittee Chairman Murley noted the applicants and Spring Garden Civic Association have several different interpretations of what the City Code allows and requires, and the City of Miami is not present to clarify these issues, therefore he is unable to make a non-binding suggestion on this item to the full MRC for their advisory recommendation.

### **III. Consideration of Plans for 710-760 NW North River Drive**

Mr. Ben Fernandez, Bercow, Radell, Fernandez and Larkin, and Architect Hervin Romney, distributed and presented 10 copies of plans for 2 developments, 710-720 NW North River Drive and 750-760 NW North River Drive, which are separated by the vacant 730-740 NW North River Drive in the middle, which they do not own. One of the buildings has 8 residential units and the 2<sup>nd</sup> building features 10 residential units, with 4 parking spaces per unit. The proposal does not include any vessel dockage; therefore, they will remove the docked boat depicted in the plans. Mr. Fernandez stated the proposal is 100% as of right, with no requested variances, waivers special exceptions, etc.

Mr. Carlos Salas, President of the Spring Garden Civic Association stated they recommend:

- 1) Increased privacy and size of the 4 side yards
- 2) More landscaping and more native plants
- 3) Narrow the 8' balconies

Ms. Amanda Hand, Spring Garden Civic Association, stated as depicted on page 2 of the plans, the private property includes significant square footage of "submerged land" or water in the Miami River, which is incorrectly being calculated as part of the site's required "Open Space". Ms. Hand stated the City code only allows actual land to be counted towards the zoning code's minimum open space requirement, and does not allow counting of square footage in the Miami River. Ms. Hand stated this flaw resulted in the current proposal for 0' building setbacks on the 4 side yards.

**MRC Urban Infill Chairman Murley recommended approval of the subject developments with a condition that the applicant make revisions to the plans to demonstrate maximum privacy and or building setbacks on the 4 side yards, beyond the minimum requirements of code.**

#### **IV. Consideration of Land Use and Zoning Amendment Applications for 1250 NW 22 Ave**

Prior to the meeting the applicant emailed asking for a deferral of their item to the MRC subcommittee's June meeting, followed by the full MRC's July 1 public meeting.

#### **V. New Business**

The meeting adjourned.

**Miami River Commission's  
 Urban Infill and Greenways Subcommittees**

Friday, May 17, 2019  
 3:00 PM  
 1407 NW 7 ST  
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE &amp; E-MAIL</u>
Jim Murley	MDC	305-375 4811
JONATHAN BURDERS	SPINNAKER	401-465-9250
Carlos Diaz	GT	305-579-0502
Laura Weinstein-Brennan	LRG, ARBOW	305-676-8948
Mandi Bailey	Miami River Main Group	mandibailey@riverscience.org
John Cornell	ZERBY INTERESTS	johncornell@zerbyinterests.com
Rosevic Nopora	MRC - Antillean Marine	rnopora@antillean.com
Brett Bibeau	Miami River Commission	miamiriver1@bellsouth.net
Carlos Salas	SGCA Spring Garden historic district	carlos@sgca.com
Tom Kimer	MRC	TKimer3@aol.com
Ryan Shedd	City of Miami	rshedd@miamigov.com
Amanda Hard	Spring Garden	amanda267@gmail.com

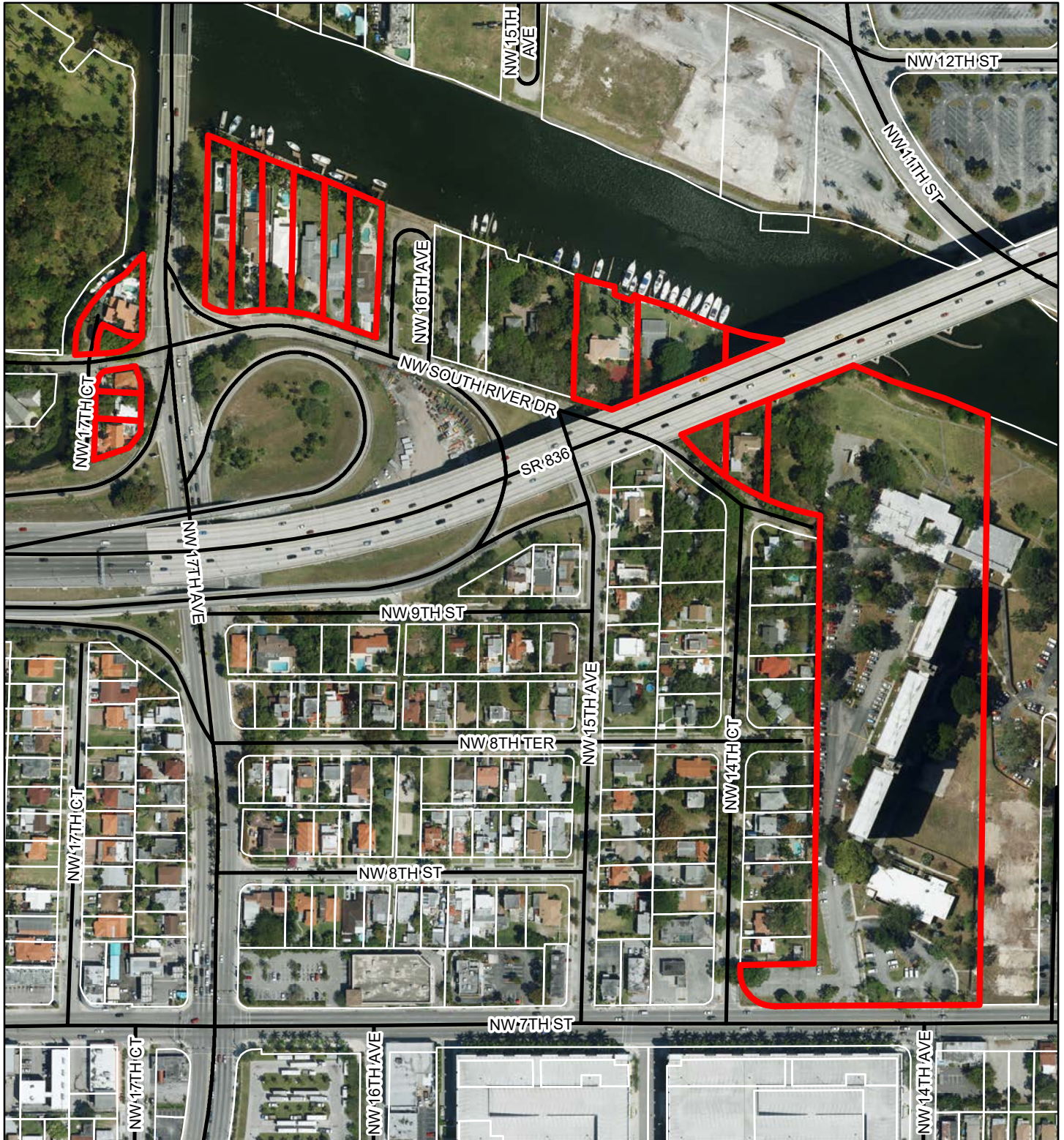
**Miami River Commission's  
Urban Infill and Greenways Subcommittees**

Friday, May 17, 2019  
3:00 PM  
1407 NW 7 ST  
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE &amp; E-MAIL</u>
Priscilla Greenfield- Manning	Spring Garden	305.326.0794 Priscilla@m@ BellSouth.net
Joaquin Mejia	Grove Park	FLAneloFoods@AOL.com
ROBERT DOBIECKI	POLISH AMERICAN CLUB	MSHX@ATT.NET
Ben Fernandez	BRF+L	BFernandez@Prsnry.com
Adam Gettinger	Grove Park	
Lori Ott	Grove Park	
Hervin Romney	Architect	



AERIAL  
FILE ID: 4420  
COMPREHENSIVE PLAN AMENDMENT



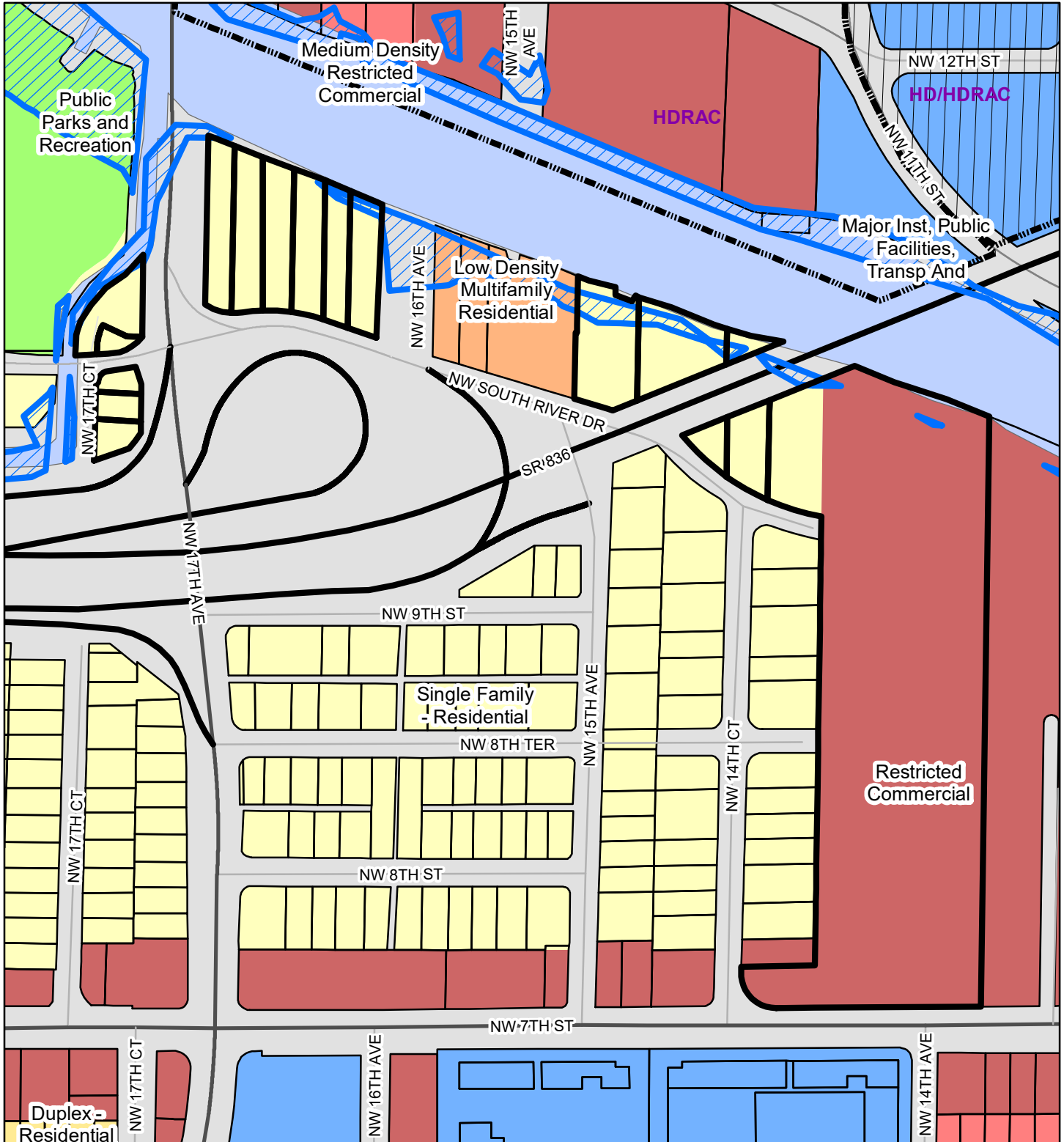
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ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645,  
1665, 1675, & 1701 NW S RIVER DR  
AND 1001, 1007, 1111, & 1015 NW 17 CT,  
AND A PORTION OF 1389 NW 7 ST

# FUTURE LAND USE MAP (EXISTING)

FILE ID: 4420

## COMPREHENSIVE PLAN AMENDMENT



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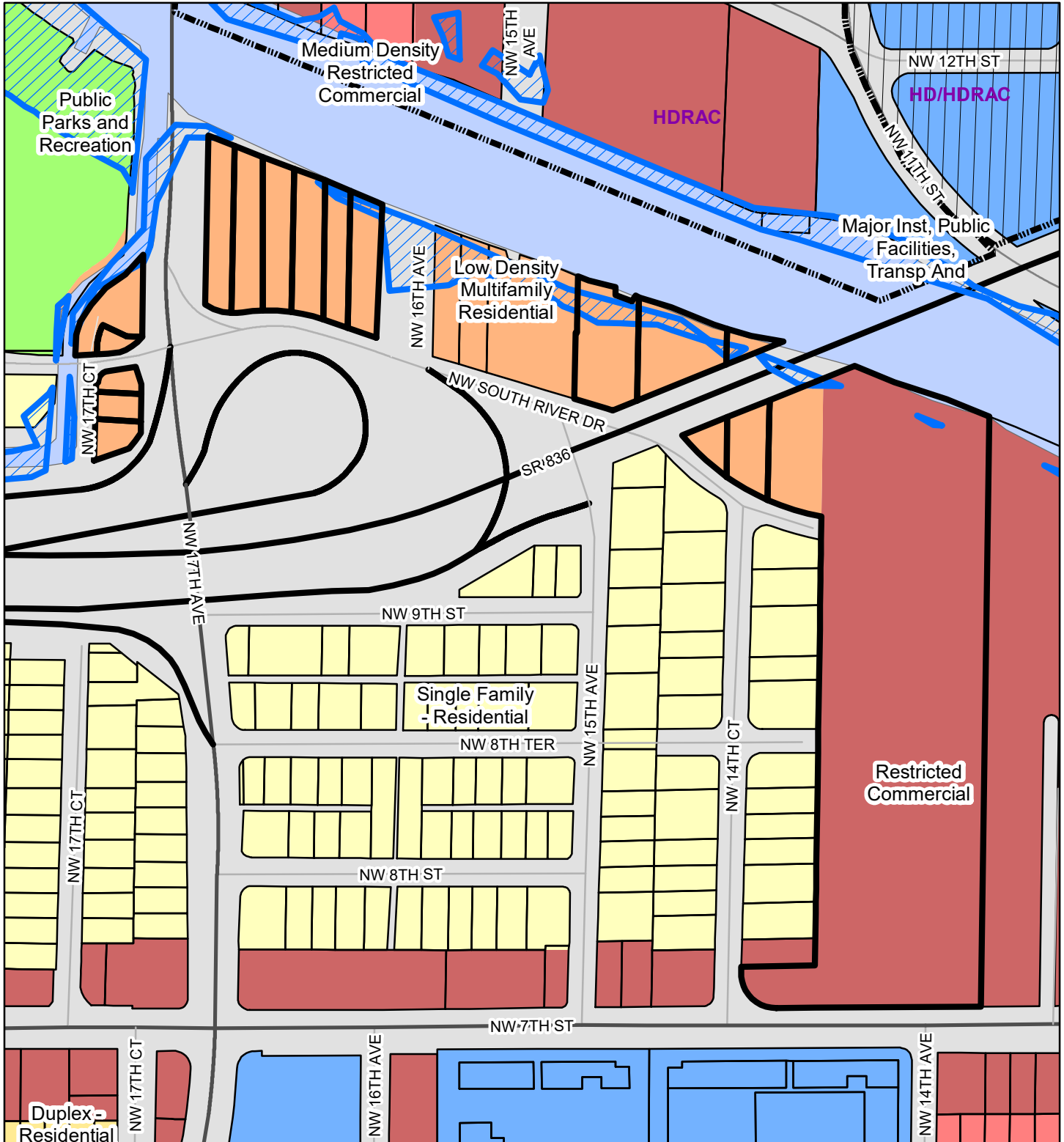
ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST



# FUTURE LAND USE MAP (PROPOSED)

FILE ID: 4420

## COMPREHENSIVE PLAN AMENDMENT



0 215 430 860 Feet

ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST



**CITY OF MIAMI  
PLANNING DEPARTMENT  
COMMUNITY PLANNING DIVISION**

## **Comprehensive Plan Amendment Staff Analysis**

File ID	4420
Applicant	Emilio T. Gonzalez, on behalf of the City of Miami
Location	1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW S River Drive and 1001, 1007, 1111, and 1015 NW 17 Court, and a portion of 1389 NW 7 Street
Commission District	District 1 – Commissioner Wifredo Gort
NET District	Little Havana
Size	Approximately 215,001 square feet (4.9 acres)
Planner	Ryan Shedd, Planner II

### **A. REQUEST**

Pursuant to Policy LU-1.6.4 of the Miami Comprehensive Neighborhood Plan (“MCNP”), the City of Miami (“City”) is requesting an amendment to Ordinance No. 10544, the Future Land Use Map (FLUM) of the MCNP to change the designation of the properties at 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW S River Drive and 1001, 1007, 1111, and 1015 NW 17 Court, and a portion of 1389 NW 7 Street (“the properties”) from **“Single Family Residential”** to **“Low Density Multifamily Residential”**. The proposed amendment contains approximately 4.9 acres. Small scale Comprehensive Plan Amendments are those that involve less than 10 acres of property and are subject to the Small Scale Review Process, as set forth in Section 163.3187, F.S.

Concurrently, the City is requesting a change to the Miami 21 Zoning Atlas as a companion item. The request is being submitted through file ID 4421. The companion application seeks to change the Miami 21 Zoning designation from **T3-L** (Sub-Urban - Limited) to **T4-R** (General Urban – Restricted).

### **B. HISTORY**

Prior to this application, a private applicant, 1515 Miami River, LLC, applied for a Comprehensive Plan Amendment and a companion Rezone for the properties at 1515, 1529, and 1543 NW S River Drive. These properties consist of the remaining properties along the stretch of NW S River Drive, which are not part of this application. The private applications were approved and adopted by the City Commission on March 22, 2018. The Comprehensive Plan Amendment changed the Future Land Use designations for the above properties from “Single Family Residential” to “Low Density Multifamily Residential” and the Rezone changed the Miami 21 Transect from T3-L (Sub-Urban - Limited) to T4-R (General Urban – Restricted). The applicant included a Declaration of Restrictive Covenants with their application, which proffered a publicly accessible Riverwalk, the



replacement of the adjacent public seawall, and public space improvements adjacent to the applicant's own properties, as well as other proffers.

Staff recommended denial for both applications based on a number of factors, including the incongruent pattern that was created by the proposed amendments. That is, the amendment would create an isolated pocket of more intense development surrounded by single family homes without the proper transitions. Staff also raised concerns about the nature of new development in relation to sea level rise and its impact on the waterfront properties. As shown on Map 6 on page 11, the properties are located in the floodplain, as defined by the Federal Emergency Management Agency (FEMA).

In response to concerns from neighbors along NW S River Drive, the City Commission directed the City to pursue an amendment which would unify the development pattern in the area. Staff conducted outreach with the neighbors, including the immediately affected property owners. Overwhelmingly, the immediately affected property owners supported a scenario where the Zoning and the Future Land Use Designation was uniform for the entire street. Many of those surveyed, who included almost all of the affected property owners, supported an amendment to "Low Density Multifamily Residential" and a Rezone to T4-R (General Urban – Restricted) for the properties on NW S River Drive. Map 1 on page 3 shows the affected properties highlighted in pink

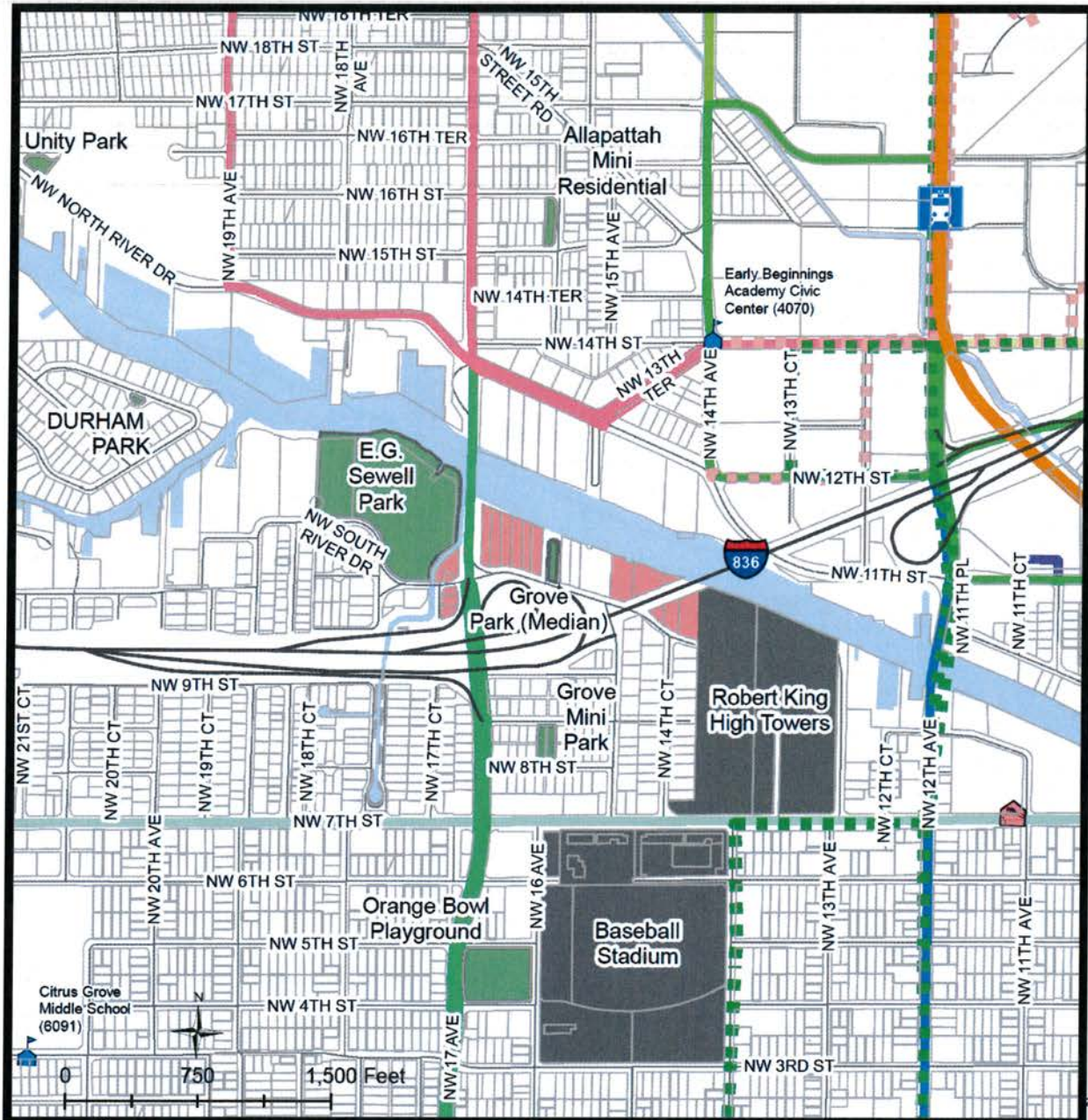
## C. SITE AND NEIGHBORHOOD DETAILS

Situated along the Miami River, the properties are located in the Little Havana NET Area. The site consists of "Tract A" of the Betty's Island Plat, Lots 1, 2, 3, and a portion of Lot 4 of Block 1 of the Grove Park Subdivision, Lots 1, 2, 3, 4, 5, and 6 of Block 2 of the Grove Park Subdivision, approximately Lots 66, 67, 68, and 69 of the Lawrence Park Subdivision, and Lots 1 and 2 of Block 1 of the Oak Terrace Subdivision, at approximately 4.9 acres of land. The Grove Park Lots are situated directly on the south bank of the Miami River, bounded by NW 17 Avenue on the west, NW S River Drive on their south side, and the main portion of the Robert King High Towers site to the east. SR-836 separates the Oak Terrace Subdivision Lots from the remainder of the properties. The other Lots are situated on the western side of NW 17 Avenue, along a canal which runs off the Miami River. NW S River Drive separates the Betty's Island Tract and Lot 67 from the remainder of the Lawrence Park Subdivision lots.

Immediately abutting all of the properties to the south is the SR-836 on- and off-ramps and highway right-of-way. The SR-836 right-of-way ranges from a minimum of 125 feet in width up to approximately 560 feet in width. SR-836 separates the properties from the main portion of the Grove Park neighborhood, as well as the Robert King High Towers to the east. The Robert King High Towers are Miami-Dade County public housing for low-income seniors.

On the north bank of the Miami River is the River Landing Special Area Plan development. The development will contain a mix of uses at a greater intensity and density than the surrounding area. It is immediately adjacent to the Civic Center health district. Northwest of the subject properties is Sewell Park, a large City-owned waterfront park. The park is surrounded by single-family development to the south and large-scale multifamily development on its west side. To the south, closer to the central Little Havana area, is the baseball stadium. Two of the stadium's parking garages are accessible from NW 7 Street. Miami Dade Transit operates Bus 17 north and southbound along NW 17 Avenue, dividing the properties. Buses 113 and 7 are within reasonable walking distance, however Bus 7 is only accessible by walking underneath SR-836, which is not in a desirable condition. The properties are not within a Transit Corridor, nor are they considered Transit Oriented Development, pursuant to Transportation Policy TR-1.2.4 in the MCNP.





Map 1: Neighborhood Assets – the affected property owners are shown here in pink. This proposed amendment would unify the land development pattern for all of the affected properties along NW S River Drive.







neighborhood. The percent of families living in poverty in the surrounding Block Groups ranged between 23% and 40%.

The majority of households in the subject Block Group rented their home between 2012 and 2016, approximately 78%. Through the survey of the subject properties however, it was revealed that the majority of the subject properties are owner occupied.

The median rent for a unit in the Block Group was \$1,534, which was higher than any of the surrounding Block Groups. Surrounding Block Groups typically had a median gross rent between \$800 and \$900.

Rates of cost burden in the subject Block Group were lower than City and County averages. An estimated 53% of renting households were cost-burdened during that period. Cost burden from housing costs means the household is paying more than 30% of its income to cover housing costs.

Approximately three percent of adults over the age of 16 were unemployed for this period, which is considerably lower than the City as a whole (almost 10%). Surrounding Block Groups had much higher unemployment rates. These statistics show a generally wealthier, middle class area within a larger neighborhood facing greater economic disparities.

**Subject Block Group: 120860051022**

Topic	Data <sup>1</sup>
Number of Households	543
Number of Housing Units	660 (~17% Vacancy)
Median Household Income	\$58,047
Percent of Families under the Poverty Line	13.9%
Percent of Households that rent	78%
Median Rent	\$1,534 (53% Rental cost burdened)
Unemployment Rate	3%

<sup>1</sup> Data was retrieved from the U.S. Census Bureau. Data from the Decennial Census and the American Community Survey was compiled for this report.

## D. SITE PHOTOS

Below are a few photographs of the streetscape and surrounding neighborhood context:



Photo 1: The properties, as seen looking west along NW S River Drive. The properties are located on the north side of NW S River Drive, with the SR-836 and its ramps to the left. High density multifamily towers further west along the Miami River are visible in the background. These properties are located immediately on the west side of Sewell Park, which abuts the subject properties.



Photo 2: Looking west along NW S River Drive, towards the area where SR-836 divides the properties from the main part of the Grove Park neighborhood. The properties are located on the north side of the street, seen here on the left side of the photo. Traffic can be seen piling up from the intersection with NW 17 Avenue, as the bridge over the Miami River was raised, stalling traffic for a short period of time.





Photo 3: Looking west along NW S River Drive, across NW 17 Avenue. The western properties are located directly on NW 17 Avenue. The high density multifamily buildings are visible in the background, to the west.



Photo 4: Looking south along NW 17 Avenue, with SR-836 in the background. Traffic stacking up towards the raised bridge over the Miami River is visible.



Photo 5: Looking north along NW 17 Avenue towards the raised bridge over the Miami River. There is no pedestrian infrastructure at this intersection of NW 17 Avenue and NW S River Drive for someone to cross to the west side in order to access amenities such as Sewell Park.



## E. EXISTING AND FUTURE LAND USE

As depicted on Map 3 on page 9, the properties are currently designated Single Family Residential on the FLUM of the Miami Comprehensive Neighborhood Plan ("MCNP"). Single Family Residential allows nine dwelling units per acre, with a limitation on uses strictly to residential. Other supportive uses such as community-based residential facilities, educational facilities, etc. are allowed, subject to regulations in Miami 21.

The majority of the subject properties are isolated, as they are separated from the main portion of Grove Park by the SR-836 right-of-way. Grove Park is a mix of single family homes and duplexes. Roughly 21% of the 94 properties in the southern portion of Grove Park are listed as duplexes by the Miami Dade County Property Appraiser. This area is designated as "Single Family Residential" on the FLUM.

To the west, Sewell Park is a large municipally owned park, owned and maintained by the City of Miami. South and west of the park is the remainder of the North Sewell Park neighborhood, which contains single family homes on the south half, and high density multifamily residential along the Miami River.

Directly across the Miami River to the north, those properties are currently under construction for the River Landing Special Area Plan. The River Landing Special Area Plan will include an intense mix of commercial, residential, and office uses, with a high density of residential units. The River Landing properties, as well as all of the surrounding properties, are designated "Restricted Commercial" on the FLUM.

Further down river, on the southeast side of SR-836 are the Robert King High Towers. A small portion of that property is subject to this application. This residential development is owned and operated by Miami Dade County Public Housing and Community Development. The two large properties that make up the Robert King High Towers are designated "Restricted Commercial" on the FLUM, with the exception of the portion that is subject to this application, which is designated "Single Family Residential".

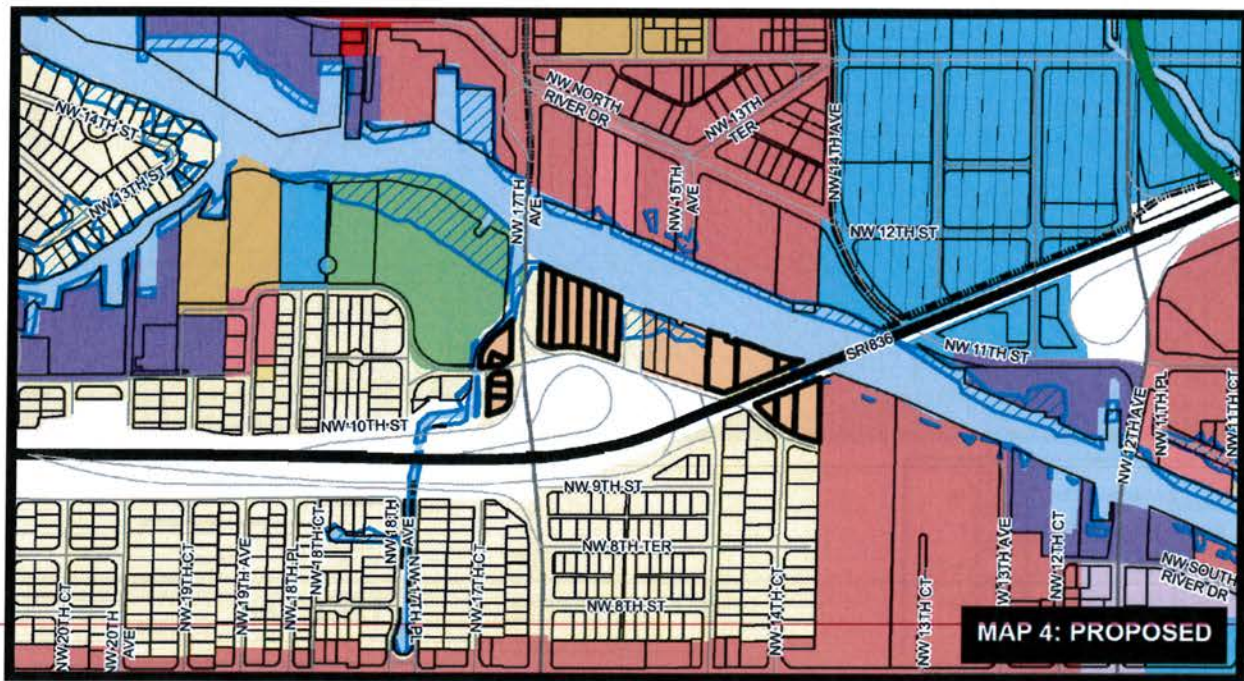
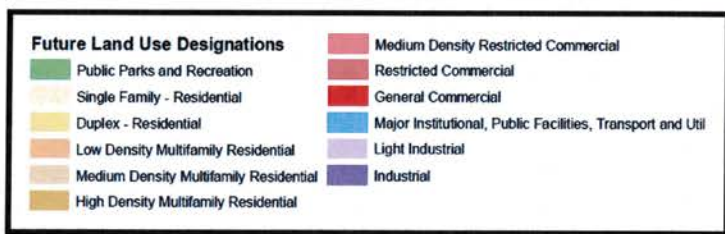
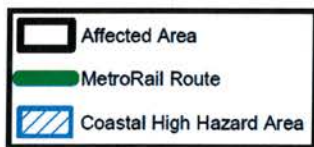
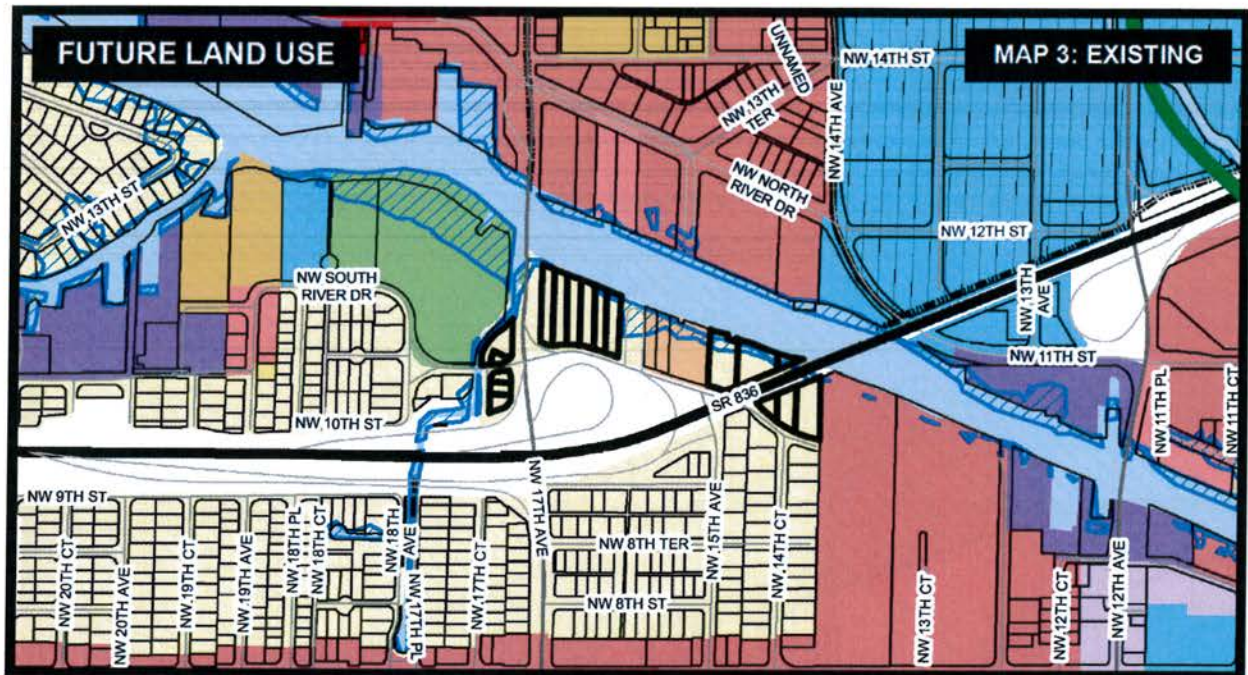
The "Restricted Commercial" designation allows a residential density of up to 150 dwelling units per acre, in addition to a wide range of non-residential uses, such as: commercial, retailing, office, entertainment, recreation facilities, and hotels.

The "Low Density Multifamily Residential" designation that the City has proposed for the subject properties allows up to 36 dwelling units per acre. It limits the allowed uses to residential uses, with some allowances for community support facilities and educational facilities, in addition to a couple others. For further details on the interpretation of this designation, see page 21 of the MCNP.

While the "Single Family Residential" designation allows approximately 16 units, or one unit per property, the amendment would yield an increase of 160 units. Assuming the provisions of the Miami 21 Zoning Code are met, 176 units could be built across the subject properties.

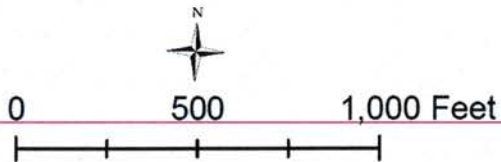
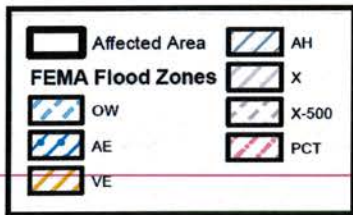
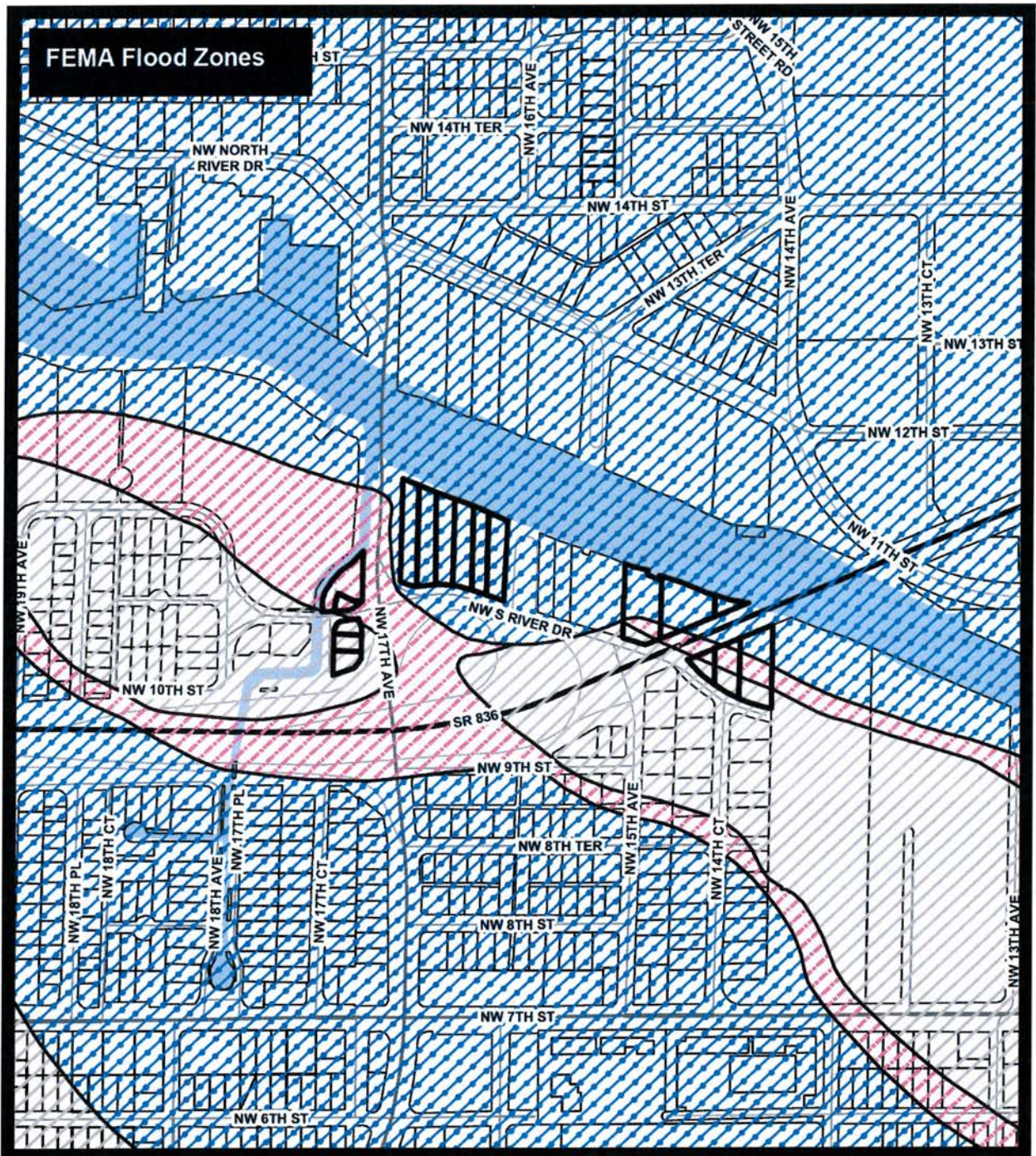
Additionally, Map 5 on Page 10 shows the flood zones as determined by the Federal Emergency Management Agency (FEMA). All of the properties along NW S River Drive to the east of NW 17 Avenue are located within the Special Flood Hazard Area ("SFHA", roughly equivalent to the 100 Year Floodplain). The SFHA is the area that can reasonably assume risk from inundation. The properties to the west of NW 17 Avenue are at less risk, as shown on Map 5 by the Zone X designation. The SFHA designation for the eastern properties however poses a special risk in relation to sea level rise, as that risk is further exacerbated.





Maps 3 & 4: Existing (Top) and Proposed (Bottom) Future Land Use Designations





Map 5: The flood zones from the Federal Emergency Management Agency. The majority of the properties are within AE Flood Zones, which is within FEMA's Special Flood Hazard Area. The western properties are all outside of the Special Flood Hazard Area.



## F. ANALYSIS

Criteria 1	<p><b>Policy LU-1.1.7:</b> “Land development regulations and policies will allow for the development and redevelopment of well-designed mixed-use neighborhoods that provide for the full range of residential, office, live/work spaces, neighborhood retail, and community facilities in a walkable area and that are amenable to a variety of transportation modes, including pedestrianism, bicycles, automobiles, and mass transit.”</p>
Analysis 1	<p>The proposed amendment would unify the land development pattern along NW S River Drive and at the intersection with NW 17 Avenue. Presently, three properties along NW S River Drive are designated "Low Density Multifamily Residential", while the remainder are designated "Single Family Residential". This creates an incongruent pattern of development along the street. By amending the Future Land Use designations of the subject properties, a uniform and harmonious pattern of development would be possible.</p> <p>The pedestrian and bicycling infrastructure in the area is not suitable for daily use. NW 17 Avenue and SR-836 leave both portions of the subject properties isolated for any person that is not in an automobile. Staff recommends pedestrian and bicycle infrastructure be improved for the area immediately around the subject properties in order to create a more connected neighborhood. This will help realize the intent established in Transportation Policy TR-1.4.3 and Future Land Use Policy LU-1.6.9:</p> <p><i>"Policy TR-1.4.3: The City will continue to respond to neighborhood traffic concerns by developing and implementing neighborhood traffic calming measures using standard traffic flow modification procedures in place by Miami-Dade County and FDOT to evaluate traffic calming proposals. Neighborhood traffic calming measures may include but are not limited to traffic circles, median modifications, mid-block raised medians, chicanes, diagonal diverters, raised crosswalks, curb extensions, on-street parking, road closures, reduced lane widths, streetscape improvements, bicycle boulevards, and inclusion of bicycle facilities."</i></p> <p><i>"Policy LU-1.6.10: The City's land development regulations and policies will allow for the provision of safe and convenient on-site traffic flow and vehicle parking and will provide access by a variety of transportation modes, including pedestrianism, bicycles, automobiles, and transit."</i></p>
Finding 1	<p><b>Staff finds the proposed amendment consistent with Policies LU-1.1.7.</b></p>
Criteria 2	<p><b>Policy LU-1.6.9:</b> “The City's land development regulations will establish mechanisms to mitigate the potentially adverse impacts of new development on existing neighborhoods through the development of appropriate transition standards and buffering requirements.”</p>
Analysis 2	<p>The proposed amendment would allow for the proper transitions between disparate Zoning designations. Currently, there are three differently designated properties sandwiched between the subject properties, which doesn't allow for the appropriate transition between varying development intensities. The unification of the street under one designation will allow for a more cohesive development. Furthermore, the western properties all abut NW 17 Avenue. The proposed amendment will allow for development that better</p>



	responds to the condition along NW 17 Avenue, which is not conducive for single-family residential development.
Finding 2	<b>Staff finds the request consistent with Policy LU-1.6.9.</b>
Criteria 3	<b>Policy LU-1.6.4:</b> “Any proposal to amend the City's Zoning Atlas that has been deemed to require an amendment to the Future Land Use Plan Map by the Planning Department, shall require a level of service (LOS) review and a finding from the Planning Department that the proposed amendment will not result in a LOS that falls below the adopted minimum standards described in Policy CI-1.2.3, and will not be in conflict with any element of the MCNP. Based on its evaluation, and on other relevant planning considerations, the Planning Department will forward a recommended action on said amendment to the Planning Advisory Board, which will then forward its recommendation to the City Commission.”
Analysis 3	Staff conducted a Concurrency Management Analysis (CMA) of the proposed amendment and found that it met all of the level-of-service (LOS) standards of the MCNP.
Finding 3	<b>Staff finds the request consistent with Policy LU-1.6.4.</b>
Criteria 4	<b>Policy LU-1.8.2:</b> “The City shall make the practice of adapting the built environment to the impacts of climate change and sea level rise, an integral component of all planning processes, including but not limited to comprehensive planning, infrastructure planning, building and life safety codes, emergency management and development regulations, stormwater management, and water resources management.”
Analysis 4	<p>As noted on Map 5, the majority of the properties are within the Special Flood Hazard Area (SFHA) on the FEMA Flood Insurance Rate Map (FIRM). FEMA defines the SFHA as “the land area covered by the floodwaters of the base flood”, meaning the area that is most at risk from inundation. The South Florida Regional Climate Change Compact projects sea levels to rise by 14 to 34 inches by 2060. This will significantly increase the risk of inundation and damage from storm surge and standing water to properties within designated areas such as the SFHA.</p> <p>All new development within this area should plan for the rise in sea levels and the increase risk of storm surge. Design and planning of new development should utilize the best practices of building resilience into the architectural and engineering design of the development.</p> <p>Increased development capacity and density within flood-prone areas poses additional pressure on the City to provide services and infrastructure in an area that will face increased risks from sea level rise. New development should be built first and foremost with the goal of being as resilient and sustainable as possible.</p>
Finding 4	<b>Staff finds that further development of land development regulations that address the risks posed by sea level rise to properties within flood-prone areas is required in order to be consistent with Policy LU-1.8.2.</b>

## G. RECOMMENDATION

Based on the above background information, the Planning Department recommends approval of the request to amend the designation on the FLUM from "Single Family Residential" to "Low Density Multifamily Residential" for the properties located at 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW S River Drive, 1001, 1007, 1111, and 1015 NW 17 Court, and a portion of 1389 NW 7 Street.



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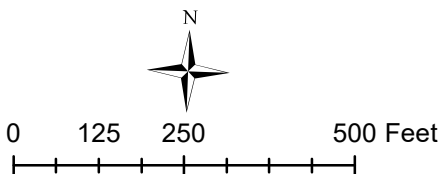
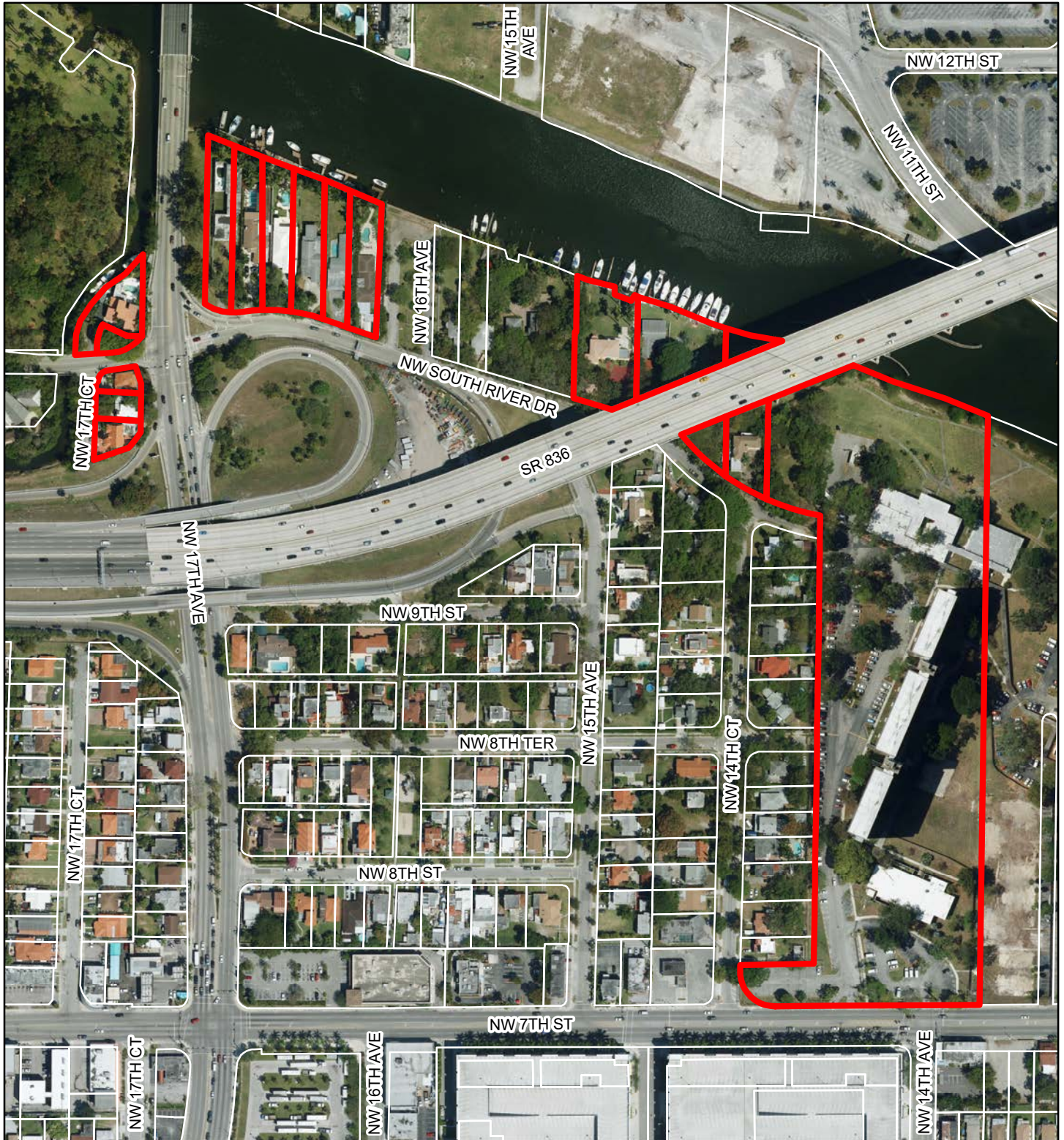
Sue Trone, AICP  
Chief of Comprehensive Planning

**Attachments:**

Attachment A - Concurrency Management Analysis



AERIAL  
FILE ID: 4421  
REZONE



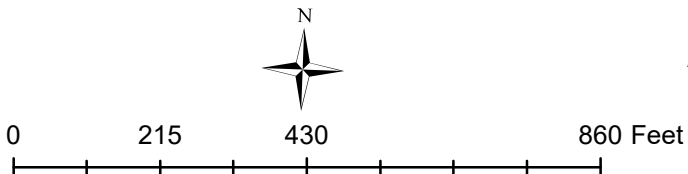
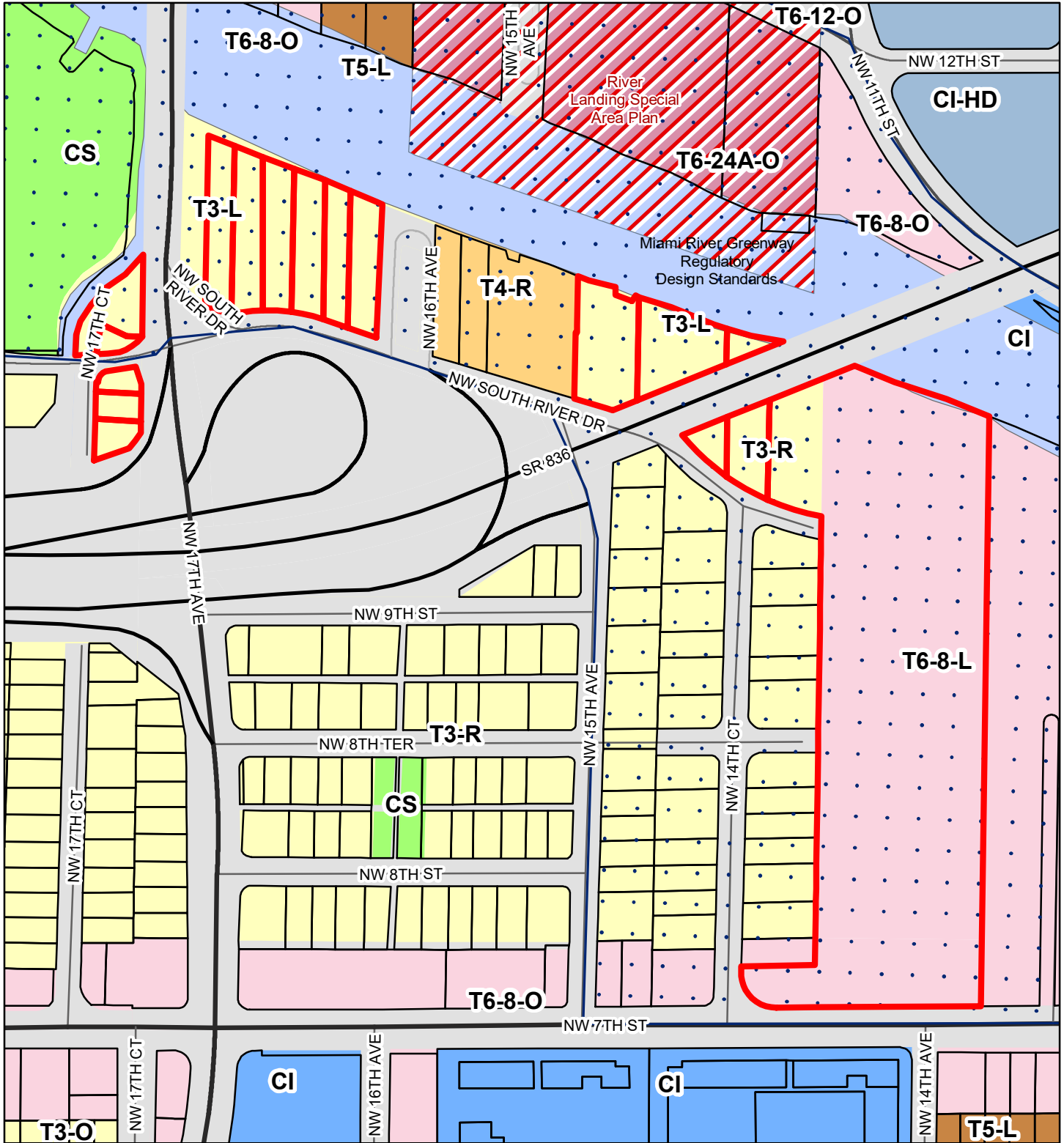
ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645,  
1665, 1675, & 1701 NW S RIVER DR  
AND 1001, 1007, 1111, & 1015 NW 17 CT,  
AND A PORTION OF 1389 NW 7 ST



# MIAMI 21 (EXISTING)

FILE ID: 4421

REZONE



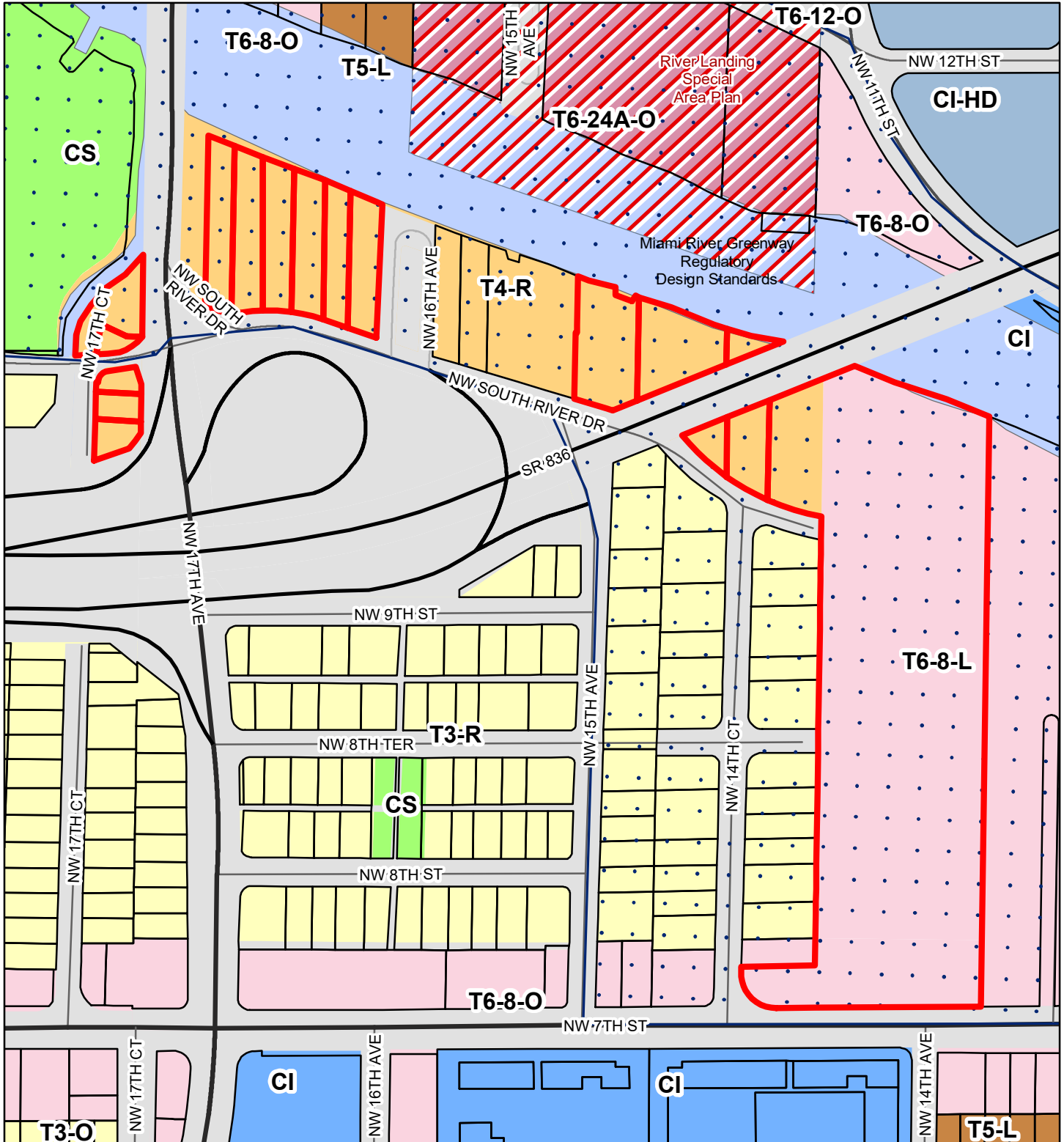
ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, & 1701 NW S RIVER DR AND 1001, 1007, 1111, & 1015 NW 17 CT, AND A PORTION OF 1389 NW 7 ST



# MIAMI 21 (PROPOSED)

FILE ID: 4421

REZONE



0 215 430 860 Feet

ADDRESSES: 1459, 1465, 1491, 1501, 1603, 1611, 1631, 1645,  
1665, 1675, & 1701 NW S RIVER DR  
AND 1001, 1007, 1111, & 1015 NW 17 CT,  
AND A PORTION OF 1389 NW 7 ST





**SUBJECT PROPERTIES:** As the aerial map above illustrates, the subject properties encompass nearly the entire waterfront along NW South River Drive less three Lots that experienced a rezoning from T3-L to T4-R in March 2018, which fueled the application before the Board. Thirteen parcels are north of State Route 836. One parcel, 1459 Northwest South River Drive, bisects State Route 836. A portion of 1389 Northwest 7 Street is south of the highway. The assemblage of the properties, comprises fifteen parcels and a portion of a sixteenth, totaling approximately 215,001 square feet or 4.9 acres, as depicted in "Table No.1: Property description and change of zoning classification request" (complete legal description of the property is on file with the Hearing Boards Office).

**Table No. 1: Property description and rezoning request**

#	Folio No.	Address	Lot Size (Sq.Ft.)	Zoning Classification	
				Current	Proposed
1	0131350150020	1459 NW South River Drive	15,200	T3-R & T3-L	T4-R
2	0131350140010	1465 NW South River Drive	2,336	T3-R	
3	0131350160010	1491 NW South River Drive	17,738	T3-L	
4	0131350160020	1501 NW South River Drive	26,337		
5	0131350160080	1603 NW South River Drive	16,500		
6	0131350160081	1611 NW South River Drive	16,500		
7	0131350160082	1631 NW South River Drive	16,402		
8	0131350160083	1665 NW South River Drive	16,936		
9	0131350160084	1675 NW South River Drive	17,110		
10	0131350160085	1645 NW South River Drive	17,040		
11	0131340450810	1701 NW South River Drive	1,696		
12	0131340450820	1015 NW 17 Court	3,511		
13	0131340450830	1007 NW 17 Court	4,980		
14	0131340450840	1001 NW 17 Court	4,817		
15	0131340940010	1111 NW 17 Court	14,375		
16	0131350210160	A portion of 1389 NW 7 Street	23,523	T3-R	
			<b>215,001</b>		

**Note:** Lot size in Table 1 reflects information obtained from public records. The surveys of the properties would show adjustments in size when considering dedications. The aggregate area as per public records is 215,001 sq. ft. (4.9 ± acres).

The request depicted in Table 1 qualifies to be considered for a change of zoning classification pursuant to Miami 21 Code, Sec. 7.1.2.8(c) by including at least 40,000 square feet of property and the change of zoning request is successional pursuant to Sec. 7.1.2.8(a).

## **B. BACKGROUND**

The subject zoning change consists of thirteen parcels totaling approximately 4.9 acres within the Little Havana NET area. Thirteen of the sixteen Lots contain an existing structure. The dates of construction for the existing structures span from 1924 to 1990 with the majority of the homes constructed in 1957 to 1958.

The context of the neighborhood is primarily comprised of single-family residences with the area's principal zoning classification being "T3-L" and "T3-R" Sub-Urban Transect Zone, except for three Lots recently zoned "T4-R" General Urban Transect Zone. These three Lots are generally located at 1515, 1529 and 1543 NW South River Drive, encompassing approximately 1.77 acres of land situated west of NW 16 Avenue, south of the Miami River and north of NW South River Drive. The change of zoning classification request of T3-L to T4-R was reviewed by the Planning, Zoning and Appeals Board at its November 1, 2017 meeting. After much discussion, the Board voted unanimously to recommend denial of the request to the City Commission.

During the City Commission January 25, 2018 meeting, the Commission passed the requested change of zoning classification of the three Lots from T3-L to T4-R unanimously on First reading with modifications.

At its March 22, 2018 meeting, the Commission voted unanimously to adopt the amendment of the Future Land Use Map of the Miami Comprehensive Neighborhood Plan by changing the Future Land Use designation from "Single-Family Residential" to "Low Density Multifamily Residential" and unanimously adopted a change of zoning classification from "T3-L" Sub-Urban Transect Zone – Limited to "T4-R" General Urban Transect Zone - Restricted for the three Lots generally located at 1515, 1529 and 1543 NW South River Drive with modification(s). The Commission also directed the City of Miami's Planning Department to conduct a study of the surrounding properties for the appropriateness of the T3 zoning designation and to determine whether a change in zoning of the area is appropriate to match the change of zoning request before the City Commission.

On March 21, 2018, Planning staff conducted a public workshop at Jose Marti Park to discuss the merits and disadvantages of rezoning the balance of the riverfront properties to T4-R to match the adopted rezoning of 1515, 1529 and 1543 NW South River Drive. During the meeting approximately 30 residents of the Grove Park area attended. Several items were discussed related to the rezoning including land use, traffic, environmental impact, waterfront access, and affordable housing. Nearly every affected property owner expressed a desire to have their properties rezoned to T4-R to match the previously adopted Miami Comprehensive Neighborhood Plan Future Land Use Map amendment and change of zoning classification on January 25, 2018.



**C. MIAMI COMPREHENSIVE NEIGHBORHOOD PLAN**

The requested change of zoning classification of T4-R is inconsistent with the current Miami Comprehensive Neighborhood Plan (MCNP) designation of "Single Family Residential" for the properties. Therefore, a companion Comprehensive Plan amendment is necessary of "Low Density Multifamily Residential", which is reviewed under File ID 4420.

**FUTURE LAND USE DESIGNATION**

Subject Properties:

Single Family Residential 9 D.U. per acre.

**NEIGHBORHOOD CHARACTERISTICS:**

Surrounding Properties

NORTH: Restricted Commercial 150 D.U. per acre

SOUTH: Single Family Residential 9 D.U. per acre

EAST: Single Family Residential 9 D.U. per acre

WEST: Recreation N/A D.U. per acre

**ZONING**

Subject Properties:

"T3-R" Sub-Urban Transect Zone – Restricted and "T3-L" Sub-Urban Transect Zone – Limited

Surrounding Properties

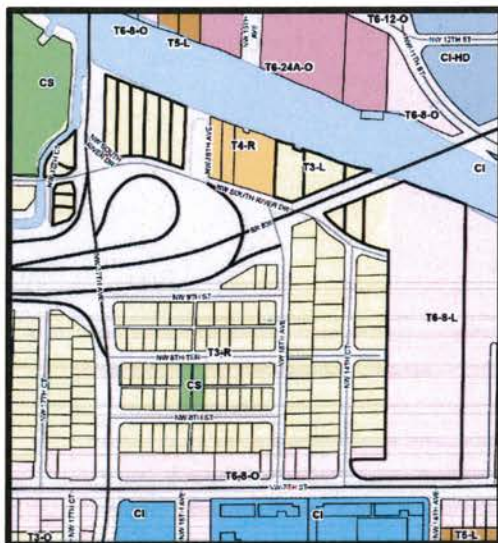
NORTH: River Landing SAP

SOUTH: "T3-R" Sub-Urban Transect - Restricted

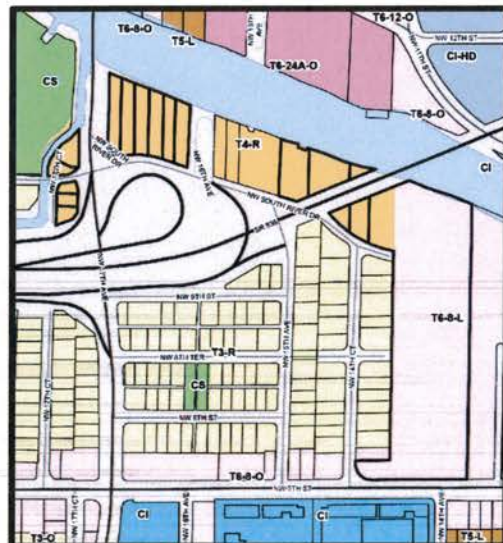
EAST: "T6-8-L" Urban Core Transect – Limited

WEST: "CS" Civic Space/Parks

**Existing Zoning Classification**



**Proposed Zoning Classification**



Regarding the uses allowed for the Transect Zone involved in this rezoning request, below is an excerpt of Article 4, Table 3 of Miami 21 Code, which illustrates the additional uses allowed with the proposed change of zoning.

Excerpt of Article 4, Table 3 of Miami 21 Code			
		T3-L	T4-R
MULTIFAMILY HOUSING			R
TWO FAMILY RESIDENCE			R
BED & BREAKFAST			W
MARINA			E
CHILDCARE			E

**D. ANALYSIS**

Following the above referenced "Background", this proposal for change of zoning classification is taking in consideration criteria set forth in Article 7, Section 7.1.2.8 (a)(5) & (f)(2) of Miami 21:

**Criteria 1** Sec.7.1.2.8 (c) (1) "Except where the proposal for the rezoning of property involves an extension of an existing Transect boundary, no rezoning of land shall be considered which involves less than forty thousand (40,000) square feet of land area or two hundred (200) feet of street Frontage on one (1) street".

**Analysis of**

**Criteria 1** The request is for the rezoning of 16 properties of which the aggregated area involves more than 40,000 square feet of land.

**Finding 1** The request complies with requirement for rezoning as set forth in Miami 21 Code, Sec. 7.1.2.8 (c) (1) as the proposal contains 173,942 square feet of land.

**Criteria 2** Sec.7.1.2.8 (f)(2) for rezoning: A change may be made only to the next intensity Transect Zone or by a Special Area Plan, and in a manner which maintains the goals of this Miami 21 Code to preserve Neighborhoods and to provide transitions in intensity and Building Height.

**Analysis of**

**Criteria 2** The rezoning, as requested from T3-R and T3-L to T4-R is successional by the Miami 21 Code. Additionally, because a recently approved change of zoning classification of three Lots in the midst of the 16 of the subject Lots, the proposed rezoning will be compatible within the existing neighborhood context of intensity and density. The increase in density from 9 D.U. per acre to 36 D.U. per acre would allow for compatible intensity and uses formulated by the most recent change of zoning classification of three Lots within the area.

Furthermore, the request also will allow the continuation of the established height pattern with the recently approved change of zoning of three-story maximum. The



rezoning request from T3-R and T3-L to T4-R will bring continuity to the neighborhood context.

**Finding 2** The rezoning, as requested, matches with the successional Table for rezoning set forth in Miami 21 Code, Sec. 7.1.2.8 (a)(2), and consequently comply with Sec.7.1.2.8 (f)(2). The request also is transitional and it establishes uniformity in density and intensity within the neighborhood context.

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**Criteria 3** Will the proposed zoning change relate to adjacent and nearby districts, and be within the scale and needs of the neighborhood?

**Analysis of  
Criteria 3**

The proposed T4-R zoning classification corresponds with the recently approved rezoning within the neighborhood. The rezoning also will allow compatible residential development with the single family residential area located south of the properties and Miami River. T4 Transect Zones represent the quintessential transition to the T3 Transect Zones.

Furthermore, the location of the subject properties, bounded by natural and human-made barriers create a unique isolation of the properties from influencing zoning change within the area. Because of the niche location of the subject properties, the potential redevelopment stimulated by the rezoning will not erode the established single-family and duplex residential area to the south know as Grove Park.

**Finding 3** The requested rezoning represents continuity of density and intensity in the area. The change of zoning allots opportunity to produce a development in scale with the area that will not adversely impact the characteristic of the area. Staff deems this rezoning request as appropriate and consistent with current urban fabric of the area.

**Criteria 4** The proposed change maintains the same or similar population density pattern and thereby does not increase or overtax the load on public facilities such as schools, utilities, streets, etc.

**Analysis of  
Criteria 4**

The requested rezoning entails an increase in Density and therefore could escalate demand on public facilities such as schools, utilities, streets, etc. with new development. The change of zoning quadruples the density from 9 units per acre to 36 units per acre.

However, the subject properties have access to several transportation routes that consists of Miami River to the north, NW 17 Avenue and State Road 836 Expressway. The travel routes will allow fluid vehicle egress from a development site, except when the NW 17 Avenue bridge is up.

Additionally, a portion of NW South River Drive is a one-way street traveling west that starts one Lot east of NW 16 Avenue to NW 17 Avenue. The segment of the road requires seven Lots to egress westward to NW 17 Avenue preventing vehicular access eastward that could filter into the single-family and duplex

neighborhood to the south. The seven Lots involve six Lots within the scope of this rezoning application and one Lot that experienced a rezoning in March 2018 with the three Lots that triggered the current application.

Consequently, the one-way portion of the NW South River could have positive implication with any redevelopment of the Lots situated between NW 16 Avenue and NW 17 Avenue for the established single-family and duplex neighborhood to the south. In that, any egress from the redeveloped properties would require traffic to travel west. To allow any traffic to proceed eastward, NW South River Drive would require substantial reorientation to facilitate two-way access that could generate potential vehicular traffic into the single-family and duplex residential area.

**Finding 4** The proposed change of zoning classification constitutes an increase in Density and Intensity within the area, but the request aligns with the recent change of zoning in the area. More importantly, based on the concurrency analysis of the Comprehensive Neighborhood Plan amendment, the City's level of service can meet the increase Density associated with the requested zoning classification of T4-R.

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#### **E. CONCLUSION**

The proposed change of zoning from "**T3-R**" **Sub-Urban – Restricted** and "**T3-L**" **Sub-Urban-Limited** to "**T4-R**" **General Urban – Restricted** is compatible and provides the proper transitions and protections to the established low density single family residential neighborhood.

#### **RECOMMENDATION:**

Pursuant to Article 7, Section 7.1.2.8 of Ordinance 13114, as amended on the aforementioned findings, the Planning Department recommends **Approval** of the rezoning from T3-R and T3-L to T4-R for 16 Lots as presented.

  
\_\_\_\_\_  
Jacqueline Ellis  
Chief of Land Development



This instrument was prepared by  
and after recordation return to:

(Space reserved for Clerk)

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**DECLARATION OF RESTRICTIVE COVENANT**

This Declaration of Restrictive Covenants (the "Declaration") made this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ (hereinafter referred to as the "Owner"), is in favor of the **CITY OF MIAMI, FLORIDA**, a municipality located within the State of Florida (hereinafter referred to as the "City").

**WHEREAS**, the undersigned Owner holds fee simple title to certain real property located at \_\_\_\_\_ in Miami, Florida, which are identified by Miami-Dade Tax Folio Nos. \_\_\_\_\_ and legally described as follows:

\_\_\_\_\_  
hereinafter referred to as the "Property."

**WITNESSETH**

**WHEREAS**, the City sought and obtained a rezoning pursuant to Ordinance No. \_\_\_\_\_ for the Property; and

**WHEREAS**, the Owner voluntarily proffers this Declaration to assure that the Property shall be developed in accordance with the provisions of the Declaration herein; and

**NOW THEREFORE**, the Owner, for valuable consideration, the receipt and adequacy of which are hereby acknowledged, voluntarily covenants and agrees that the Property shall be subject to the following restrictions that are intended and shall be deemed to be a covenant running with the land and binding upon the Owner of the Property, and its heirs, grantees, successors, and assigns as follows:

**Section 1.** The recitals and findings set forth in the preamble of this Declaration are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

**Section 2.** The Owner hereby makes the following voluntary declarations running with the land concerning the use of the Property:

1. Upon redevelopment of the Property utilizing land development entitlements above those prescribed for "T3-L", Sub-Urban Transect Zone – Limited, within the Miami 21 Zoning Code, as amended, the Owner shall develop a publicly accessible Riverwalk within the waterfront setback prescribed within the zoning code and Section 3(mm)(ii) of the Charter of the City of Miami.
2. The Riverwalk, once constructed and upon connectivity with neighboring, publicly accessible portions of Riverwalk or public Right-of-Way, shall be open to the public for waterfront access from 6:00 AM to 10:00 PM along the Riverwalk.
3. The proffered Riverwalk will be designed in accordance to Article 3, Section 3.11 and Appendix B of the Miami 21 Code.

**Section 3. Effective Date.** This Declaration is effective at the date of execution hereof. This instrument shall constitute a covenant running with the title to the Property that shall be binding upon Owner, its heirs, grantees, successors, and assigns. These

restrictions shall be a limitation upon all present and future Owners of the Property and shall be for the public welfare.

**Section 4. Term.** This voluntary Declaration on the part of the Owner shall remain in full force and effect and shall be binding upon the Owner of the Property, its heirs, grantees, successors in interest and assigns, for an initial period of thirty (30) years from the date this instrument is recorded in the public records and shall be automatically extended for successive periods of ten (10) years, unless modified, amended or released prior to the expiration thereof.

**Section 5. Applicable Law & Venue; Attorney's Fees.** Florida law will apply to interpretation of this Declaration. Venue in any civil actions arising under this instrument shall be in Miami-Dade County, Florida. Each Party shall bear their own attorney's fees and costs.

**Section 6. Amendment and Modification.** This instrument may be modified, amended, or released as to any portion of the Property by a written instrument executed by the then Owner(s) of the fee-simple title to the land to be affected by such modification, amendment or release, providing that same has been approved by the City Planning, Zoning and Appeals Board or City Commission after a public hearing which public hearing shall be applied for at the sole cost and expense of the Owner. Upon approval of such modification, amendment or release as specified herein, the Director of the City's Planning Department, or his successor or designee, shall execute a written instrument in recordable form effectuating and acknowledging such modification, amendment or release. Such instruments shall be in a form acceptable to the City Attorney and recorded within the Public Records of Miami-Dade County, Florida.

**Section 7. Inspection and Enforcement.** It is understood and agreed that any official inspector of the City may have the right at any time during normal working hours of the City's inspector to enter upon the Property for the purpose of investigating the use

of the Property and to determine whether the conditions of this Declaration and the requirements of the City's building and zoning regulations are being complied with. An enforcement action may be brought by the City by action in law or in equity against any party or person violating or attempting to violate any covenants of this Declaration, or provisions of the building and zoning regulations, either to restrain violations or to recover damages. This enforcement provision shall be in addition to any other remedies available under the law. Each party shall bear their own attorney's fees and costs. This enforcement provision shall be in addition to any other remedies available under the law.

**Section 8. Severability.** Invalidation of any one of these covenants herein by judgment of Court shall not affect any of the other provisions of the Declaration, which shall remain in full force and effect.

**Section 9. Recording.** This Declaration shall be filed of record among the Public Records of Miami-Dade County, Florida, by the Owner and at the cost of the Owner, within fifteen (15) days of execution and acceptance by the City. The Owner shall promptly furnish the City Planning Director and Zoning Director with a recorded copy of this Declaration within thirty (30) days of recordation of same.

**Section 10. No Vested Rights.** Nothing in this Declaration shall be construed to create any vested rights whatsoever to the Owner, its successors and assigns.

**[Signature Pages to Follow]**

**ACKNOWLEDGMENT  
CORPORATION**

Signed, witnessed, executed and acknowledged on this \_\_\_\_ day of \_\_\_\_\_, 2019.

**WITNESSES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**OWNER:**

By: \_\_\_\_\_

By:

By: \_\_\_\_\_

Address:

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by \_\_\_\_\_. He is  personally known to me or  has produced \_\_\_\_\_, as identification.

Witness my signature and official seal this \_\_\_\_ day of \_\_\_\_\_ 2019, in the County and State aforesaid.

\_\_\_\_\_  
Notary Public State of Florida

My Commission Expires:

\_\_\_\_\_  
Print Name



**Approved as to Planning:**

---

Francisco Garcia, Director  
Planning Department

**Approved as to Legal Form:**

---

Victoria Méndez  
City Attorney

I. GENERAL LOT INFORMATION			
MUNICIPALITY	City of Miami		
ZONING CLASSIFICATION	D3 Marine Related Industrial		
FOLIO NUMBER	01-3135-031-0010		
PROPERTY ADDRESS	1175 NW South River Drive, Miami, FL 33137		
FEMA ZONE	ZONE-AE Elev. +9 Ft NGVD		
II. LOT OCCUPATION			
NET LOT AREA:		<b>REQUIRED</b> 10,000 SF Minimum	<b>PROVIDED</b> 41,031 SF
LOT WIDTH:		100' Minimum	218 SF
LOT COVERAGE:	90% Max =	36,928 SF	19,862 SF
FLOOR LOT RATIO (F.L.R.):	N/A		
FRONTAGE:	None		
DENSITY:	N/A		
OPEN SPACE:	5% Min. =	2,052 SF	21,169 SF
III. BUILDING SETBACKS			
PRINCIPAL FRONT (South River Dr)		<b>REQUIRED</b> 5'-0" Minimum	<b>PROVIDED</b> 5'-0"
PRINCIPAL FRONT (Miami River Waterfront)		25'-0" Minimum	25'-0"
SIDE (East)	Abutting Side T5 1st through 6th Story	10'-0" Minimum	10'-0"
SIDE (West)		0'-0" Minimum	0'-0"
IV. BUILDING CONFIGURATION			
MAX HEIGHT		<b>REQUIRED</b> Max. 8 Stories	<b>PROVIDED</b> 5 Stories
V. PARKING ANALYSIS			
Industrial: 1 Space/1000 SF of Industrial Use	26,329 SF / 1000	<b>REQUIRED</b> 26 Spaces	<b>PROVIDED</b> 46 Spaces
Educational: 2 Spaces/1000 SF of Educational Use	23,095 SF x 2 / 1000	46 Spaces	
	Shared Parking Reduction (Industrial/1.1 + Educational)	70 Spaces	
	34% Reduction by Waiver (70 x .34 = 24)	46 Spaces	
		Off-Site by Lease	42 Spaces
		On Street Spaces	4 Spaces
		<b>Total</b>	<b>46 Spaces</b>
VI. LOADING ANALYSIS			
From 25,000 sf to 50,000 sf	420 SF Berth (Commercial Berth)	<b>REQUIRED</b> 1 Berth	<b>PROVIDED</b> 1 Berth

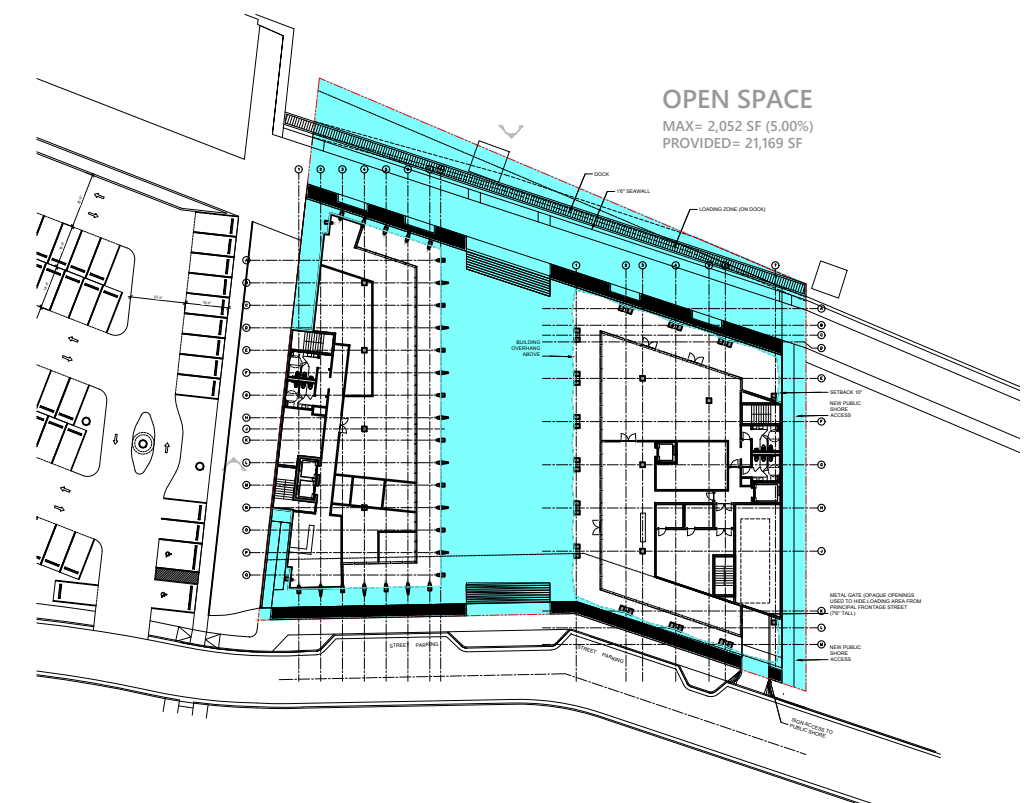
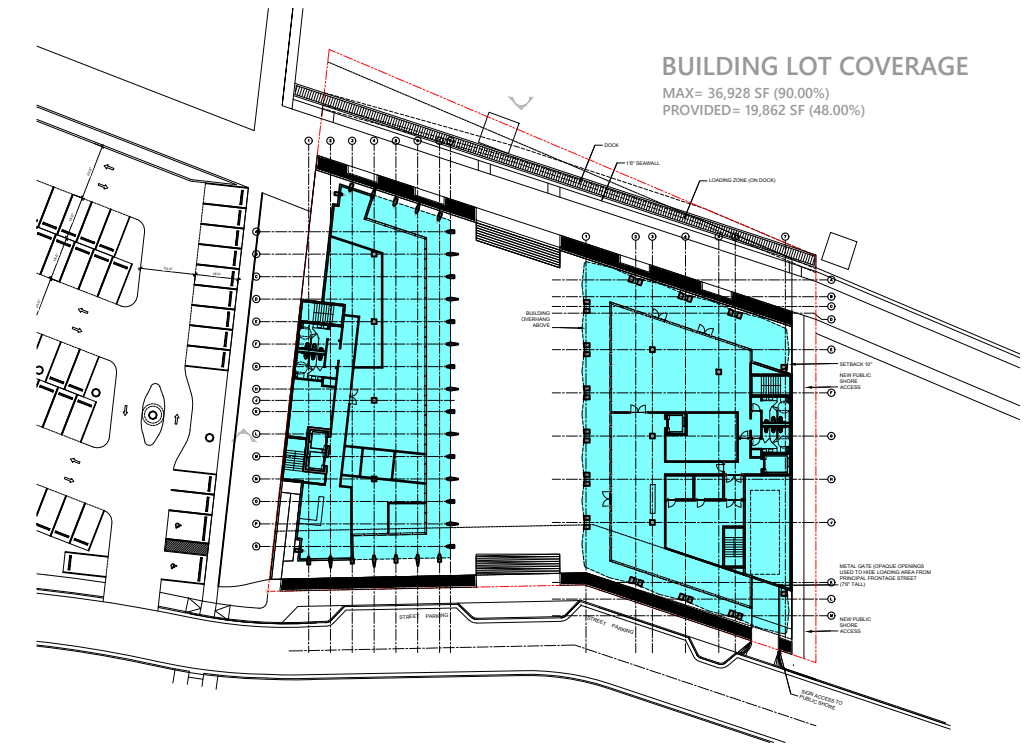
GROSS BUILDING AREAS

**STUDIO BUILDING**

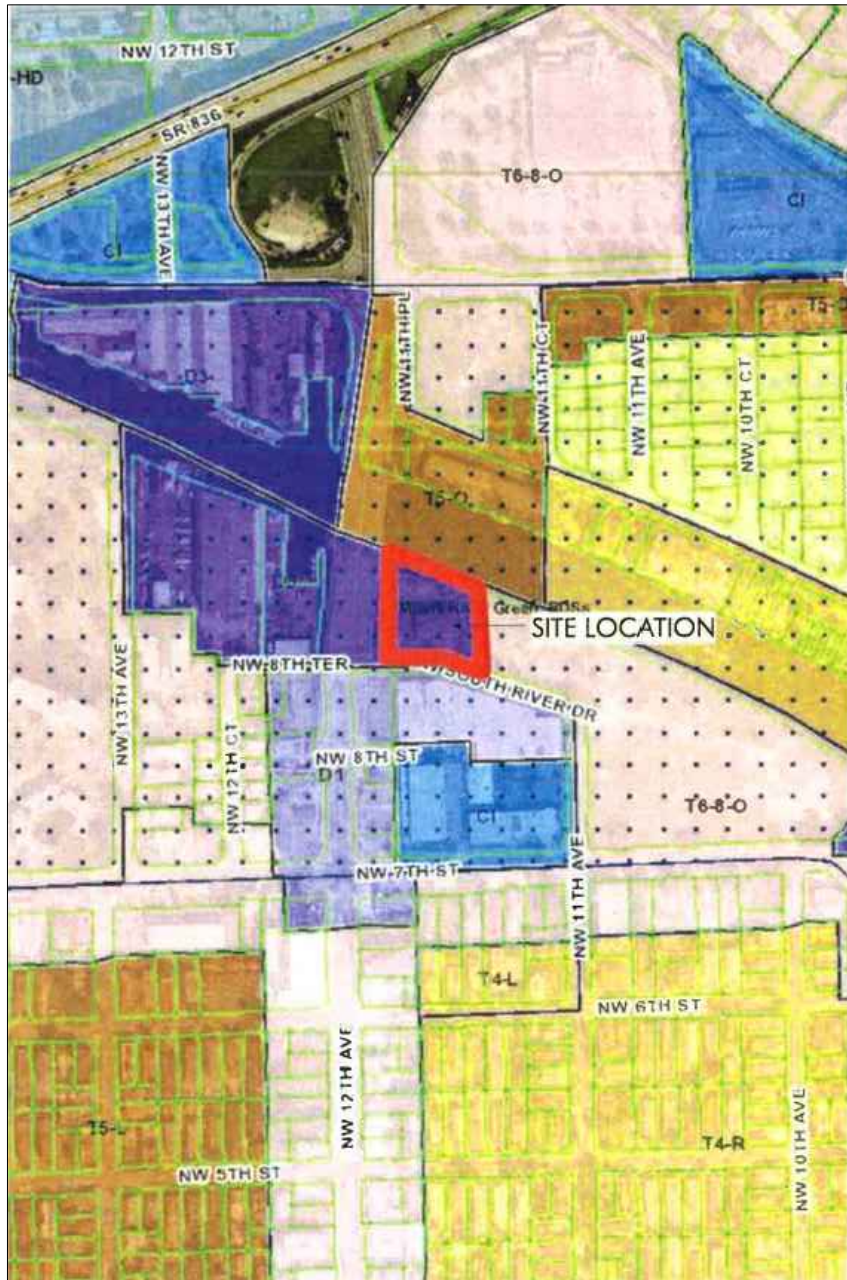
LEVEL	GSF
1	7880
2	9970
3	10700
4	10700
5	6170
<b>TOTAL</b>	<b>45420</b>

**SCHOOL BUILDING**

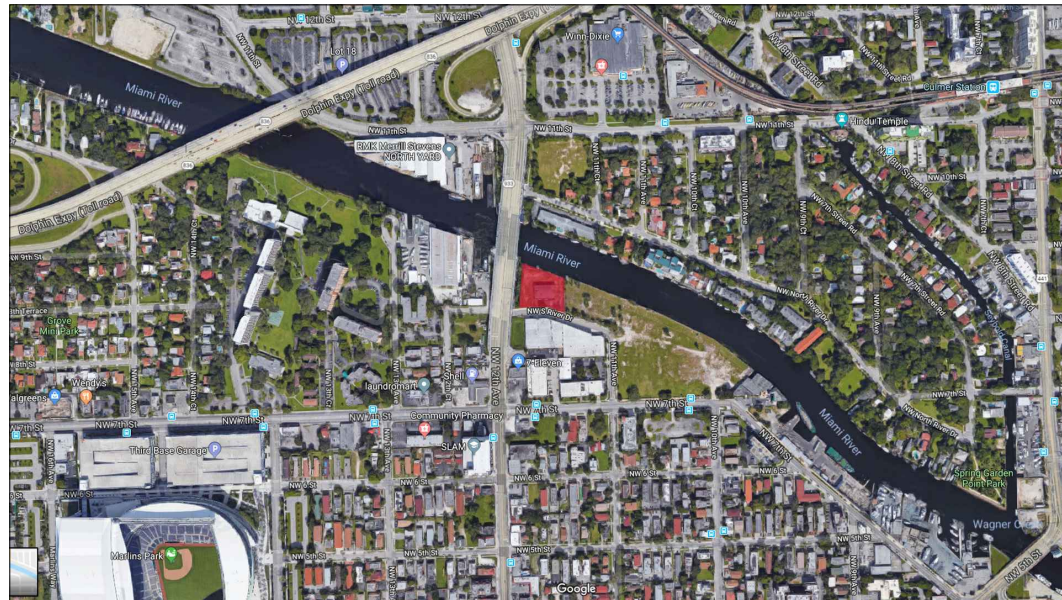
LEVEL	GSF
1	7180
2	9160
3	9160
4	9160
<b>TOTAL</b>	<b>34660</b>
<b>TOTAL</b>	<b>80080</b>







MIAMI 21 ZONING MAP



LOCATION MAP: SITE



SITE VIEW FROM MIAMI RIVER

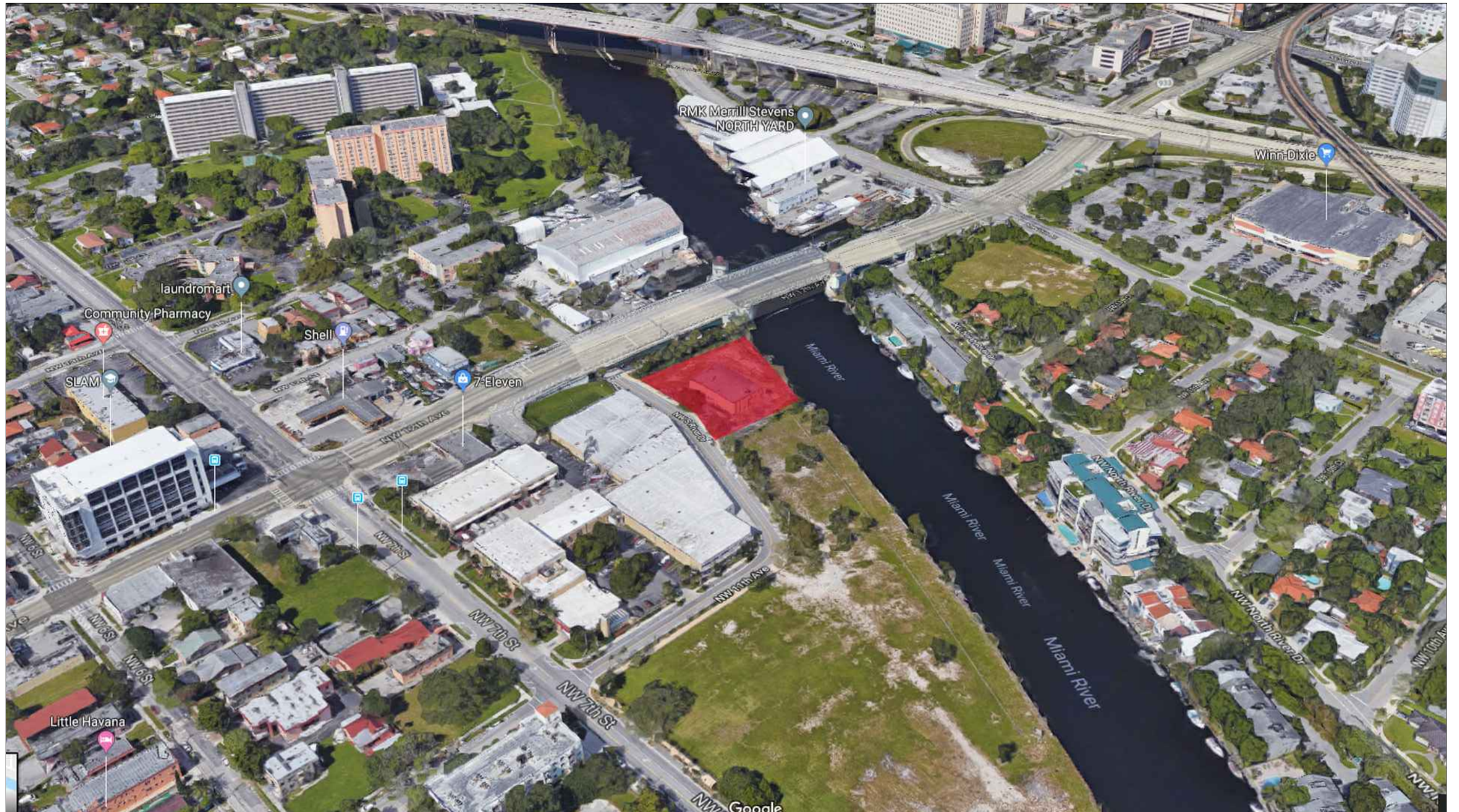


SITE VIEW TOWARDS 12ST NW DRAWBRIDGE FROM NW SOUTH RIVER DR



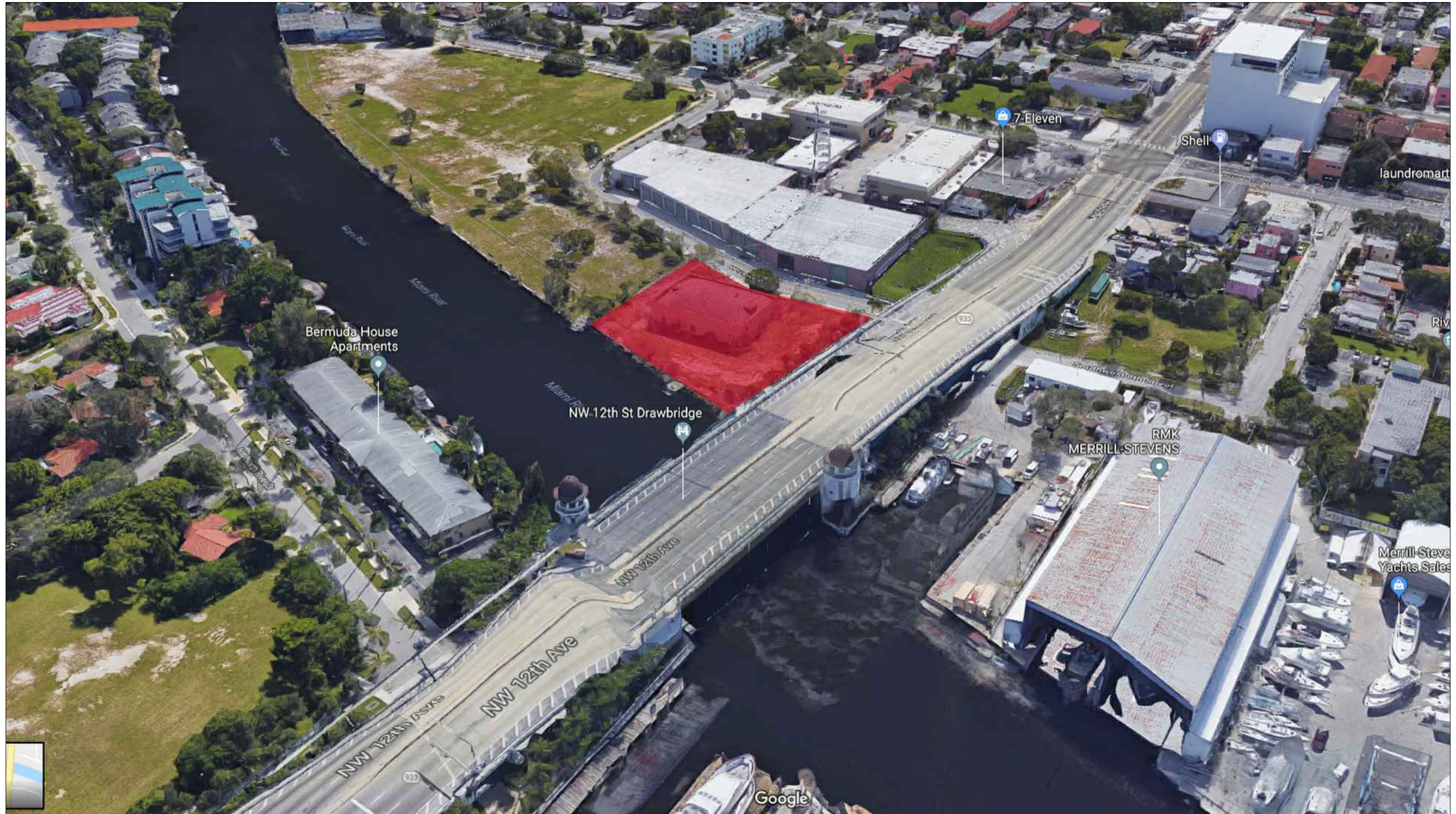
SITE VIEW TOWARDS MIAMI RIVER FROM NW SOUTH RIVER DR





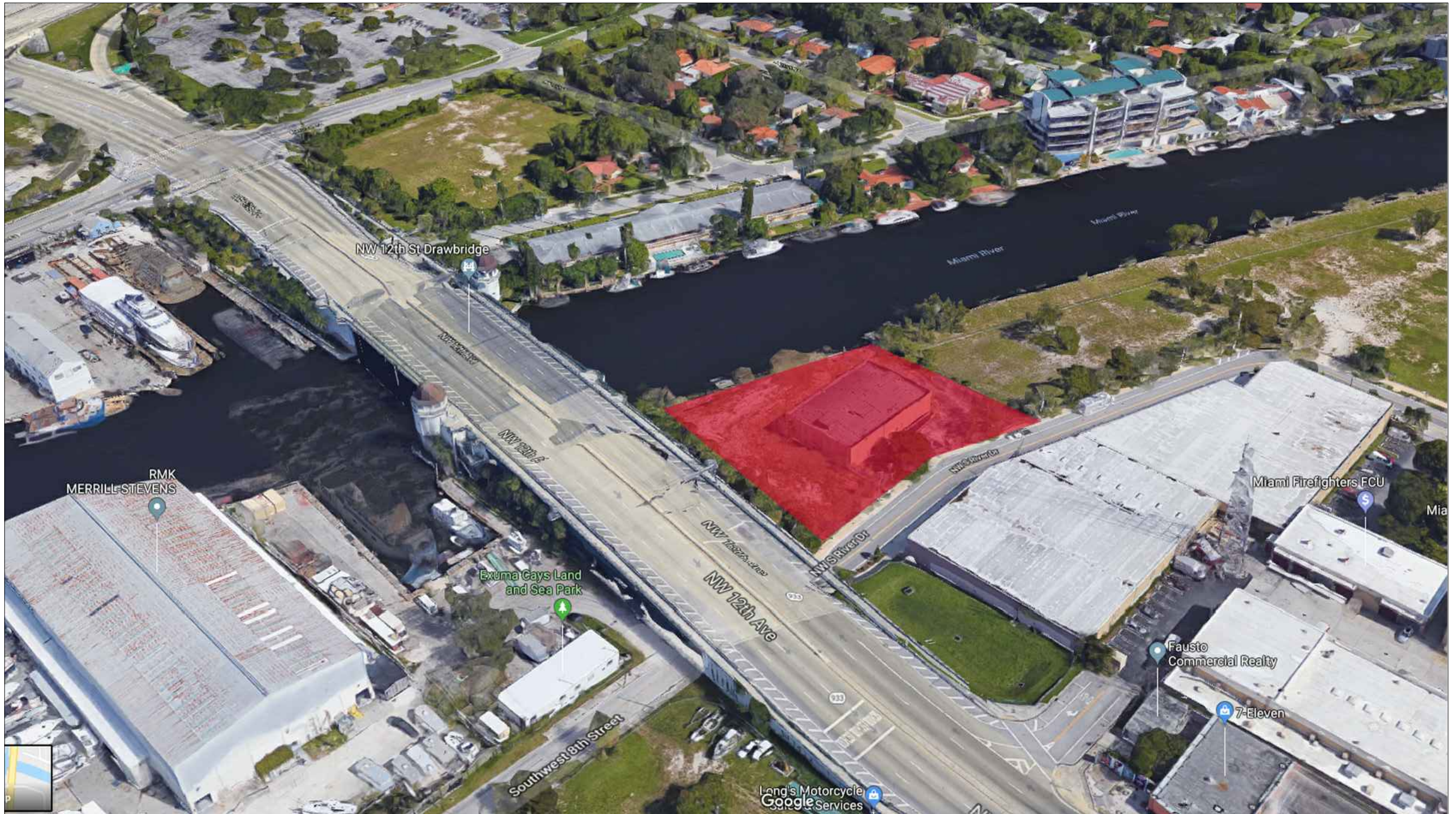
AERIAL SITE VIEW FROM SE TOWARDS NW





AERIAL SITE VIEW FROM NW TOWARDS SE





AERIAL SITE VIEW FROM SW TOWARDS NE









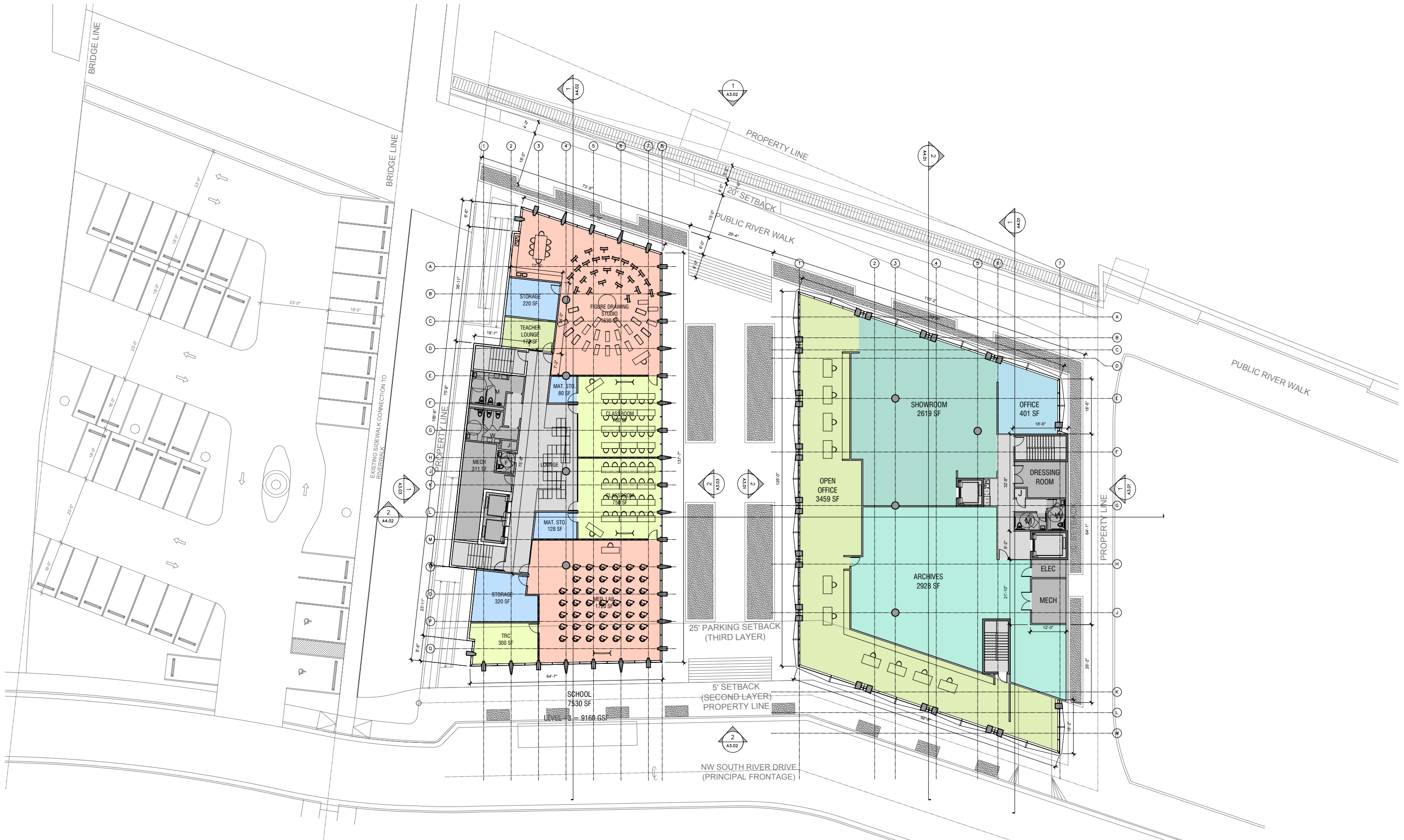


**NAEEM KHAN STUDIOS**

1175 NW South River Drive, Miami, Florida

April 26, 2019





# NAEEM KHAN STUDIOS

1175 NW South River Drive, Miami, Florida

April 26, 2019

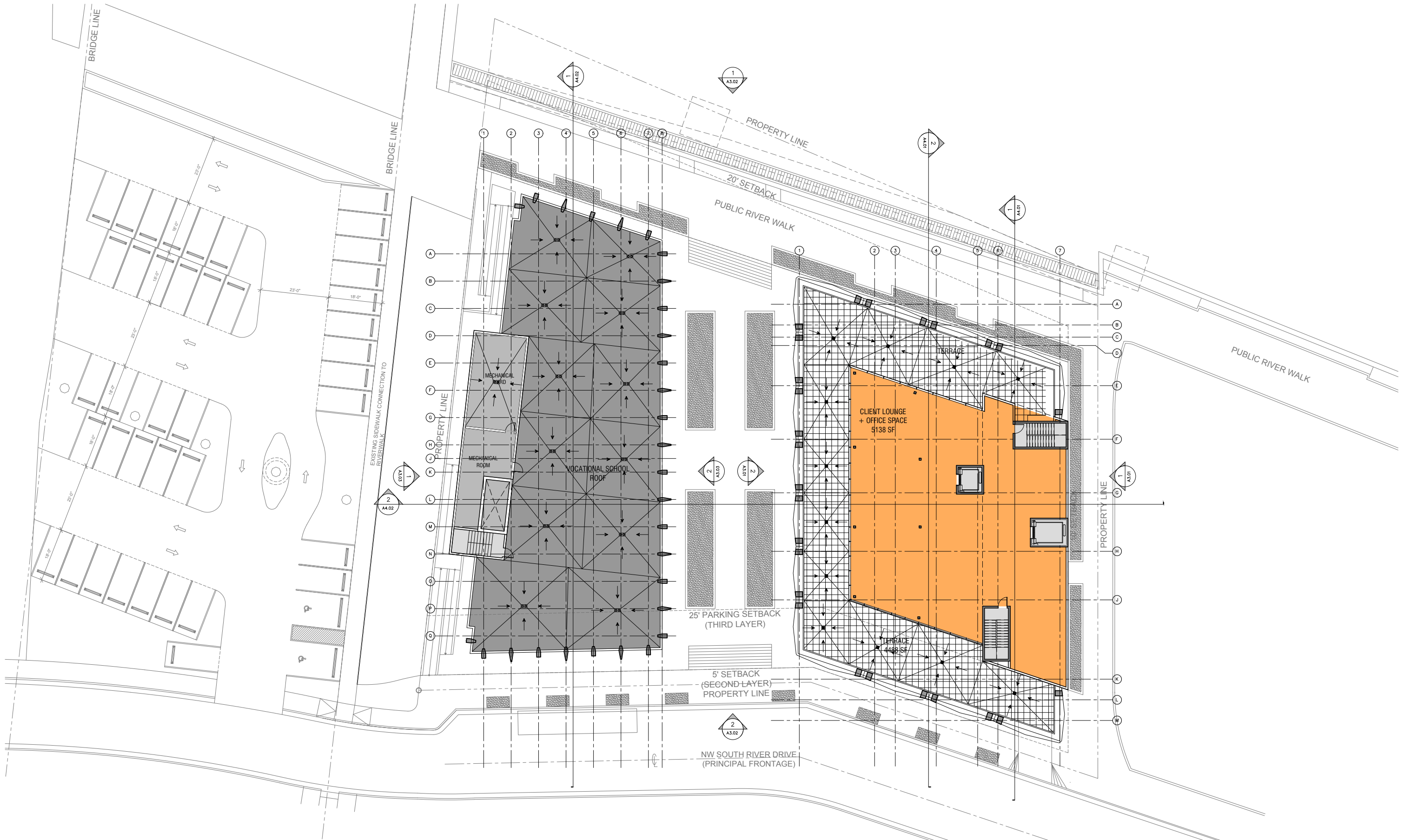


# NAEM KHAN STUDIOS

1175 NW South River Drive, Miami, Florida

April 26, 2019





N A E E M K H A N S T U D I O S

1175 NW South River Drive, Miami, Florida

A p r i l 2 6 , 2 0 1 9





aj/A

alfonsojurado ARCHITECTURE  
4304 NE 2nd AVENUE  
Miami, FL 33137  
305.206.6214 T

N A E E M K A H N S T U D I O S

1175 NW South River Drive, Miami, Florida

December 21, 2018

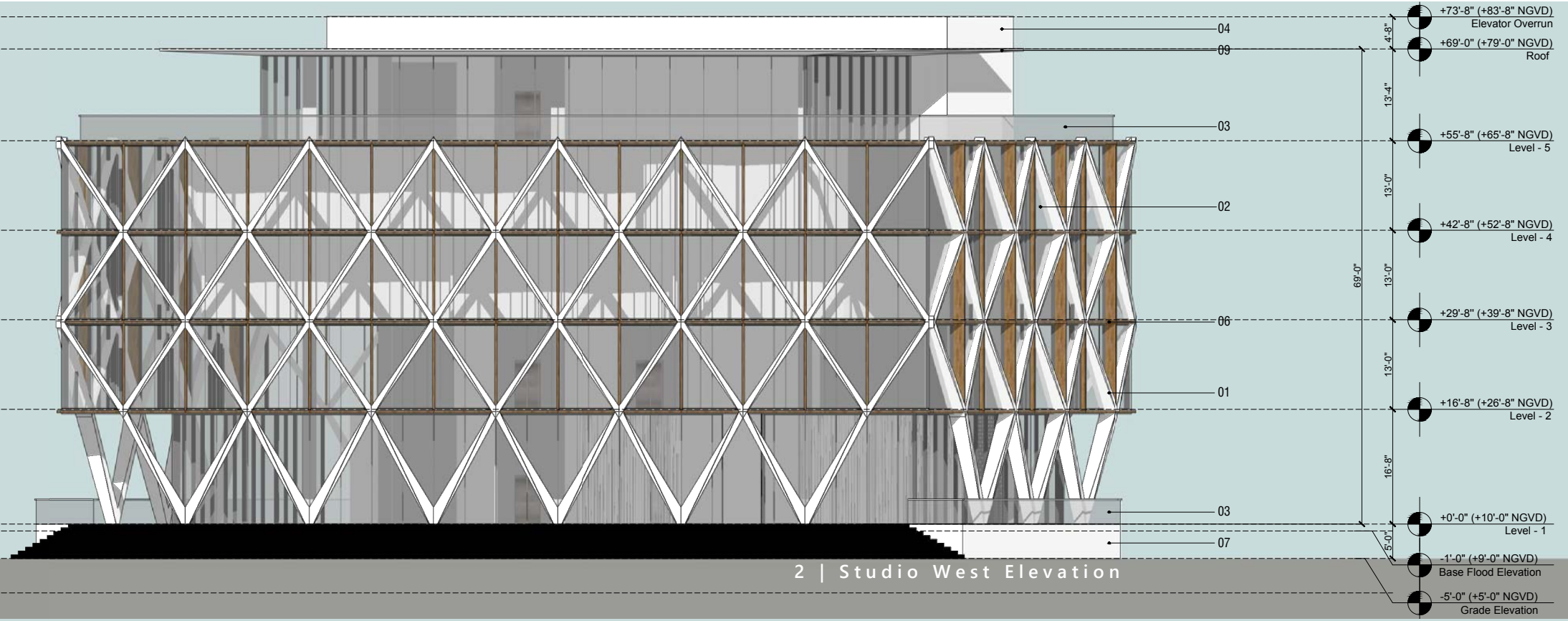
EXTERIOR RENDERING  
A2 | 01



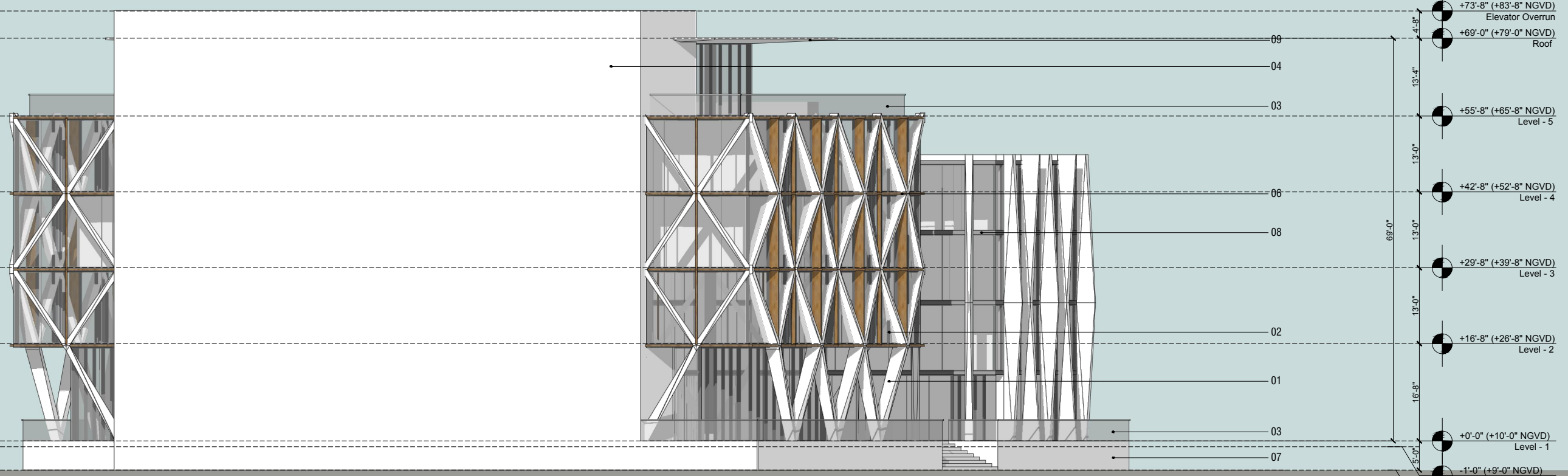








2 | Studio West Elevation

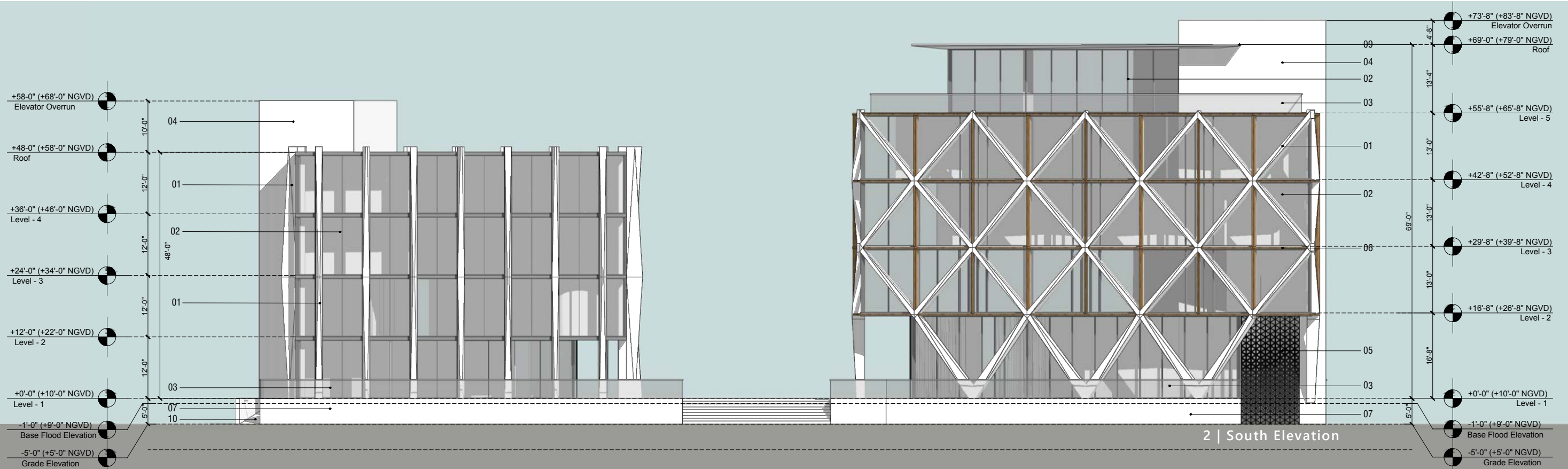


1 | Studio East Elevation

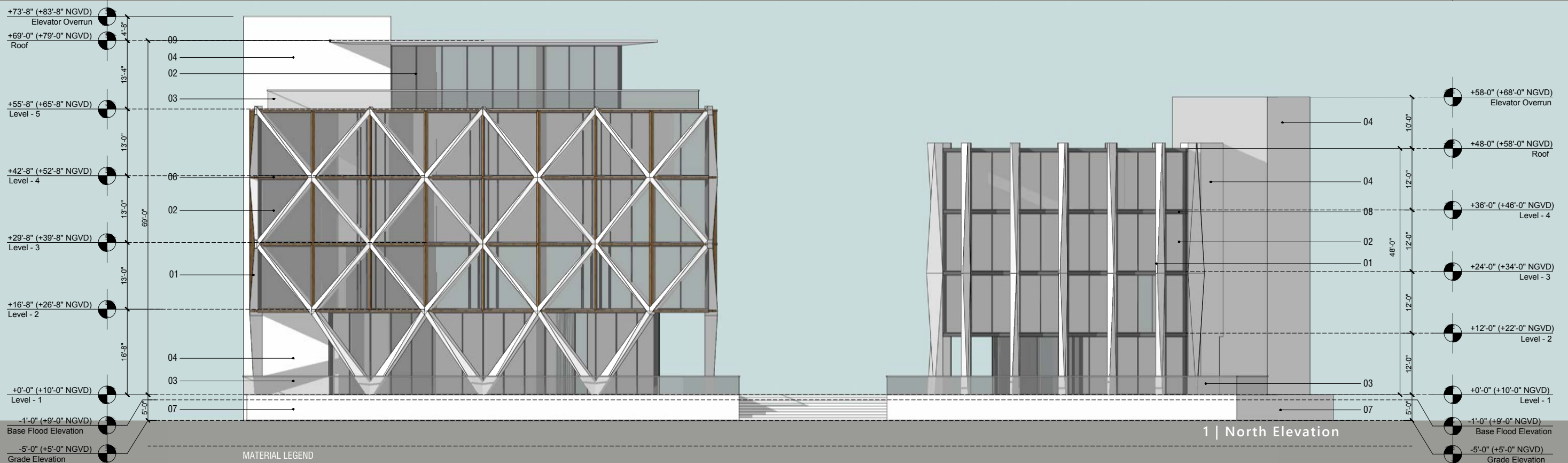
MATERIAL LEGEND

- 01 - EXPOSED ARCHITECTURAL CONCRETE STRUCTURAL ELEMENT
- 02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM
- 03 - GLASS RAILING
- 04 - EXPOSED ARCHITECTURAL CONCRETE WALL
- 05 - STEEL LOADING DOCK GATE
- 06 - IPE WOOD FINIS
- 07 - EXPOSED ARCHITECTURAL CONCRETE
- 08 - SLATE GREY ALUMINUM SLAB COVER
- 09 - EXPOSED ARCHITECTURAL CONCRETE ROOF SLAB
- 10 - RAMP





2 | South Elevation



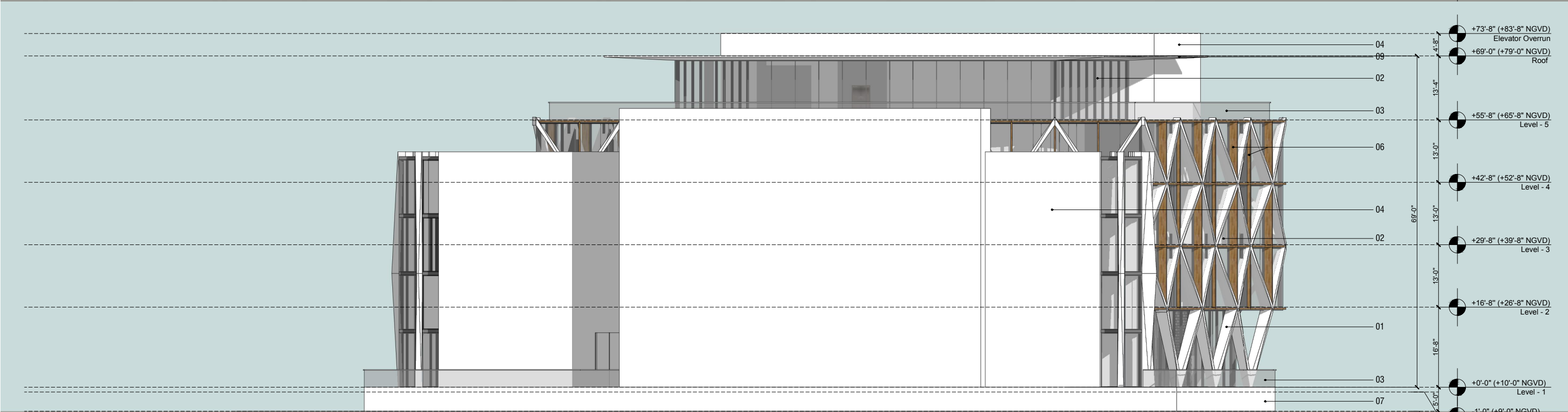
1 | North Elevation

MATERIAL LEGEND

- 01 - EXPOSED ARCHITECTURAL CONCRETE STRUCTURAL ELEMENT
- 02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM
- 03 - GLASS RAILING
- 04 - EXPOSED ARCHITECTURAL CONCRETE WALL
- 05 - STEEL LOADING DOCK GATE
- 06 - IPE WOOD FINIS
- 07 - EXPOSED ARCHITECTURAL CONCRETE
- 08 - SLATE GREY ALUMINUM SLAB COVER
- 09 - EXPOSED ARCHITECTURAL CONCRETE ROOF SLAB
- 10 - RAMP



2 | School East Elevation



1 | School West Elevation

MATERIAL LEGEND

01 - EXPOSED ARCHITECTURAL CONCRETE STRUCTURAL ELEMENT  
06 - IPE WOOD FINIS

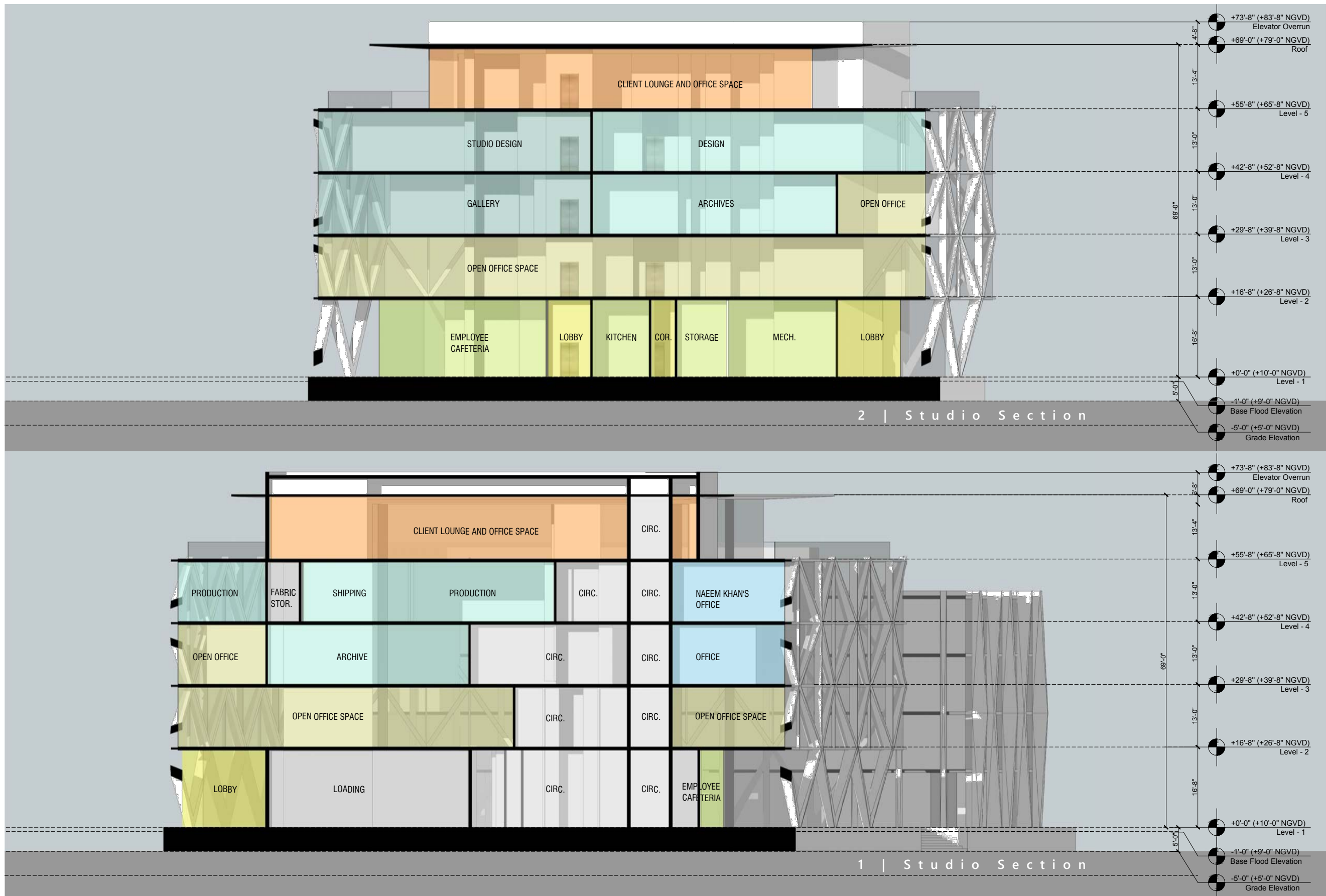
02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM  
07 - EXPOSED ARCHITECTURAL CONCRETE

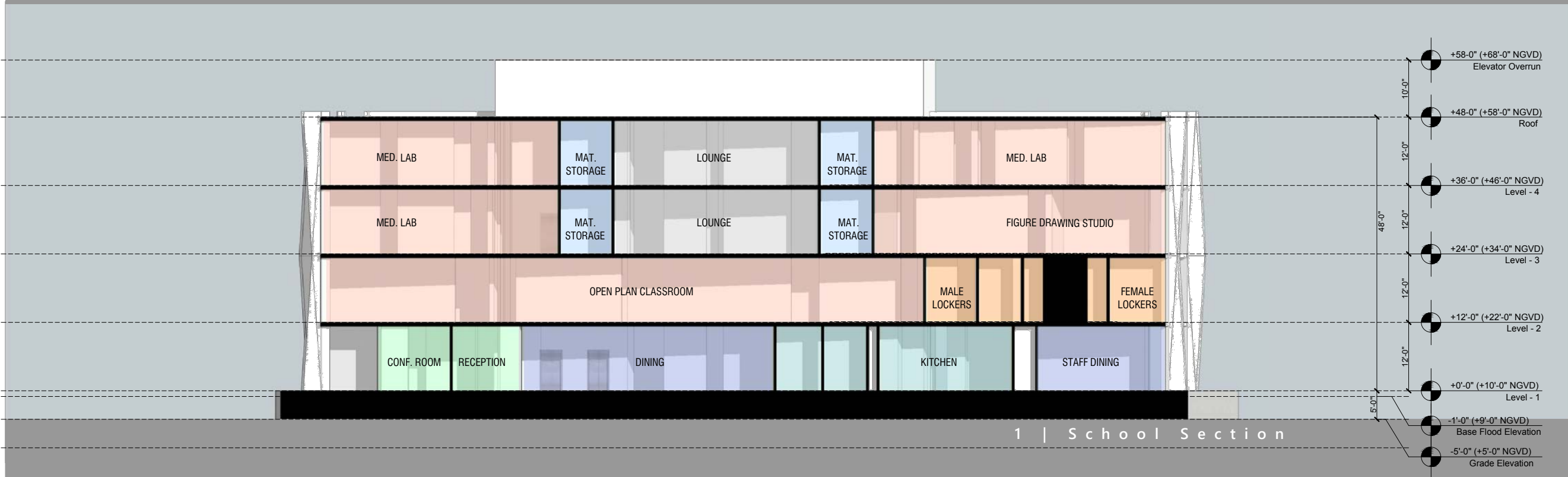
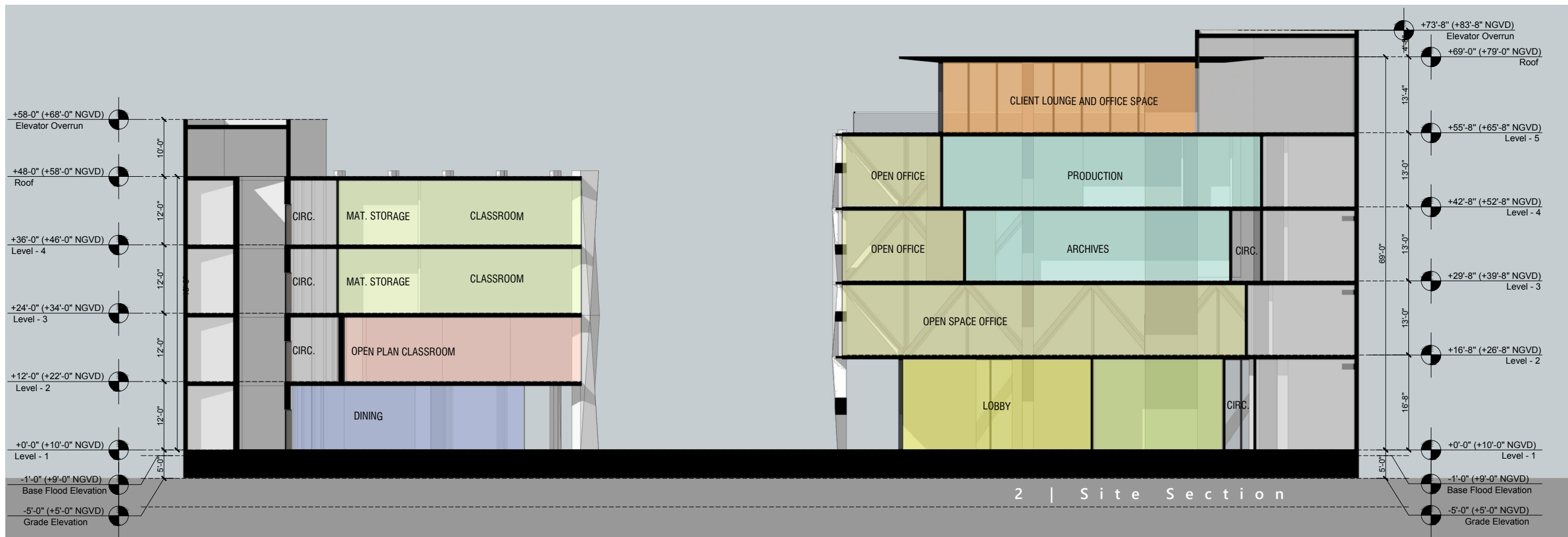
03 - GLASS RAILING  
08 - SLATE GREY ALUMINUM SLAB COVER

04 - EXPOSED ARCHITECTURAL CONCRETE WALL  
09 - EXPOSED ARCHITECTURAL CONCRETE ROOF SLAB

05 - STEEL LOADING DOCK GATE  
10 - RAMP







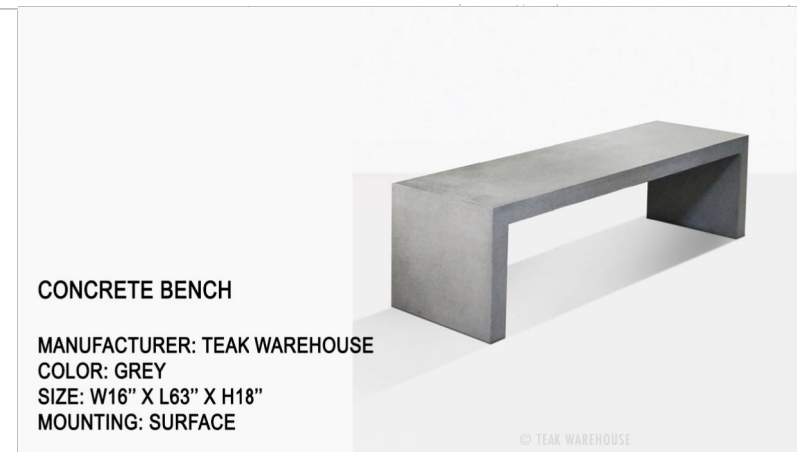








RIVERWALK SECTION TOWARD THE VOCATIONAL SCHOOL



**CONCRETE BENCH**  
 MANUFACTURER: TEAK WAREHOUSE  
 COLOR: GREY  
 SIZE: W16" X L63" X H18"  
 MOUNTING: SURFACE



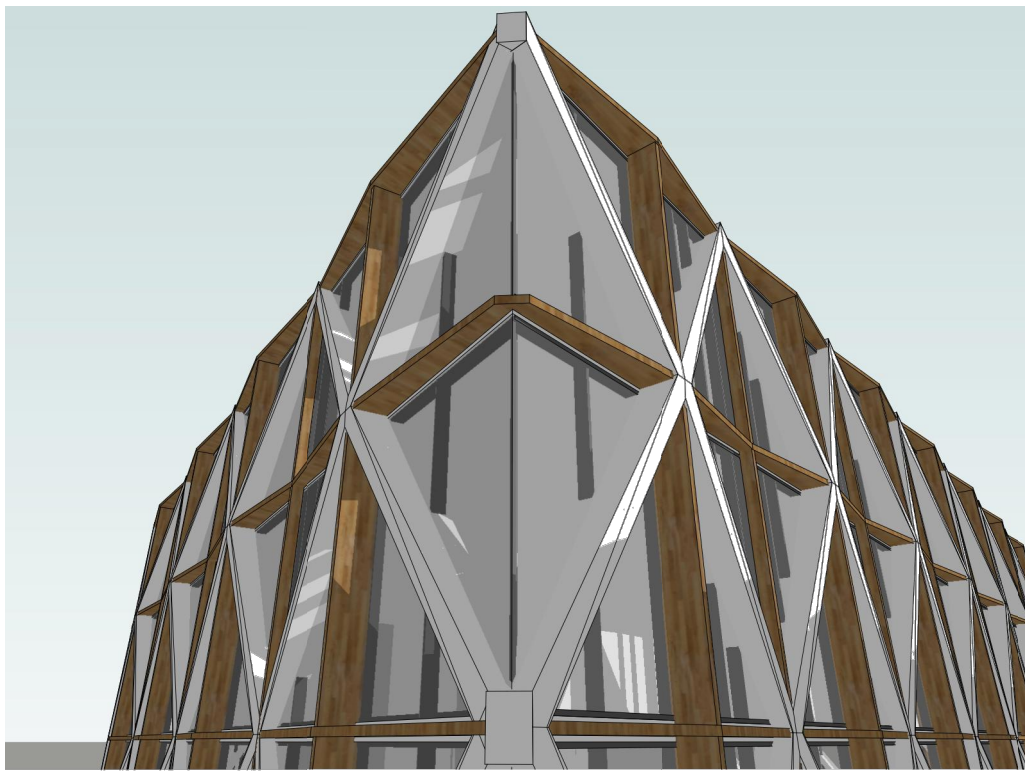
**MAC LIGHT BOLLARD**  
 MANUFACTURER: STRUCTURA  
 COLOR: NATURAL WOOD  
 SIZE: 42" HEIGHT  
 MOUNTING: SURFACE



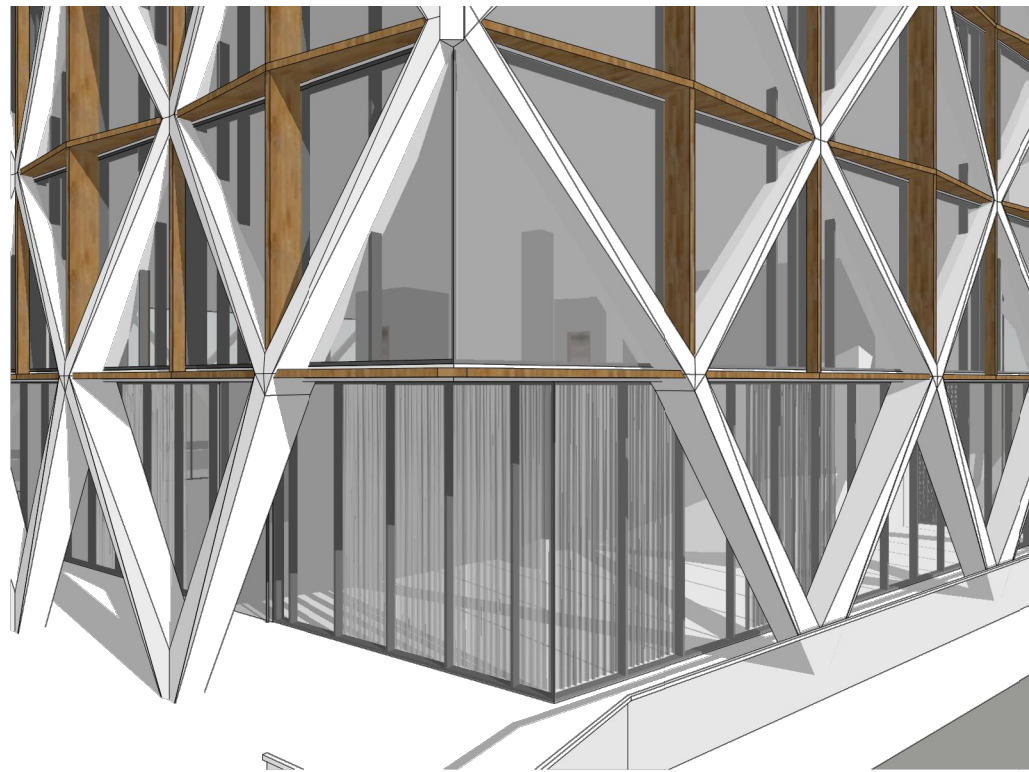
**FGP BY FRANCISCO GOMEZ PAZ**  
 MANUFACTURER: FGP  
 COLOR: NATURAL WOOD  
 SIZE: 20" X 37" X 17Gal.  
 MOUNTING: SURFACE

RIVERWALK URBAN FIXTURES

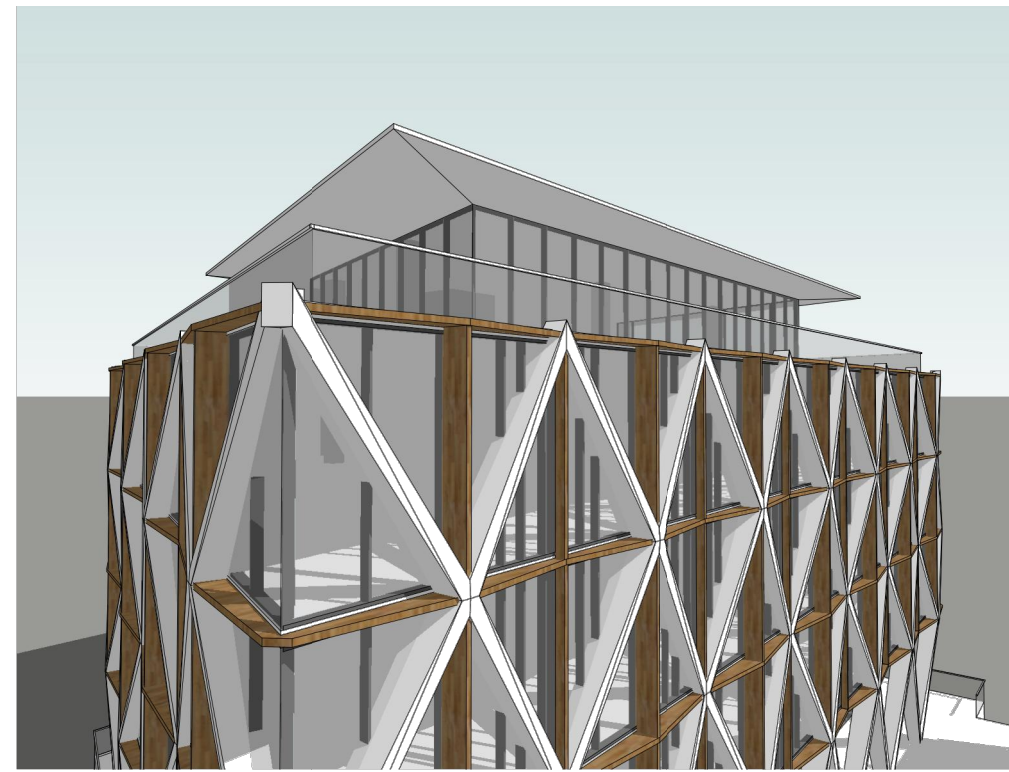




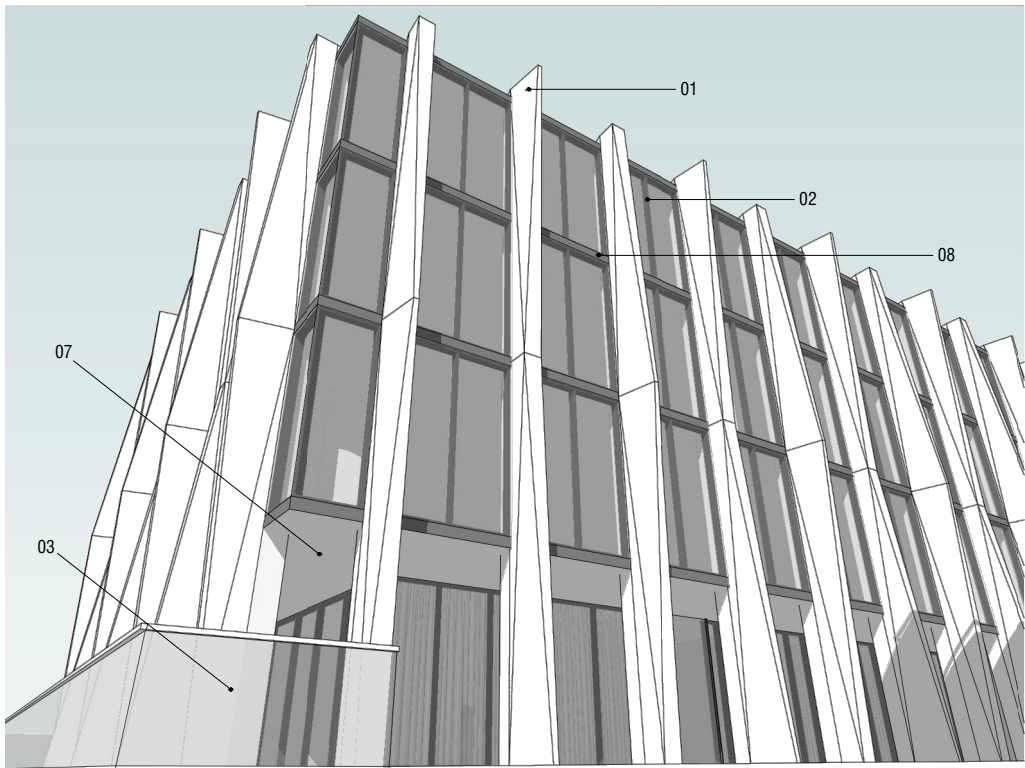
6 | Studio Facade Detail



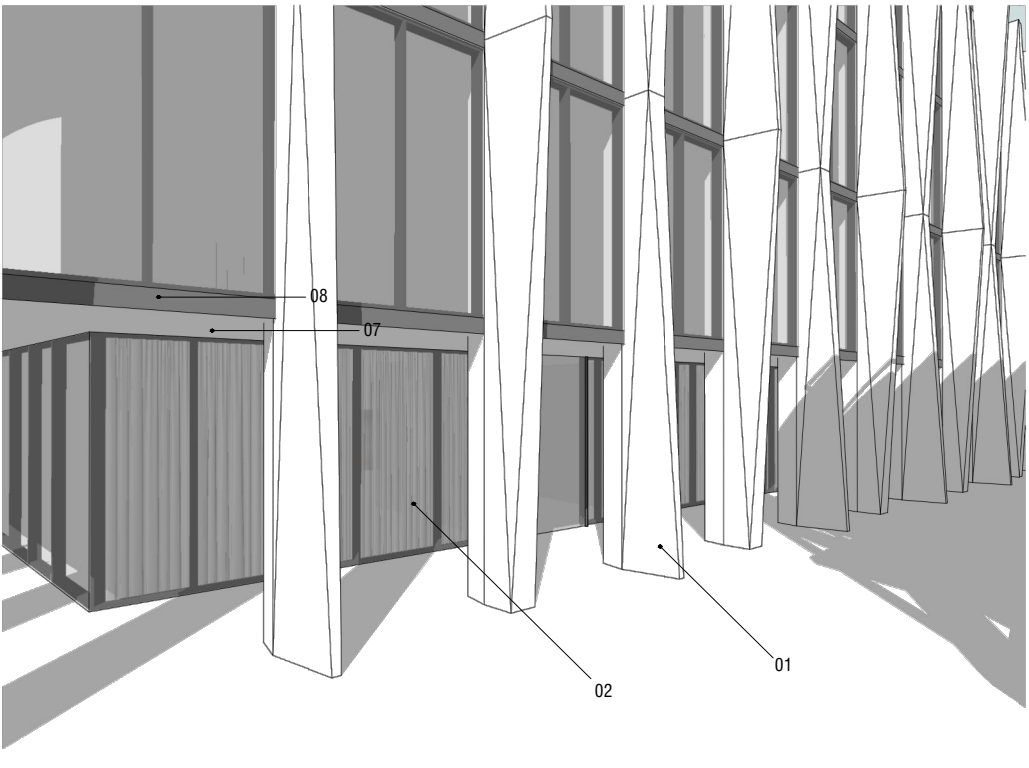
4 | Studio Facade Detail



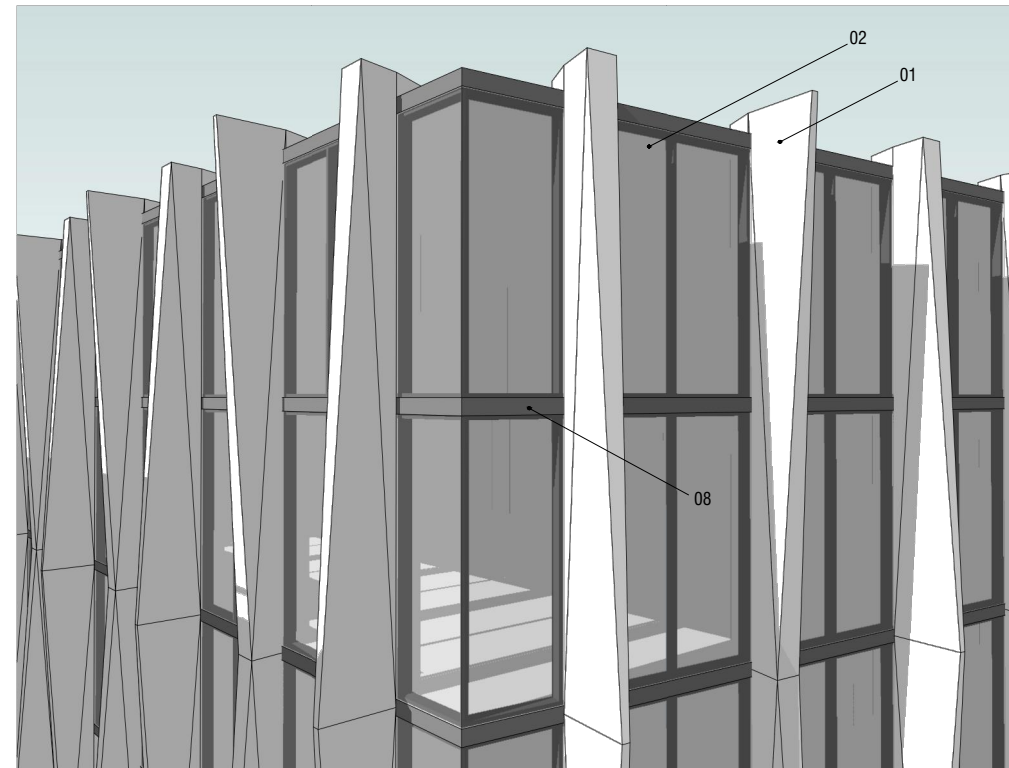
2 | Studio Facade Detail



5 | School Facade Detail



3 | School Facade Detail



1 | School Facade Detail

MATERIAL LEGEND

01 - EXPOSED ARCHITECTURAL CONCRETE STRUCTURAL ELEMENT  
06 - IPE WOOD FINIS

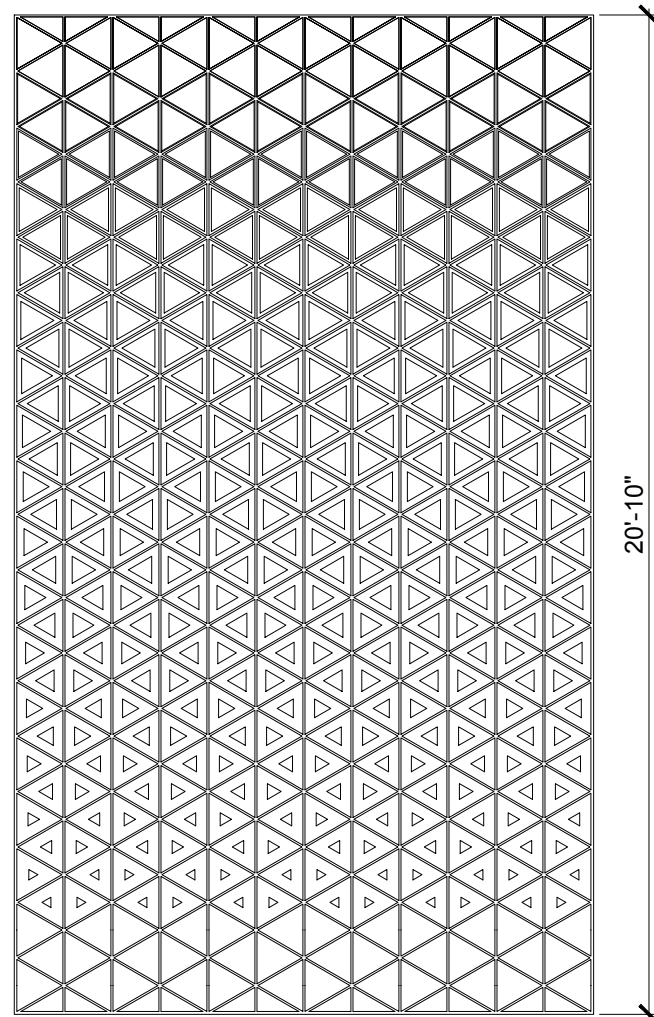
02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM  
07 - EXPOSED ARCHITECTURAL CONCRETE

03 - GLASS RAILING  
08 - SLATE GREY ALUMINUM SLAB COVER

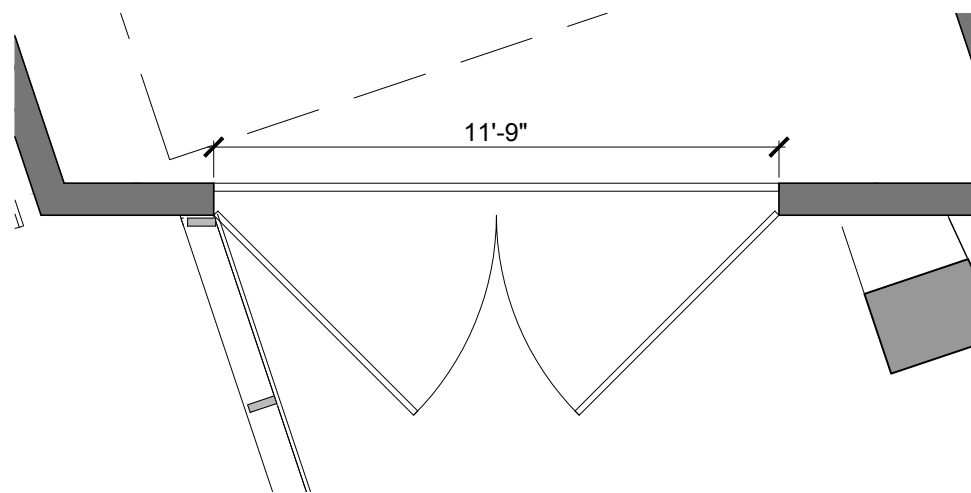
04 - EXPOSED ARCHITECTURAL CONCRETE WALL  
09 - EXPOSED ARCHITECTURAL CONCRETE ROOF SLAB

05 - STEEL LOADING DOCK GATE  
10 - RAMP

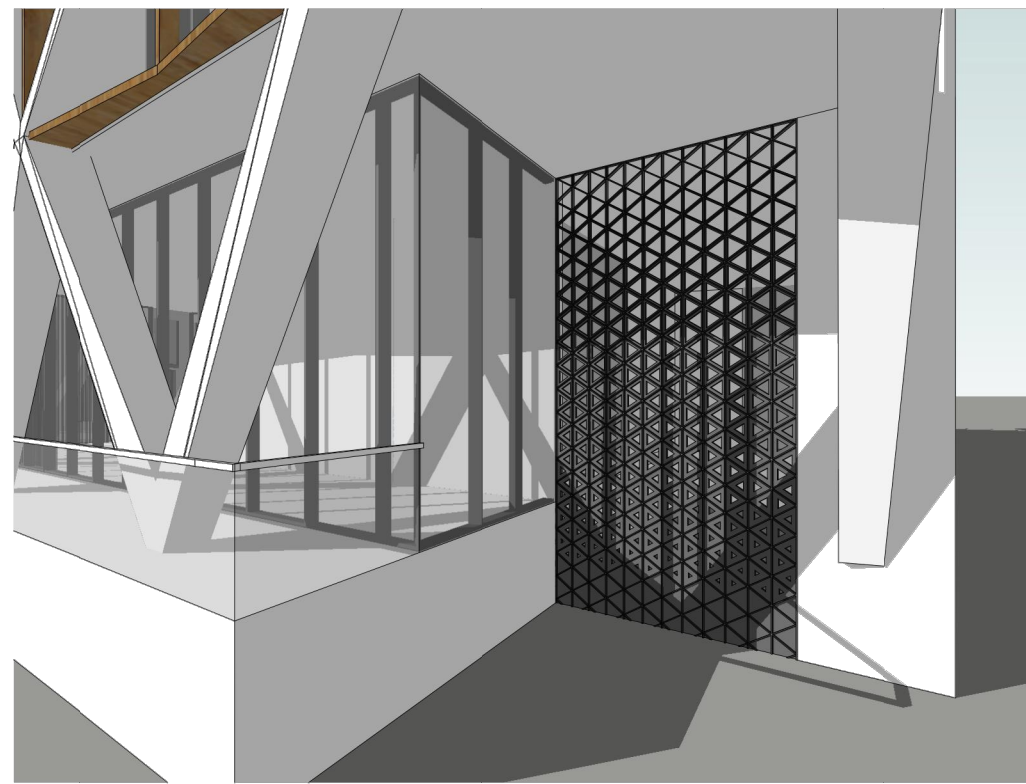




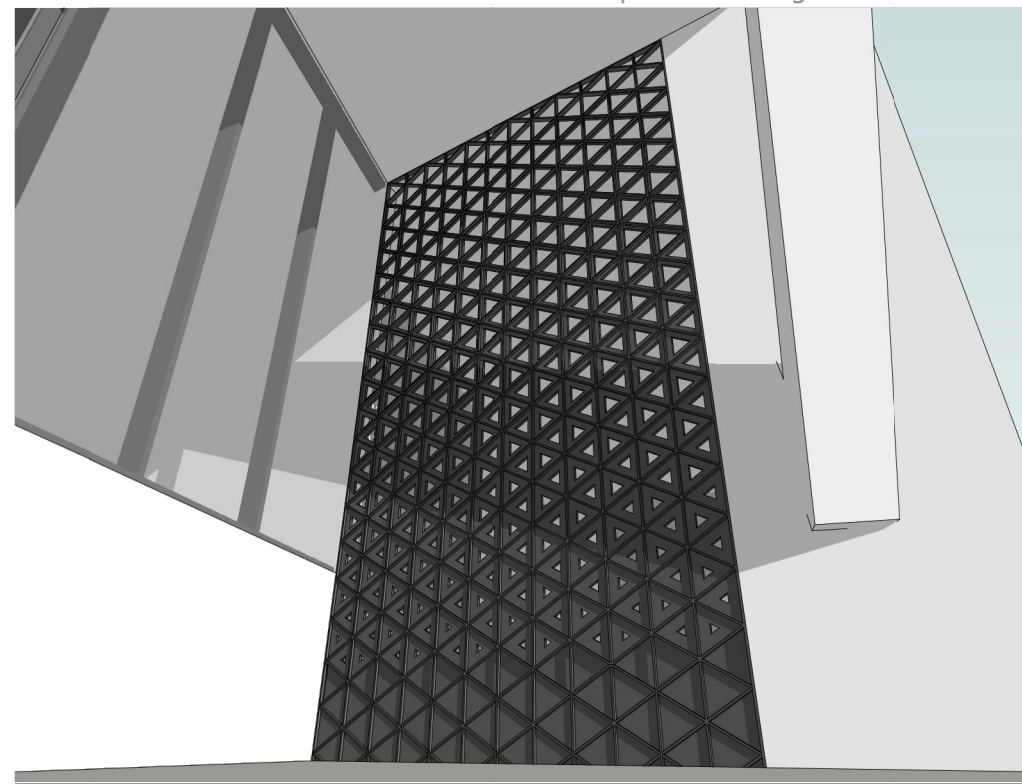
1 | Loading Gate Elevation Detail



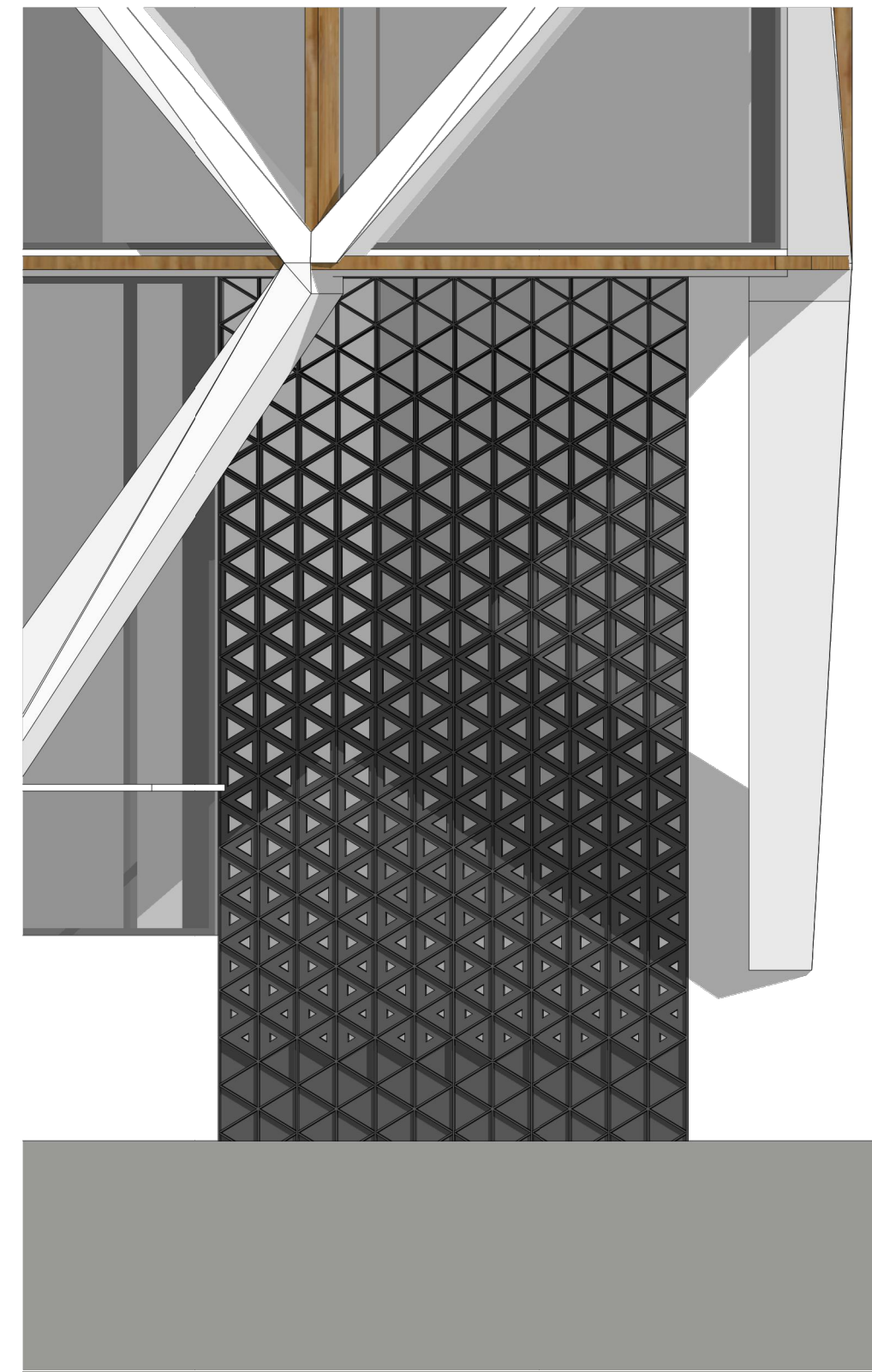
1 | Loading Gate Plan Detail



3 | Loading Gate View



2 | Loading Gate View



1 | Loading Gate Elevation

MATERIAL LEGEND

01 - EXPOSED ARCHITECTURAL CONCRETE STRUCTURAL ELEMENT  
06 - IPE WOOD FINIS

02 - 4-WAY STRUCTURAL SILICONE GLAZING SYSTEM  
07 - EXPOSED ARCHITECTURAL CONCRETE

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09 - EXPOSED ARCHITECTURAL CONCRETE ROOF SLAB

05 - STEEL LOADING DOCK GATE  
10 - RAMP



**Miami River Commission**  
**Meeting Minutes**  
**March 6, 2017**

Mr. Horacio Stuart Aguirre, Chairman of the Miami River Commission (MRC), convened the public meeting at noon, March 6, 2017, 1407 NW 7 ST.

**Miami River Commission (MRC) Policy Committee Members and/or Designees attending:**

Chairman Horacio Stuart Aguirre, Appointed by the Governor  
Patty Harris, designee for Governor  
Bruno Barreiro, Miami-Dade County Commissioner  
Marlene Avalo, designee for Miami-Dade County Commissioner Bruno Barreiro  
Gary Winston, designee for State Attorney  
Neal Schafers, designee for Downtown Development Authority  
Ernie Martin, Neighborhood Representative Appointed by the City of Miami  
Duber Luzardo, designee for Sara Babun  
John Michael Cornell, designee for Luis Garcia Appointed by Governor Scott  
Philip Everingham, designee for the Marine Council  
Sandy O'Neil, designee for Greater Miami Chamber of Commerce  
Bruce Brown, Miami River Marine Group  
Manny Prieguez, Member at Large appointed by City of Miami  
Sallye Jude, Neighborhood Representative appointed by Miami-Dade County

**MRC Staff:**

Brett Bibeau, Managing Director

**Others attending interested in the River:**

Please see attached sign in sheets.

**I) Chair Report – MRC Chairman Horacio Stuart Aguirre**

You have before you a copy of the Miami River Commission's distributed draft January 23, 2017 public meeting minutes, which were previously sent to you via electronic mail. Is there a motion?

On behalf of the entire MRC I welcome our newest MRC board member John Michael Cornell. As you recall, John Michael Cornell has been a regular attendee of all MRC and subcommittee meetings, representing Hurricane Cove and Terminal 555. Governor Scott appointed Luis Garcia from the famous Garcias Seafood Grille and Fish Market, whom appointed John Michael Cornell to serve as his MRC designee.

You have before you your invitation to the free 21<sup>st</sup> Annual Miami Riverday, 4/1/17, 1-6 PM, in Lummus Park, featuring free Miami River boat rides, live music, environmental education, historic re-enactors, kayak and paddleboard races, children activities, food, drinks and more. Your attendance is required. The MRC thanks all of the sponsors shown on the invitation.

Please help us invite the entire community by taking and distributing as many Riverday invitations as possible.

## **I. Consideration of Brickell Tunnel Project**

The MRC's Urban Infill and Greenways Subcommittee's February 15, 2017 public meeting minutes state in part:

"Neal Schafers, Downtown Development Authorities (DDA) MRC designee, presented the distributed copies of the DDA's Resolution No. 004-2017 adopted on 1/20/17 in response to a presentation from City Commissioner Francis Suarez, which states in part, "Supporting the Brickell Tunnel Project and Urging Placement of the Brickell Tunnel Project on the 5 Year Capital Plan...Urging a Spirit of Cooperation with the Miami River Commission". In addition, a copy of the draft "Miami River Tunnel Feasibility Study" prepared by Atkins on behalf of the MPO was distributed.

Brett Bibeau, MRC Managing Director, stated the MRC's adopted *Miami River Corridor Urban Infill Plan* states in the "Transportation - Implementation Strategies" on page 90, "Request that FDOT, Miami-Dade county and MPO analyze the viability of a tunnel as an alternative to a bridge for future high volume river crossings." Mr. Bibeau stated the proposed Brickell tunnel is the only solution which provides needed continual flow of both vehicular traffic in the tunnel beneath the Miami River, and vessels navigating above the proposed Brickell tunnel in the Miami River's federal navigable channel.

Mark Bailey, Miami River Marine Group, and Mr. Everingham, Marine Council, stated conceptual support for the proposed Brickell tunnel, which is consistent with the *Miami River Corridor Urban Infill Plan*. In order to not block navigation while under construction, Mr Bailey recommended the boring method, not cut and cover. Mr Bailey noted the DDA's resolution in support of the proposed Brickell tunnel includes supporting statements only from the vehicular traffic perspective, and omits noting the proposed tunnel's significant benefits for the job generating marine industrial businesses operating along Port Miami River. Per the Federal register, currently vessels often have to wait for the scheduled openings of the Brickell Bridge.

MRC Greenways subcommittee Chairman Martin stated the proposed Brickell Tunnel would include improved riverfront public park and Riverwalk spaces. MRC Urban Infill Subcommittee Chairman Murley noted the proposal will require additional studies such as an extensive PD&E, which should come back to the MRC. In addition MRC Urban Infill subcommittee Chairman Murley stated any proposed tunnel should include flood gates to protect from storm surge and sea level rise.

MRC Urban Infill Subcommittee Chairman Murley and Greenways subcommittee Chairman Martin suggested the MRC find the proposed Brickell Tunnel to be generally consistent with the MRC's adopted strategic plan, the *Miami River Corridor Urban Infill Plan*."



A week prior to the MRC's 3/6/17 public meeting, the following backup materials were emailed to the MRC database:

1. draft "Miami River Tunnel Feasibility Study" prepared by Atkins on behalf of the MPO
2. MRC's Miami River Tunnel Study
3. DDA's Resolution No. 004-2017 adopted on 1/20/17 in response to a presentation from City Commissioner Francis Suarez, which states in part, "Supporting the Brickell Tunnel Project and Urging Placement of the Brickell Tunnel Project on the 5 Year Capital Plan...Urging a Spirit of Cooperation with the Miami River Commission"

MRC attendees noted the Brickell Tunnel proposal will require additional studies such as an extensive PD&E, which would come back to the MRC.

**The MRC adopted a resolution (11-1) MRC Urban Infill Subcommittee Chairman Murley and Greenways subcommittee Chairman Martin suggested the MRC find the proposed Brickell Tunnel to be generally consistent with the MRC's adopted strategic plan, the *Miami River Corridor Urban Infill Plan*.**

## **II. Update Regarding Appeal of Zoning Interpretation on Miami 21's Waterfront Standards, Section 3.11**

The MRC's Urban Infill and Greenways Subcommittee's February 15, 2017 public meeting minutes state in part:

"The MRC's November 14, 2016 public meeting minutes state in part:

'Chairman Aguirre stated on November 2 the City of Miami Zoning Administrator issued a Zoning Interpretation which removes the City of Miami Zoning Code's Waterfront building setbacks, view corridor setbacks and public Riverwalk requirements along the Miami River west of the 5 ST Bridge (Miami 21 Section 3.11 and Appendix B). Since then, the City of Miami Zoning Administrator provided a distributed draft revised zoning administration, which reinserts these important legal requirements into the Zoning Code, as they have been since Miami 21's adoption. The current Zoning interpretation is appealable for only 15 days, which expires on November 17.

MRC board members asked Director Bibeau for additional background information. Director Bibeau replied long before the current Miami 21 Zoning Code was adopted estimated 7 years ago, the public at referendum approved inserting these waterfront building setbacks, view corridors and public walkways along Biscayne Bay and the Miami River, up to the 5<sup>th</sup> ST Bridge into the City Charter. When the City of Miami presented the draft new zoning code, Miami 21, to the public and the MRC, the Code clearly stated, "In addition to the Miami City Charter requirements, the following Setback, walkways, and waterfront standards shall apply to all waterfront properties within the City of Miami, except as a modifications to these standards for all waterfront properties may be approved by the City Commission pursuant to the procedures established in the City Charter." Expanding the City Charter requirements which had been limited geographically to Biscayne Bay and the Miami River up to the 5 ST Bridge would in

addition now apply to “all waterfront properties within the City of Miami”. Since Miami 21’s adoption estimated 7 years ago, including Section 3.11, these “Waterfront Standards” have been applied, as required by the Code, to 4 developments on the Miami River located west of the 5 ST Bridge. The Issued Zoning interpretation now only applies these legal requirements for the public Riverwalk, waterfront building setbacks and waterfront view corridors to Biscayne Bay and the Miami River east of the 5 ST Bridge.

The Miami River Commission unanimously agreed to file an appeal to the Zoning Interpretation, and continue working with the City of Miami towards amending or reversing the issued Zoning Interpretation, in order for the Code’s legal requirements for waterfront walkways, building setbacks and view corridors to remain in place for the entire Miami River and all connecting waterways (up to the salinity dams or terminus, whichever comes first).’

Director Bibeau reported he has been reaching out to the City’s Zoning Administrator, but is yet to receive an updated 2<sup>nd</sup> draft zoning interpretation or reversal after the one referenced above, “the City of Miami Zoning Administrator provided a distributed draft revised zoning administration, which reinserts these important legal requirements into the Zoning Code, as they have been since Miami 21’s adoption.” Director Bibeau stated he hopes to finalize reinserting the Miami River and its tributaries west of 5 ST into section 3.11 and Appendix B before the MRC’s Appeal is considered by the City’s Planning Zoning and Appeals Board, so the appeal maybe dropped.”

MRC Director Bibeau stated he recently received the distributed proposed text zoning code text amendment which would clearly continue to include the entire Miami River and its tributaries in the Waterfront Standards Section 3.11 and Appendix B.

**The MRC unanimously recommended the City of Miami adopt the aforementioned text amendment to Miami 21, and if done so prior to the subject appeal being considered, the MRC would be able to drop the appeal.**

### **III. Consideration of Plan Amendments to Naheem Khan Project at 1175 NW South River Drive**

The MRC’s February 15 2017 public meeting minutes were distributed a week prior to and during the meeting, which state in part:

“MRC Urban Infill Subcommittee Chairman Murley noted he works for Miami-Dade County which previously approved reimbursable grant funding the County would provide the proposed Naheem Khan project located at County owned 1175 NW South River Drive, after milestones of creating new jobs are met. Therefore he recused himself from the following item discussed under “New Business”.

Director Bibeau distributed the MRC’s adopted Feb 1, 2016 public meeting minutes which state in part:



I) “Consideration of “Naheem Kahn” Project, 1175 NW South River Drive

The MRC’s Urban Infill and Greenways subcommittee’s January 21, 2016 public meeting minutes state:

“The Miami River Commission’s November 2, 2015 public meeting minutes were distributed stating, ‘The following documents were distributed prior to the meeting, presented and reviewed during the public meeting, regarding 1175 NW South River Drive:

- Board of County Commissioner’s Economic Prosperity Committee’s Agenda Item 2(B), a \$1.5 million “Economic Development Fund” grant to fund a public Riverwalk and new seawall at the “Naeem Khan Project”.
- City of Miami’s adopted zoning code section 3.11 and Appendix B
- City of Miami’s adopted zoning code, “Article 4, Table 3, Building Function: Uses”
- Miami River Commission’s Greenways subcommittee’s 10/21/15 public meeting minutes
- 1<sup>st</sup> Draft Plans for Naeem Khan’s Proposed Development

Director Bibeau stated the distributed County Agenda item was approved at County subcommittee and will be considered by the full Board of County Commissioners on 11/3/15.

Mr. Naheem Khan, Ms. Rosario Kennedy and Mr. Alfonso Jurardo, Architectonica, distributed and presented the 2<sup>nd</sup> draft plans and narrative. The 2<sup>nd</sup> draft plans now feature a vessel along the river, and the public Riverwalk connects to the west with the existing public Riverwalk beneath and adjacent to 12 Ave Bridge, and to the east along the side yard connecting with the existing on road Miami River Greenway on North River Drive at the south east corner of the site.

Mark Bailey, Miami River Marine Group, noted 1175 NW South River Drive, leased by the Board of County Commissioners to Naheem Kahn for his proposed project, is zoned the most restrictive “D3” and the currently designated Land Use is “Port of Miami River”. Therefore, Mr. Bailey questioned if the proposed project is consistent with the vacant site’s existing land use and zoning, or would it require a land use & zoning amendment, “warrant” or “exception”? Mr Kahn and Ms Kennedy stated the project will use a vessel to import and export containers carrying fabric, beads, etc, in addition to recreational yacht access, therefore is consistent with the existing land use and zoning. Manny Prieguez noted he has shipped containers of seafood from his Miami River Lobster and Stone Crab site on the Miami River. Bruno Barreiro noted this County owned site has been vacant for years, and was previously a County Carpentry shop.

The MRC unanimously recommended the Board of County Commissioners approve the grant for the site's public Riverwalk and new needed seawall, and asked for the specifics of the development proposal to be considered by the MRC's Urban Infill and Greenways subcommittees in November, followed by the full MRC on December 7.'

Ms Rosario Kennedy, Mr Alfonso Jurardo, Architectonica, and Ms Lucia Dougherty, Greenberg Traurig, distributed and presented the revised draft plans. The new plans increase the square footage by widening the west wall by 15' on the site. Ms. Kennedy recommended relocating the City of Miami Fire Department's storage of unused equipment adjacent to the site on South River Drive beneath the 12 Ave Bridge, which the City rents from FDOT.

MRC Director Bibeau distributed the City of Miami's adopted zoning code, "Article 4, Table 3, Building Function: Uses". Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site's current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami's Zoning Administrator classified this development on the table under "Industrial" as "Manufacturing and Processing" which requires a "Warrant" but requires less parking therefore the plans have sufficient parking spaces, or be classified as a "Marine Related Industrial Establishment" which would be "Allowed by Right", but requires more parking spaces than the plans provide, therefore a reduction of required parking spaces would be required.

Mr Mark Bailey, Miami River Marine Group, asked if the development team had met with the U.S. Coast Guard regarding Homeland Security and MTSA requirements for this new proposed international shipping location, and DERM regarding obtaining the required marine operating permit, and the team replied not yet.

Ms. Dougherty stated the developer is willing to design, permit, fund and construct the public Riverwalk connector on the west end to extend the additional estimated 35 feet on FDOT public ROW in order to connect with the existing public Riverwalk and sideyard connector at the 12 Ave Bridge. The site's new public Riverwalk will feature a new seawall, maybe maintenance dredging along the shoreline, and a 6-foot wide dock. Chairman Aguirre noted the renditions for the dock need large bollards added, and the dock should be made of concrete to accommodate the depicted large shipping vessel.

MRC Urban Infill Subcommittee Chairman Murley and Greenways Subcommittee Martin suggested the MRC find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:



- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge”

During the MRC’s Feb. 1 meeting, Ms Rosario Kennedy stated since the MRC’s Jan. 21 public subcommittee meeting (quoted above) the development team met with the United States Coast Guard and will be working with them on compliance. Ms Kennedy stated the City of Miami Fire Department is willing to remove the junk yard beneath the 12 Ave Bridge on the south shore. Mr Juardo noted the revised plans now include a loading area, and a public sideyard connector from the sidewalk on South River Drive to this site’s public Riverwalk which will connect with the existing Riverwalk and sideyard connector at FDOT’S 12 Ave Bridge, and the color of the on-road Greenway is the required mesa beige. The public Riverwalk is 25 feet wide. Ms Lucia Dougherty stated consultant Christy Brush believes the site will be permitted for 3 boat slips.

MRC Director Bibeau distributed the City of Miami’s adopted zoning code, “Article 4, Table 3, Building Function: Uses”. Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site’s current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami’s Zoning Administrator classified this development on the table under “Industrial” as “Manufacturing and Processing” which requires a “Warrant”.

MRC Chairman Aguirre stated this is a mixed-use compromise and improvement on the existing vacant conditions.

Ernie Martin made a motion for the full MRC to support the subcommittee’s findings, “the MRC finds the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

The motion was seconded by Manny Prieguez and unanimously adopted by the MRC.”

MRC Director Bibeau distributed emails from the development team and renditions of the previously presented project and the revised proposed project, with only the following changes:

- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
- 2) Different exterior wall materials / design

The developer team emails state, “the design was slightly modified but that the waterfront standards, Riverfront dimensions and overall program remain the same... As promised I have included the Riverwalk Details comparisons from 2015 and 2017 - the walk remains at 25 feet wide. I have also included a site plan comparison ... you will see the 2017 site plan includes the off-site parking under the bridge”

The developer team indicated progress has been made on the MRC’s 2 previously recommended conditions of:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

MRC Greenways subcommittee chairman Murley suggested the full MRC re-affirm their previous unanimous recommendation on this item and continue to find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge”

Ms Rosario Kennedy distributed and presented the revised / updated plans:

- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
- 2) Different exterior wall materials / design
- 3) The proposed plans now include a vocational school
- 4) The proposal still incorporates vessels on the site to ship materials, and recreation yacht access for customers
- 5) Site still includes public Riverwalk consistent with Miami 21 Section 3.11, Appendix B, and will include construction of the Riverwalk connector on FDOT land connecting to the existing public Riverwalk to the west beneath the FDOT owned 12 Ave Bridge
- 6) Estimate completion of the proposed development in mid 2019.

**The MRC adopted a unanimous resolution recommending finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:**

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc**
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge**
- 3) The applicant submits presented / amended / updated plans presented to the MRC on 3/6/17 to the City of Miami for permitting**
- 4) The project include the public Miami River Greenway signage required by Miami 21**



#### **IV. MRC Subcommittee Reports**

##### **A. Greenways Subcommittee**

The Greenways and Urban Infill Subcommittee's February 15 public meeting minutes were distributed, and our next public meeting is March 22, 2017 at this same address.

I respectfully recommend the City of Miami apply for the currently open state TAP grant funding cycle for \$1 million to construct another section of the public Miami River Greenway.

##### **B. Stormwater Subcommittee - Chair Sallye Jude**

The Stormwater subcommittee met last Wednesday. The City of Miami is reviewing 2 bids for the fully funded and permitted Wagner Creek and Seybold Canal Maintenance Dredging and Environmental Cleanup Project. The City estimates selecting the bidder in April, and commencing the project in May 2017.

##### **C. Economic Development and Commerce Subcommittee - Chair Phil Everingham**

Next public meeting of the MRC's Economic Development and Commerce Subcommittee will be held April 18, 2:30, 1407 NW 7 ST.

The meeting adjourned.

**Miami River Commission  
 Public Meeting**

Monday, March 6, 2017  
 Noon  
 1407 NW 7 ST  
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE / FAX / E-MAIL</u>
Michael Dubas	River Front Master Assoc	786-497-6472 manager@riverfrontmaster.com
Daniel Diaz	City Attorney's office	305-416-1825 DDDiaz@miamigov.com
Ivan Jimenez	In-house Consultant FDOT	786-973-9546 Ivan.Jimenez@dot.state.fl.us
Kyle Veerawand	ARQUITECTONICA	(305)372.1812   KYVEERAWAND@ARQUITECTONICA.COM
Antonio Jusado	ARQUITECTONICA	(305)372.1812   AJUSADO@ARQUITECTONICA.COM
Naeem Khan	Naeem Khan Ltd	(212)575-1173 NK32@ME.COM
Rosario Kennedy	Rosario Kennedy & Assoc	(305)858-0203 ROSARIO@RSKID.COM
LELAND JACKSON	MD COUNTY	305-375-4421 LSAJ@MIAMI.DADE.GOV
Jackson Zerby	Hurricane Cove	405-818-2992 / jacksonzerby@gmail.com
Mark Bailey	MRMG	305-377-7777 / park@mrmg.com
TERRYL ZERBY	H.C.	405-818-5244 tzerby@zerbyinterests.com
Garrett Browning	H.C.	580-445-9262 gbrowning@zerbyinterests.com
Alexandre Salgado	D2 urban	ASALGADO@miamigov.edu.com
Abigail Mahony	D2	amahony@miamigov.com
Frank Alvarado	The Real Deal	falvarado10@gmail.com
John C. Robbins	Miami Today	
Lourdes Barrelli	MDC/DEPU	305-372-6575 / barrelli@miamidade.gov
William Fitch	Forward Miami	305-582-7257 wfit@forwardmiami.org
Martene Avalo-Gonzalez	MDC District 5	(305)643-8525 Avalo@miamidade.gov



**Miami River Commission  
Public Meeting**

Monday, March 6, 2017  
Noon  
1407 NW 7 ST  
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE / FAX / E-MAIL</u>
GARY WINSTON	SAD	305-547-0434
Neal Schafers	MIAMI DDA	305-379-6675 schafers@miami.ddo.com
JOHN CORNELL	MRC/HC T-555	580-214-1475
Sandy O'Neil	Gmcc	oneils@bellsouth.net
Brett Bibeau	MRC	305 644 0544 Miami river 1 @bellsouth.net
Horacio Stuart Aguirre	MRC	Horacio@hsaguirre.com
BRUCE L. BROWN	MRMA	305/785-6411 bruce402@bellsouth.net
PATRICIA A. HARRIS	MRC	PATTYKAKE@GMAIL.COM 305-262-3763
SALLYE JUDE	MRC	SALLYEJUDE@aol.com
ERNIE	MRC	evnestmentia@comcast.net
PHIL EVERINGHAM	MRC/Marine Council	pbemsdd@hotmail.com
Bob Weinreb	City of Miami	vweinreb@miamigov.com

**Miami River Commission's  
Urban Infill and Greenways Subcommittee  
March 20, 2019 Minutes**

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on March 20, 2019, 3 PM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting.

**I. Consideration of Florida Department of State Plans for Miami Circle Park, 401 Brickell Ave, and Pending Application to the City of Miami for a Ground Disturbing Activity Certificate**

Timothy A. Parsons, Ph.D., Division Director, State Historic Preservation Officer. Division of Historical Resources, Florida Department of State, called in from Tallahassee, Florida. Dr. Parsons presented draft plans to improve Miami Circle Park, a designated National Historic Landmark. The plans include planting 1,466 new plants, needed re-sodding, covering bare dirt areas along the public Riverwalk with crushed shells, bollards to keep illegally parked cars off the sidewalk, a decorative fence around the actual Miami Circle, and constructing 3 new hardscape "Living Room" areas which include 9 additional seat boulders on the site which currently has over 30 seat boulders. Dr. Parsons stated after the presented draft set of improvements are constructed, the Department of State hopes to conduct a subsequent set of improvements 1-2 years in the future, which will then include museum quality exhibits.

Many in the community also consider Miami Circle Park a native sacred site. For example, Hummingbird Ramirez conducts a native ritual at the site every Tuesday at 6 PM, since it was discovered in 1999. Hummingbird reached out to MRC Director Brett Bibeau, whom provided her with a printed set of the plans. Hummingbird recommends the currently buried actual Miami Circle be uncovered with a glass protection or a 3-D model, does not recommend constructing the additional three hardscape areas on what is now the site's small open greenspace areas which are surrounded by dense high-rise developments, and remove the existing dog water fountain and place no dog signs, similar to all City owned Parks in the City of Miami.

**MRC Urban Infill Subcommittee Chairman Jim Murley recommended the MRC support the presented plans to improve Miami Circle Park, with a condition to postpone further consideration of constructing the additional 3 hardscape "Living Room" areas, until the next phase of site improvements to be designed in a public process featuring museum quality exhibits.**



## **II. Consideration of Pending Temporary Use Permit Application at 431-451 South Miami Ave**

Bill Riley, Greenspoon Marder, and Antonio Primo, presented draft plans for “Riverside Miami, a family oriented open-air culinary experience”. The presented draft plans feature 7 local restaurants, tap room, event space for “movie nights”, art installations, \$200,000 of landscaping (90% native plants), and public Riverwalk, which is narrower than the minimum requirements of the code. Mr. Riley stated there is an “off-site parking lease”, and the site will have many visitors from the adjacent 5<sup>TH</sup> ST Metro-Mover station, pedestrians and bicycles from the immediately surrounding densely populated Brickell and Central Business District areas. Mr. Riley stated the proposal is not a “party atmosphere”, and will not have late night events. Mr. Riley stated the draft plans include an enclosed structure which reduces noise, from “Event Star”, which is the same company that constructed the enclosed temporary structure at The Wharf. Mr. Riley explained the sound system will have localized speakers for ambient background music playing softer than a conversation, i.e. Disney Land. Mr. Riley stated the proposal requires the majority of sales to be for food (annual audits for minimum of 51% food sales, and a maximum of 49% liquor sales). Mr. Riley stated if a Hurricane Warning is issued, they will remove the tents, tables, chairs, etc. before the Hurricane strikes the area. Mr. Riley stated the proposal is seeking a “Temporary Use Permit” with annual potential renewals for a maximum of a total 3-years, and then any additional time extensions for the pending “Temporary Use Permit” would have to be approved by the City Commission. Mr. Riley offered the MRC future annual reviews. Mr. Riley stated the draft plans are a work in progress, and the final plans will be provided to the Miami River Commission before the City of Miami.

Troy Taylor, President of The Riverfront Neighborhood Association (Ivy, Mint and Wind), recommended an onsite location for Uber pickups and drop offs and delivery trucks, so that they don't block vehicular lanes in the congested downtown streets.

**MRC Urban Infill Subcommittee Chairman Murley recommended approval of “Riverside Miami” with a condition that the plans for the public Riverwalk and public western side-yard connector between the existing on-road Greenway (along SE 5 ST) and the public Riverwalk, be amended in order to become 100% consistent with the minimum requirements in the code.**

## **III. Consideration of Revised Plans and Pending Warrant Application for 1175 NW South River Drive, Naheem Khan Project**

Ms. Rosario Kennedy, Rosario Kennedy and Associates, and Mr. Alfonso Jurado, Alfonso Jurado Architecture, presented revised plans and “Warrant and Waiver Submittal” for the “Naeem Khan Studios”. The previous plans were presented to the MRC on March 6, 2017 and those public meeting minutes state in part:

“

I) “Consideration of “Naheem Kahn” Project, 1175 NW South River Drive

The MRC's Urban Infill and Greenways subcommittee's January 21, 2016 public meeting minutes state:

“The Miami River Commission's November 2, 2015 public meeting minutes were distributed stating, ‘The following documents were distributed prior to the meeting, presented and reviewed during the public meeting, regarding 1175 NW South River Drive:

- Board of County Commissioner's Economic Prosperity Committee's Agenda Item 2(B), a \$1.5 million “Economic Development Fund” grant to fund a public Riverwalk and new seawall at the “Naeem Khan Project”.
- City of Miami's adopted zoning code section 3.11 and Appendix B
- City of Miami's adopted zoning code, “Article 4, Table 3, Building Function: Uses”
- Miami River Commission's Greenways subcommittee's 10/21/15 public meeting minutes
- 1<sup>st</sup> Draft Plans for Naeem Khan's Proposed Development

Director Bibeau stated the distributed County Agenda item was approved at County subcommittee and will be considered by the full Board of County Commissioners on 11/3/15.

Mr. Naheem Khan, Ms. Rosario Kennedy and Mr. Alfonso Jurado, Architectonica, distributed and presented the 2<sup>nd</sup> draft plans and narrative. The 2<sup>nd</sup> draft plans now feature a vessel along the river, and the public Riverwalk connects to the west with the existing public Riverwalk beneath and adjacent to 12 Ave Bridge, and to the east along the side yard connecting with the existing on road Miami River Greenway on North River Drive at the south east corner of the site.

Mark Bailey, Miami River Marine Group, noted 1175 NW South River Drive, leased by the Board of County Commissioners to Naheem Kahn for his proposed project, is zoned the most restrictive “D3” and the currently designated Land Use is “Port of Miami River”. Therefore, Mr. Bailey questioned if the proposed project is consistent with the vacant site's existing land use and zoning, or would it require a land use & zoning amendment, “warrant” or “exception”? Mr Kahn and Ms Kennedy stated the project will use a vessel to import and export containers carrying fabric, beads, etc, in addition to recreational yacht access, therefore is consistent with the existing land use and zoning. Manny Prieguez noted he has shipped containers of seafood from his Miami River Lobster and Stone Crab site on the Miami River. Bruno Barreiro noted this County owned site has been vacant for years, and was previously a County Carpentry shop.



The MRC unanimously recommended the Board of County Commissioners approve the grant for the site's public Riverwalk and new needed seawall, and asked for the specifics of the development proposal to be considered by the MRC's Urban Infill and Greenways subcommittees in November, followed by the full MRC on December 7.'

Ms Rosario Kennedy, Mr Alfonso Jurado, Architectonica, and Ms Lucia Dougherty, Greenberg Traurig, distributed and presented the revised draft plans. The new plans increase the square footage by widening the west wall by 15' on the site. Ms. Kennedy recommended relocating the City of Miami Fire Department's storage of unused equipment adjacent to the site on South River Drive beneath the 12 Ave Bridge, which the City rents from FDOT.

MRC Director Bibeau distributed the City of Miami's adopted zoning code, "Article 4, Table 3, Building Function: Uses". Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site's current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami's Zoning Administrator classified this development on the table under "Industrial" as "Manufacturing and Processing" which requires a "Warrant" but requires less parking therefore the plans have sufficient parking spaces, or be classified as a "Marine Related Industrial Establishment" which would be "Allowed by Right", but requires more parking spaces than the plans provide, therefore a reduction of required parking spaces would be required.

Mr Mark Bailey, Miami River Marine Group, asked if the development team had met with the U.S. Coast Guard regarding Homeland Security and MTSA requirements for this new proposed international shipping location, and DERM regarding obtaining the required marine operating permit, and the team replied not yet.

Ms. Dougherty stated the developer is willing to design, permit, fund and construct the public Riverwalk connector on the west end to extend the additional estimated 35 feet on FDOT public ROW in order to connect with the existing public Riverwalk and sideyard connector at the 12 Ave Bridge. The site's new public Riverwalk will feature a new seawall, maybe maintenance dredging along the shoreline, and a 6-foot wide dock. Chairman Aguirre noted the renditions for the dock need large bollards added, and the dock should be made of concrete to accommodate the depicted large shipping vessel.

MRC Urban Infill Subcommittee Chairman Murley and Greenways Subcommittee Martin suggested the MRC find the proposed development

consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

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- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge"

During the MRC's Feb. 1 meeting, Ms Rosario Kennedy stated since the MRC's Jan. 21 public subcommittee meeting (quoted above) the development team met with the United States Coast Guard and will be working with them on compliance. Ms Kennedy stated the City of Miami Fire Department is willing to remove the junk yard beneath the 12 Ave Bridge on the south shore. Mr Jurado noted the revised plans now include a loading area, and a public sideyard connector from the sidewalk on South River Drive to this site's public Riverwalk which will connect with the existing Riverwalk and sideyard connector at FDOT'S 12 Ave Bridge, and the color of the on-road Greenway is the required mesa beige. The public Riverwalk is 25 feet wide. Ms Lucia Dougherty stated consultant Christy Brush believes the site will be permitted for 3 boat slips.

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MRC Chairman Aguirre stated this is a mixed-use compromise and improvement on the existing vacant conditions.

Ernie Martin made a motion for the full MRC to support the subcommittee's findings, "the MRC finds the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

The motion was seconded by Manny Prieguez and unanimously adopted by the MRC."

MRC Director Bibeau distributed emails from the development team and renditions of the previously presented project and the revised proposed project, with only the following changes:



- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
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The developer team emails state, "the design was slightly modified but that the waterfront standards, Riverfront dimensions and overall program remain the same... As promised I have included the Riverwalk Details comparisons from 2015 and 2017 - the walk remains at 25 feet wide. I have also included a site plan comparison ... you will see the 2017 site plan includes the off-site parking under the bridge"

The developer team indicated progress has been made on the MRC's 2 previously recommended conditions of:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

MRC Greenways subcommittee chairman Murley suggested the full MRC re-affirm their previous unanimous recommendation on this item and continue to find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
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- 2) Different exterior wall materials / design
- 3) The proposed plans now include a vocational school
- 4) The proposal still incorporates vessels on the site to ship materials, and recreation yacht access for customers
- 5) Site still includes public Riverwalk consistent with Miami 21 Section 3.11, Appendix B, and will include construction of the Riverwalk connector on FDOT land connecting to the existing public Riverwalk to the west beneath the FDOT owned 12 Ave Bridge
- 6) Estimate completion of the proposed development in mid-2019.

**The MRC adopted a unanimous resolution recommending finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:**

- 1) **Securing all vessel requirements established by U.S. Coast Guard, DERM, etc**
- 2) **Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge**

- 3) **The applicant submits presented / amended / updated plans presented to the MRC on 3/6/17 to the City of Miami for permitting**
- 4) **The project include the public Miami River Greenway signage required by Miami 21”**

The applicants stated although they intend to comply with the MRC's previously approved conditions of approval, it is a work in progress and they are yet to fully comply with the MRC's conditions. For example, they are in the process of hiring EAC Engineering to create construction engineering documents for the new seawall, they executed a sub-lease with the City to replace the existing storage lot beneath the 12 Ave Bridge with their private parking lot, etc. The applicants stated differences between the plans presented to the MRC on March 6, 2017 and the revised plans are the 2 buildings were 3 and 5 stories, and now they are 4 and 5 stories, and the building's façade has changed and are now using more glass. The applicants stated the pending warrant applications would permit the proposed vocational school component, off-site parking waiver, and a reduction of required parking spaces because they are close to Metro-Rail. The applicants stated they would consider putting some landscaping back in the plans in between the 2 buildings, similar to the previous plans which had landscaping between the 2 buildings which was removed in the current plans which only depict hardscape in between the 2 proposed buildings.

Carol Boynton, Spring Garden Civic Association, stated they were seeking a voluntary covenant and City conditions of the warrant to include compliance with the existing noise ordinance, no restaurant as depicted in the current plans, and no public venues as depicted in the current plans.

The applicants stated they would meet with their neighbors to the east at the Riverwalk Apartments which are currently under construction, to try and combine their side yard public connectors from the existing on-road Greenway along NW South River Drive and the public Riverwalk, in order to widen the Khan project's currently proposed eastern side-yard connector's unobstructed path, which is only 5' wide and services public bicycle and pedestrian access in addition to cargo from the depicted shipping vessel to the loading docks.

MRC Urban Infill Subcommittee Chairman Murley noted he works for Miami Dade County, whom owns the subject property and has an executed lease to Mr. Khan for the proposed project. Mr. Murley noted Miami-Dade County has the final decision on this item, for which a County Resolution requests a strictly advisory recommendation from the MRC for the County's consideration.

**Mr. Murley suggested the MRC recommend widening the western public sideyard connector / loading area, and reconfirm their following previous unanimous resolution finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:**

- 1) **Securing all vessel requirements established by U.S. Coast Guard, DERM, etc**



- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge**
- 3) The applicant submits presented / amended / updated plans presented to the MRC on 5/6/19 to the City of Miami for permitting**
- 4) The project include the public Miami River Greenway signage required by Miami 21**

#### **IV. New Business**

Attendees noted Helen Brown is retiring from the Miami-Dade County Planning Department, and thanked her for many years of positive participation with the MRC.

The meeting adjourned.

**Miami River Commission's  
 Urban Infill and Greenways Subcommittees**

Wednesday, March 20, 2019  
 3:00 PM  
 1407 NW 7 ST  
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE &amp; E-MAIL</u>
Jean Morley	MRC - Resilience	305-968-4881
Roselvic Noguera	MRC - Antillean	JANUS.MORLEY@MIAMI-DOCK.GOV 305 633 6361 r.noguera@antillean.com
Mark Bailey	Miami River Main Group	markbailey@miamirivermaingroup.org
BRUCE H. FROST	MIAMI RIVER MAIN GROUP	305/788-6411 BRUCE402@BELL-SOUTH.NET
Karyl Boynton	Spring Garden Association	305-205-2154 kkboynton@gmail.com
ROBERT POBIECKI	WHITE EAGLE PROJECT	305.854.4500 MSHX@ATT.NET
Horacio S. Aguirre	M.R.C. Chairman	305 613 5880 Horacio@hsaguirre.com
Rosa Davis	Miami-Dade County Planning Division	305.375-4658 davisra@miamidade.gov
Brett Bibean	MRC	305 644 0544
Troy Taylor	RIVERFRONT MASTER ASS	770 312 8422
Tom Kimer	MRC	305-992-4590
Michael Dubas	River Front Master Assoc	manages@riverfrontmaster.com 786-897-6472



**Miami River Commission's  
Urban Infill and Greenways Subcommittees**

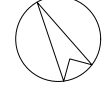
Wednesday, March 20, 2019  
3:00 PM  
1407 NW 7 ST  
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE &amp; E-MAIL</u>
Antonio Romo	La Corasie	Antonio @ Diversio Miami
Bill Riley	Greenspoon Rudor	W.Riley@srllaw.com
ALFONSO JURADO	ALFONSO JURADO ARCHITECTS	ALFONSO @ ALFONSOJURADO.COM
Rosario Kennedy	Rosario Kennedy & Assoc. (FOR Nassim Khan)	786-287-9993 rosario@nka.miami.com

# DRAWING INDEX

## ARCHITECTURAL INDEX

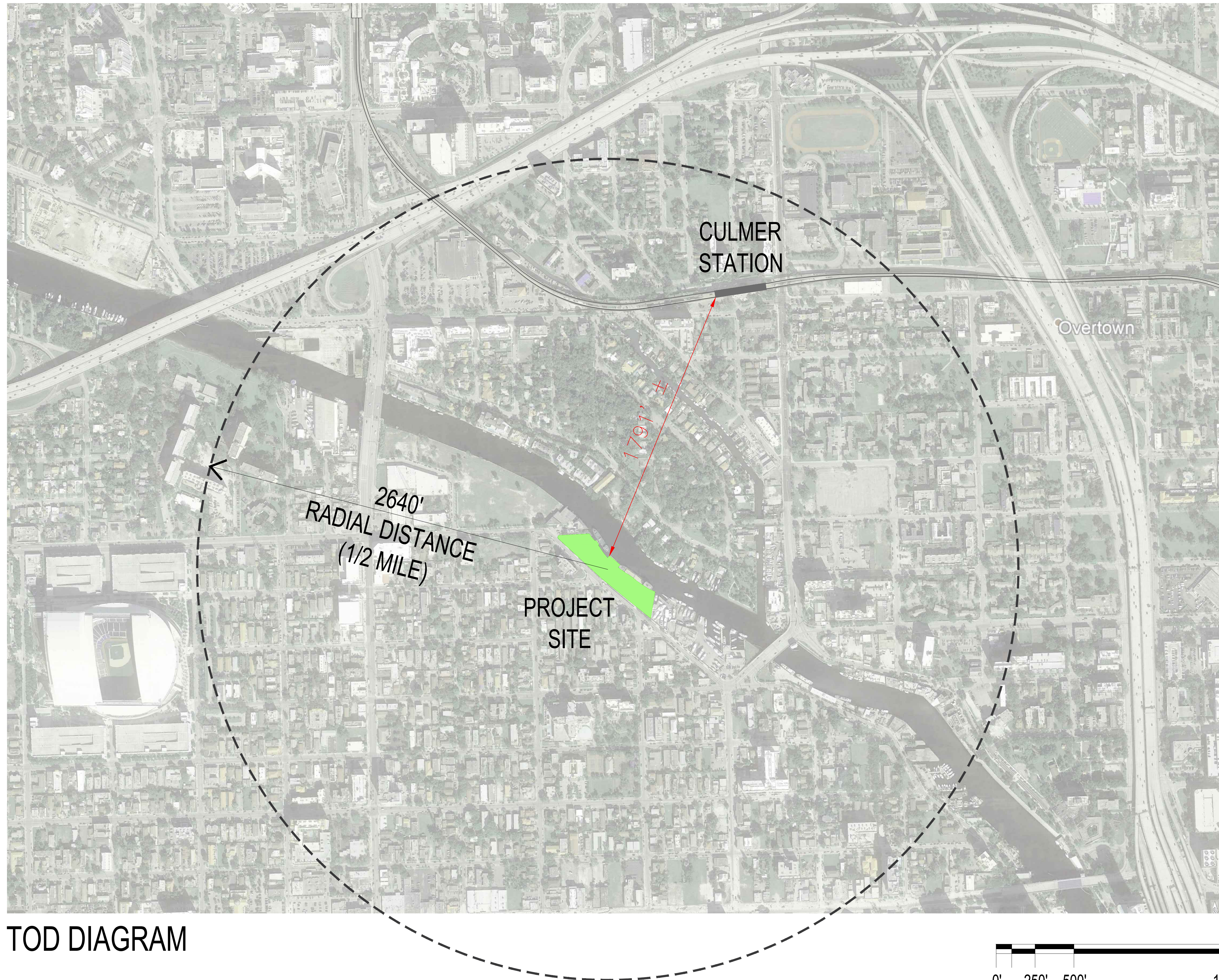
- G000 COVER SHEET
- G100 WAIVER LIST LOCATION MAP ZONING SUMMARY
- G100a ZONING MAP
- G100b CONTEXT PLAN & VIEWS
- G100c EXISTING BUILDINGS (0'-0" SETBACKS)
- G101 TOD DIAGRAM
- G102 LOT COVERAGE DIAGRAM OPEN SPACE DIAGRAM
- G103 FRONTAGE DIAGRAM
- G104 SETBACK DIAGRAM
- G105 VIEW CORRIDOR DIAGRAM
- G105a VIEW CORRIDOR RENDERINGS
- G106 WATER FRONT SETBACK ENCROACHMENT DIAGRAM
- G106a WATERFRONT RENDERINGS
- G107 MAXIMUM BUILDING LENGTH DIAGRAM
- G108 PEDESTRIAN ACCESS DIAGRAM
- G200 SURVEY BBL MARKED
- G201 SURVEY
- A100 SITE PLAN
- A101 GROUND FLOOR PLAN
- A102 MEZZ FLOOR PLAN 2ND FLOOR PLAN
- A103 3RD FLOOR PLAN 3RD MEZZ FLOOR PLAN
- A104 4TH FLOOR PLAN 5TH FLOOR PLAN
- A105 6TH FLOOR PLAN HOTEL 8TH FLOOR PLAN
- A106 7TH FLOOR PLAN 8TH FLOOR PLAN
- A107 9TH FLOOR PLAN 10TH FLOOR PLAN
- A108 11TH FLOOR PLAN 12TH FLOOR PLAN
- A109 ROOF PLAN
- A201 PRIMARY FRONT ELEVATION
- A202 PRIMARY FRONT ELEVATION
- A203 SECONDARY FRONT ELEVATIONS
- A204 ENLARGED ELEVATIONS @HOTEL
- A205 ENLARGED ELEVATIONS @HOTEL
- A206 ENLARGED ELEVATION @OFFICE & GARAGE
- A207 ENLARGED ELEVATION @OFFICE & GARAGE
- A208 ENLARGED ELEVATIONS @OFFICE & GARAGE
- A251 SECTIONS
- A651 RIVERWALK DIAGRAM
- A652 PARTIAL SECTION AT GARAGE PLANTER BOX
- A653 PARTIAL SECTION AT SPEED RAMP
- A900 RENDERING IMAGE
- A901 RENDERING IMAGE
- A902 RENDERING IMAGE WITH PROPOSED PROJECTS IN THE VICINITY

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave., Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833  <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;                  555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale N.T.S Date 04/19/2019	Number <b>G000</b>
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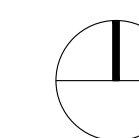






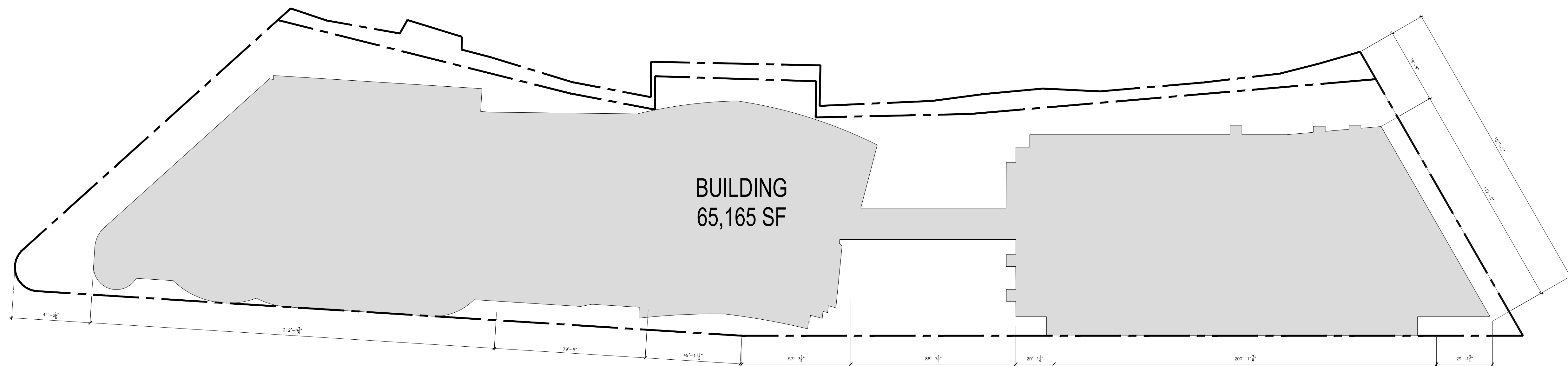


TOD DIAGRAM



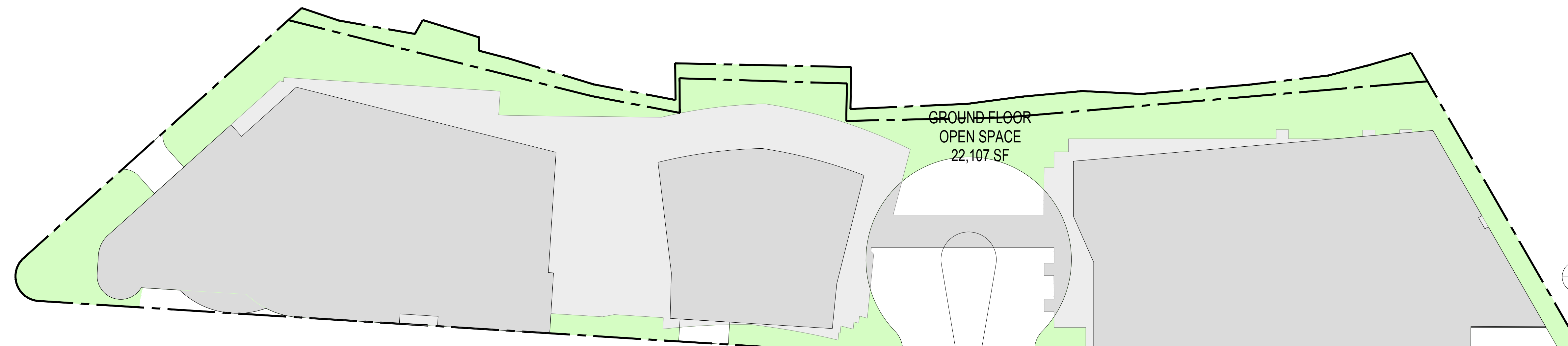
Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833	CLARO DEVELOPMENT T +1 (305) 324-4700	Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33136 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593	Project Name 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019	555 RIVER HOUSE TOD DIAGRAM	Number G101
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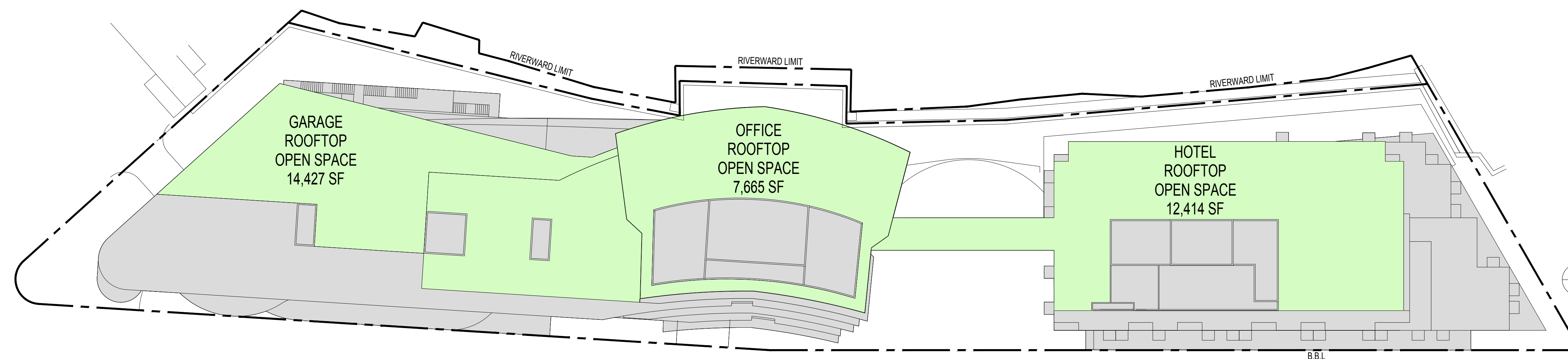


LOT COVERAGE DIAGRAM - ZONING REQUIREMENT: MAX. 80% (76,098 SF) / PROPOSED: 68.50 % (65,165 SF)

1 LOT COVERAGE DIAGRAM  
SCALE : 1/32" = 1'-0"



2 OPEN SPACE DIAGRAM  
GROUND FLOOR  
SCALE : 1/32" = 1'-0"



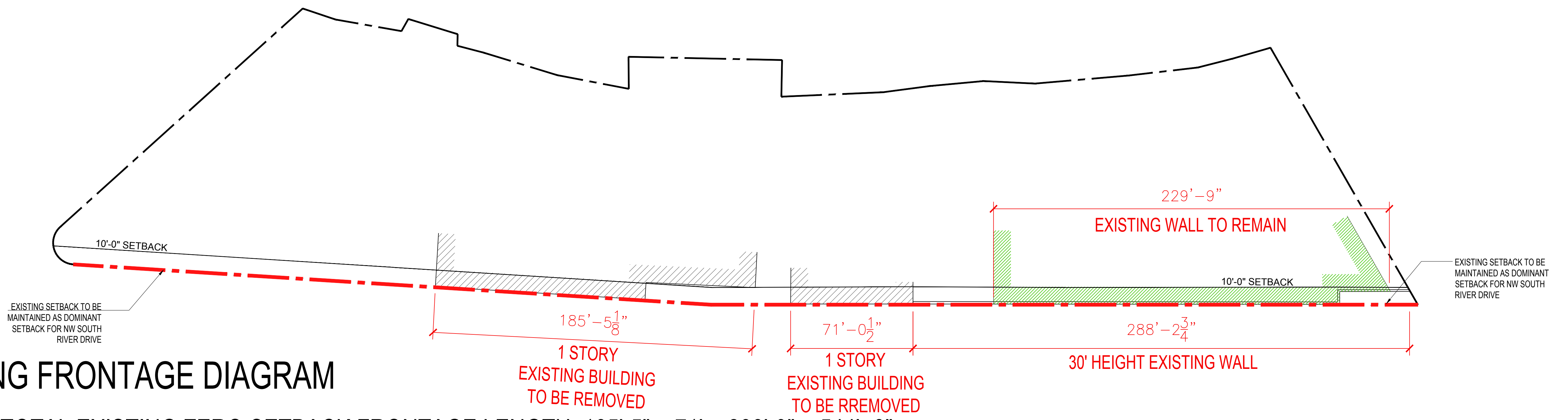
LEGEND

OPEN SPACE AREA

OPEN SPACE AREA PROVIDED	
LEVEL	SF
GROUND FLOOR	22,107
GARAGE ROOF	14,427
OFFICE ROOF	7,865
HOTEL ROOF	12,414
<b>TOTAL</b>	<b>56,813</b>

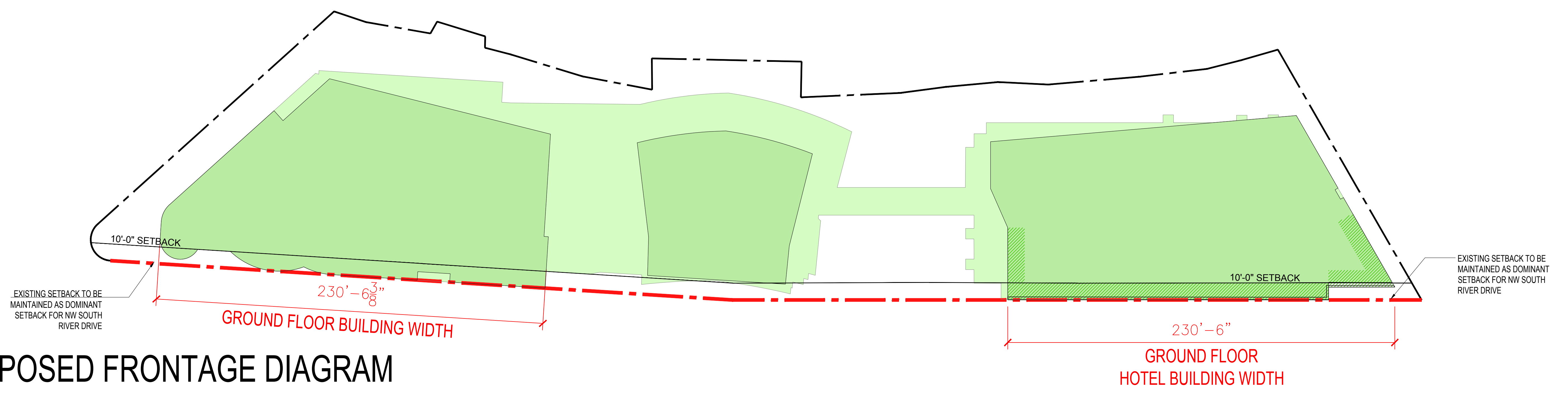
3 OPEN SPACE DIAGRAM  
ROOF PLAN  
SCALE : 1/32" = 1'-0"

OPEN SPACE DIAGRAM - ZONING REQUIREMENT: MIN. 10% (9,512 SF) / NEW PROPOSAL: 59.73% (56,813 SF)



**EXISTING FRONTAGE DIAGRAM**

TOTAL EXISTING ZERO SETBACK FRONTAGE LENGTH:  $185'-5'' + 71' + 288'-3'' = 544' -8''$

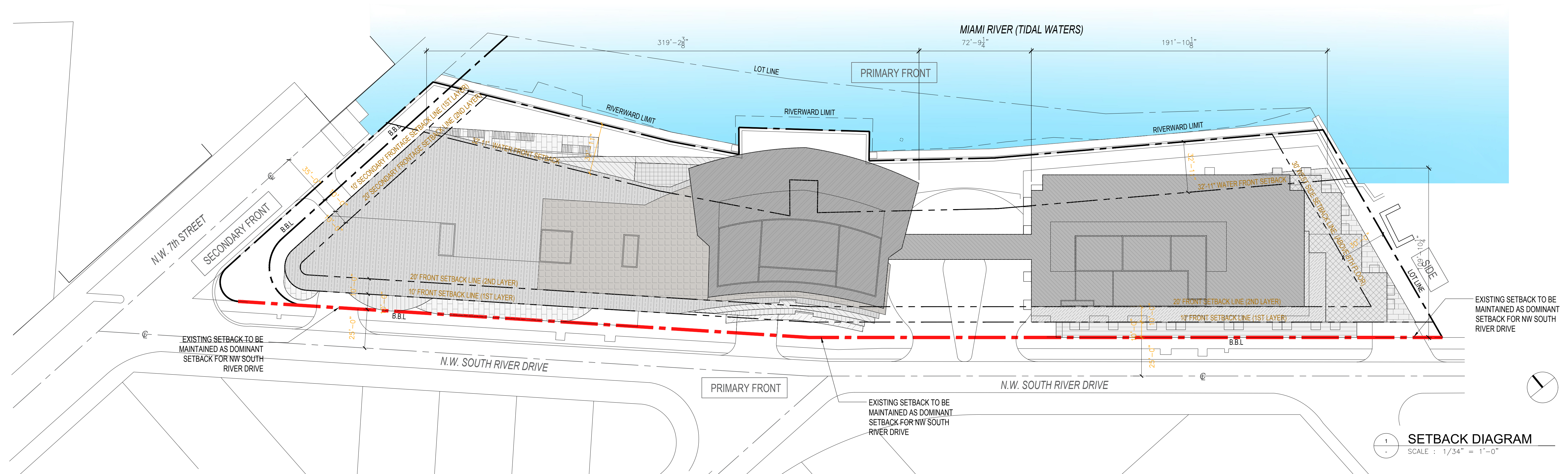


**PROPOSED FRONTAGE DIAGRAM**

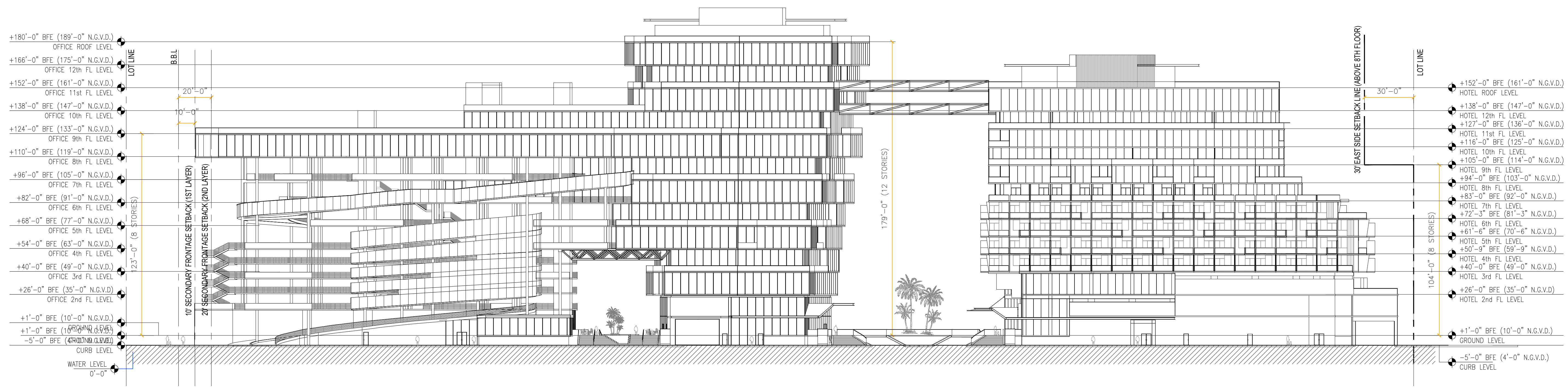
TOTAL PROPOSED ZERO SETBACK FRONTAGE LENGTH:  $230'-7'' + 230'-6'' = 461' -1''$  PURSUANT TO SECTION 7.2.8 (a) OF MIAMI 21

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0759 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019	555 RIVER HOUSE FRONTAGE DIAGRAM	Number G103
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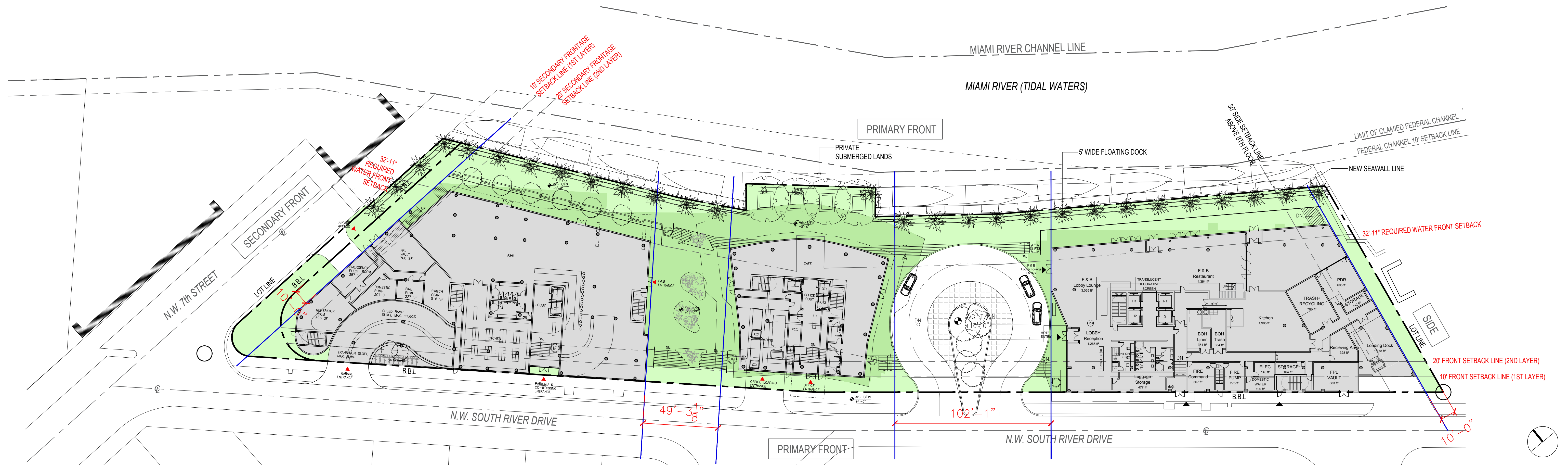
	OFFICE ROOF		OFFICE 10TH FLOOR / UPPER AMENITY DECK		OFFICE 9TH FLOOR / LOWER AMENITY DECK		OFFICE 7TH FLOOR		OFFICE 6TH FLOOR		OFFICE 5TH FLOOR		OFFICE 3RD FLOOR		G1 LEVEL FLOOR
	HOTEL ROOF		HOTEL 8TH FLOOR		HOTEL 7TH FLOOR		HOTEL 3RD FLOOR		HOTEL 2ND FLOOR						



# SETBACK DIAGRAM

2 SITE ELEVATION  
SCALE : 1/32" = 1'-0"

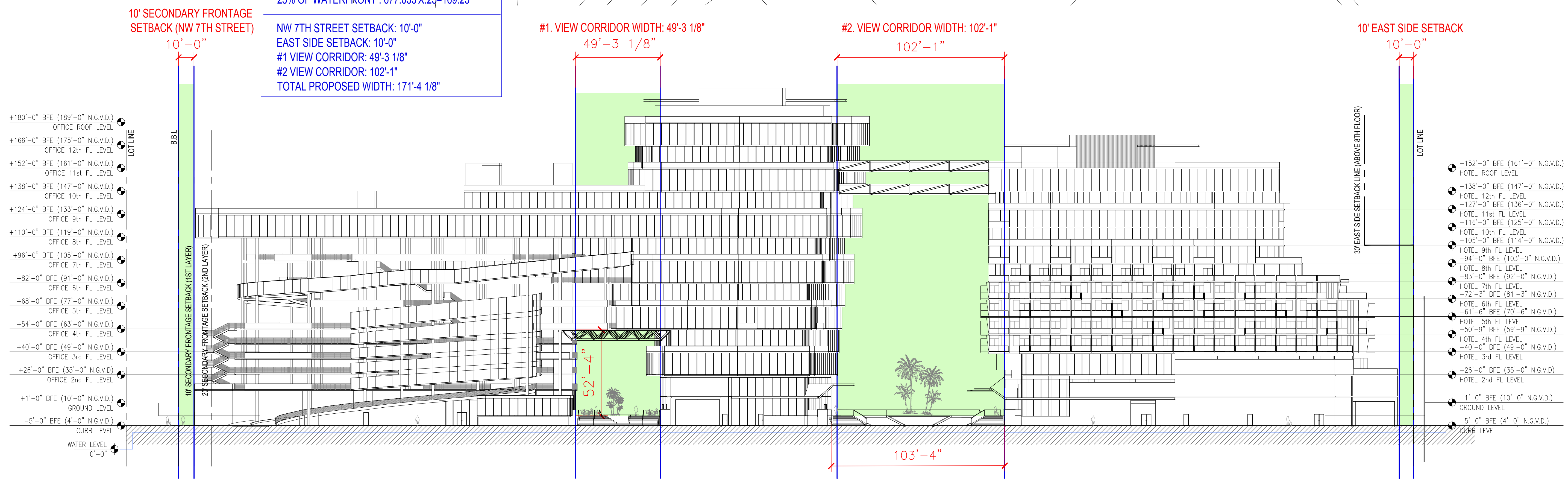




1 GROUND FLOOR PLAN  
SCALE : 1/32" = 1'-0"

**VIEW CORRIDOR REQUIREMENT**  
25% OF WATERFRONT : 677.035' X .25 = 169.25'

NW 7th STREET SETBACK: 10'-0"  
EAST SIDE SETBACK: 10'-0"  
#1 VIEW CORRIDOR: 49'-3 1/8"  
#2 VIEW CORRIDOR: 102'-1"  
TOTAL PROPOSED WIDTH: 171'-4 1/8"

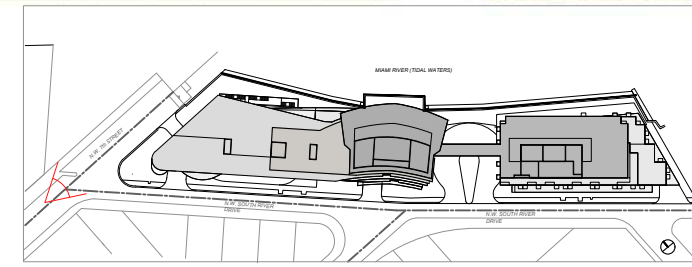


2 SITE ELEVATION  
SCALE : 1/32" = 1'-0"

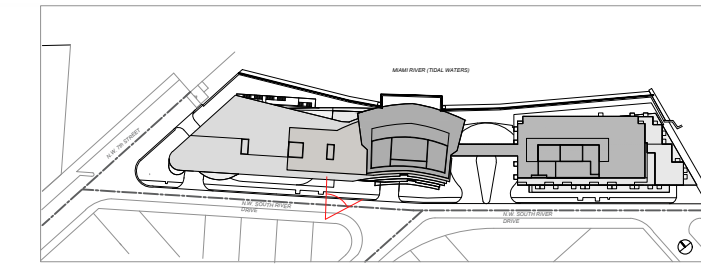
# VIEW CORRIDOR DIAGRAM

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33128 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name <b>555 NW S River Dr., Miami, FL 33136</b> Scale 1/32" = 1'-0" Date 04/19/2019	<b>555 RIVER HOUSE</b> <b>VIEW CORRIDOR DIAGRAM</b> Number <b>G105</b>
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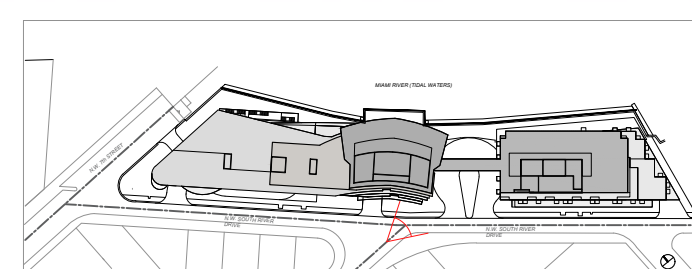




1 STREETSIDE VIEW 01  
SCALE -



2 STREETSIDE VIEW 02  
SCALE -



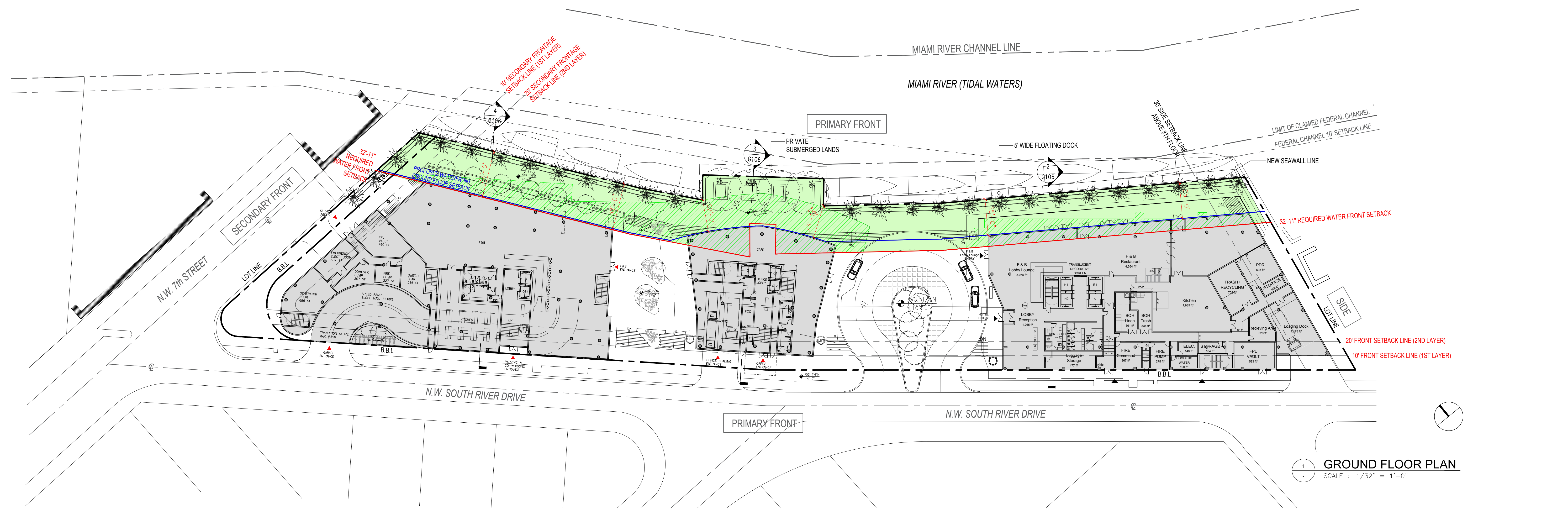
3 STREETSIDE VIEW 03  
SCALE -



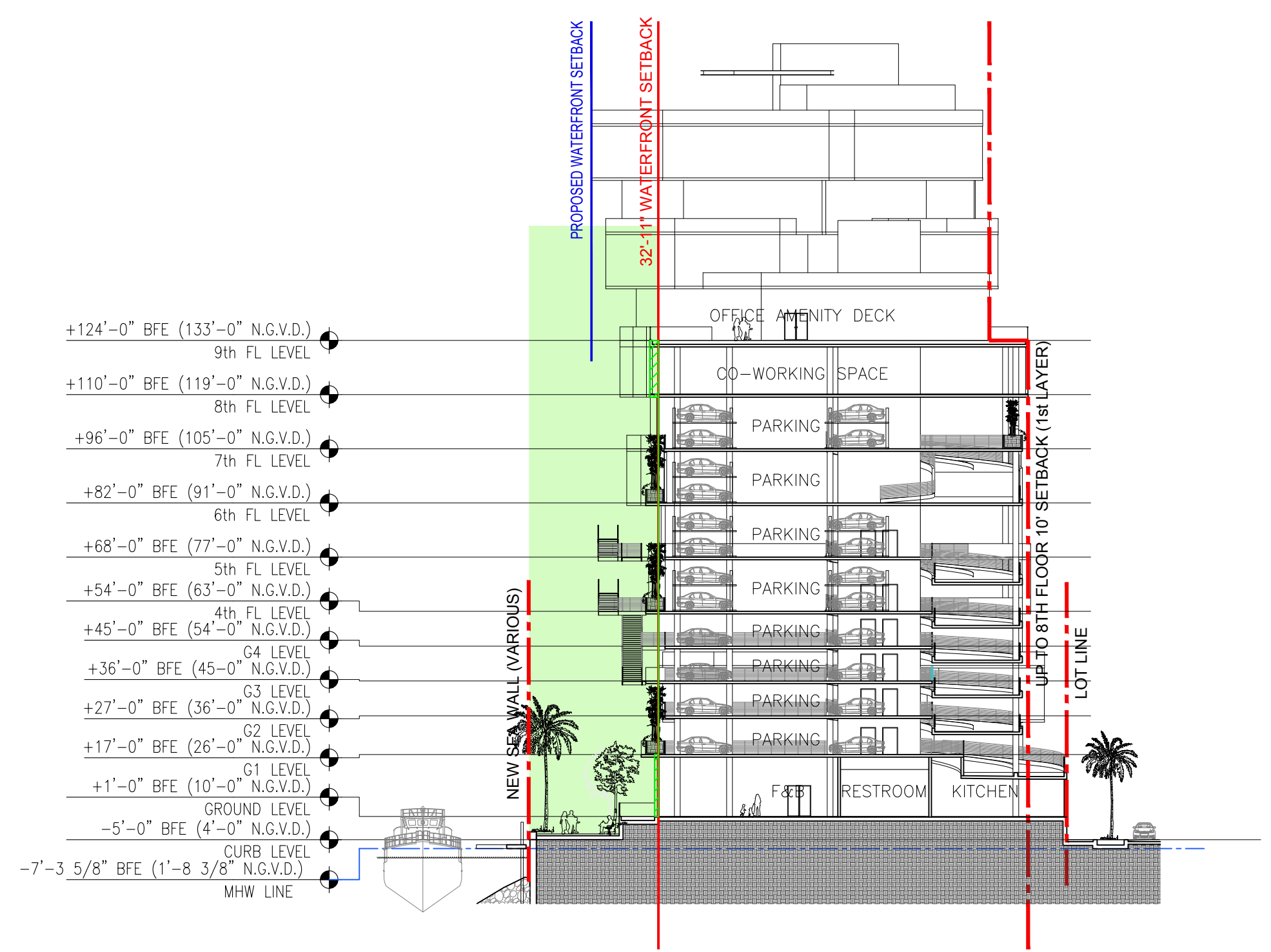
4 STREETSIDE VIEW 04  
SCALE -

<p>Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401</p> <p><b>LERA in association with YHCE</b> T +1 (305) 441 0755</p> <p><b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250</p>	<p>Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136</p> <p><b>ODP ARCHITECTS</b> T +1 (954) 518 0833</p> <p><b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700</p>	<p>Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012</p> <p><b>555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593</p> <p><b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292</p>	<p>Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019</p> <p><b>555 RIVER HOUSE</b> Title <b>VIEW CORRIDOR RENDERINGS</b></p>	<p>Number <b>G105a</b></p>
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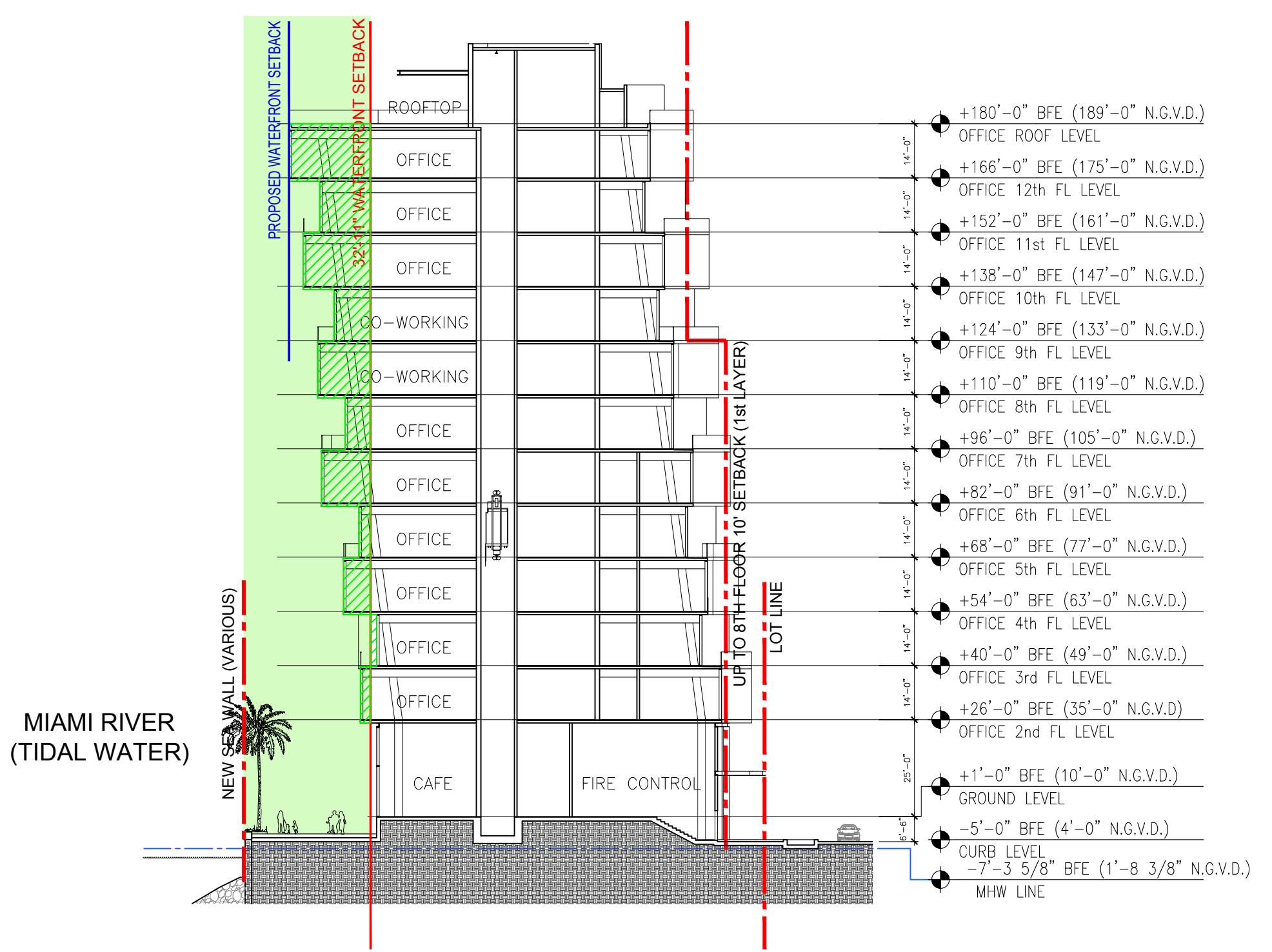




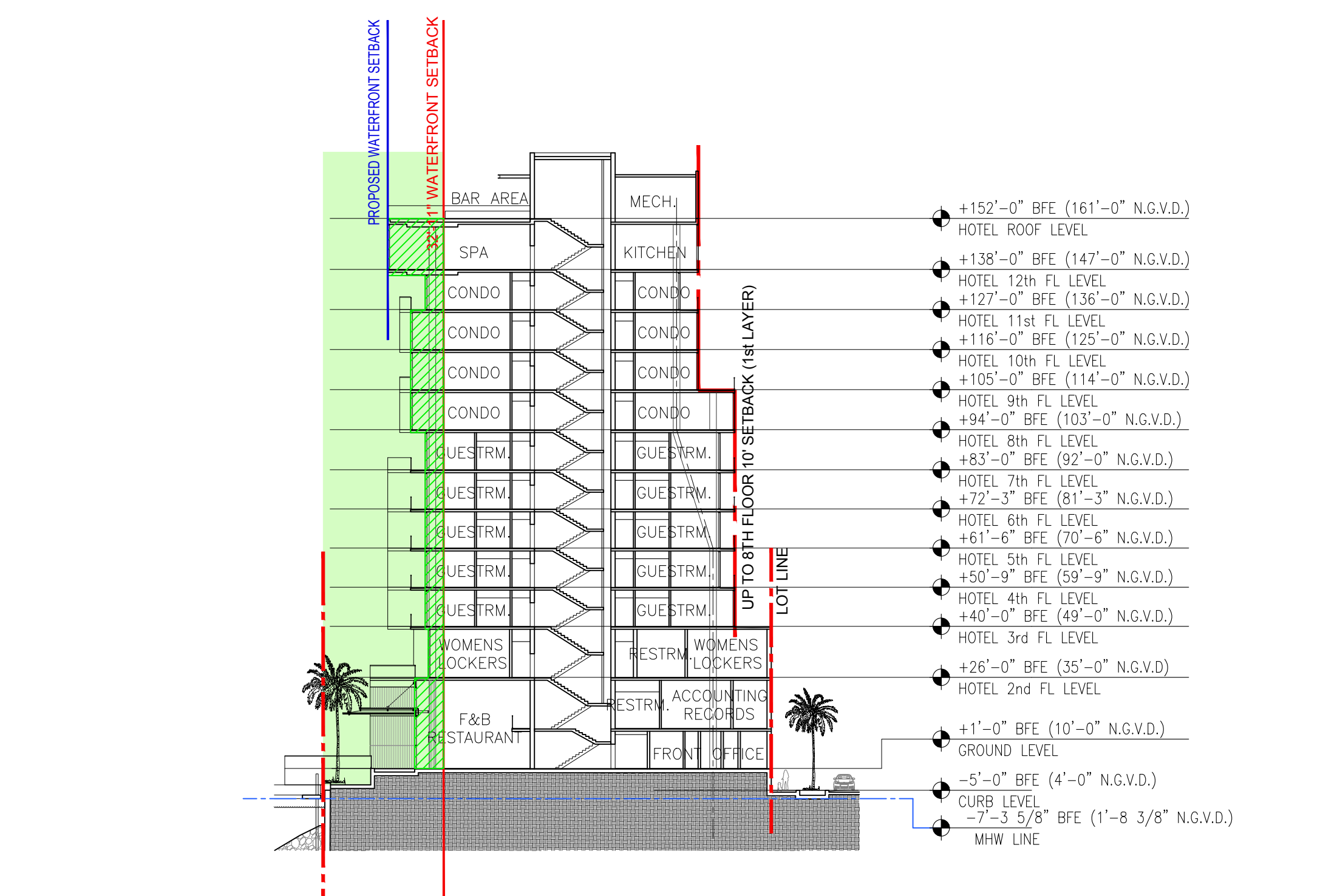
1 GROUND FLOOR PLAN  
SCALE : 1/32" = 1'-0"



4 SECTION D-D'  
SCALE : 1/32" = 1'-0"



3 SECTION C-C'  
SCALE : 1/32" = 1'-0"

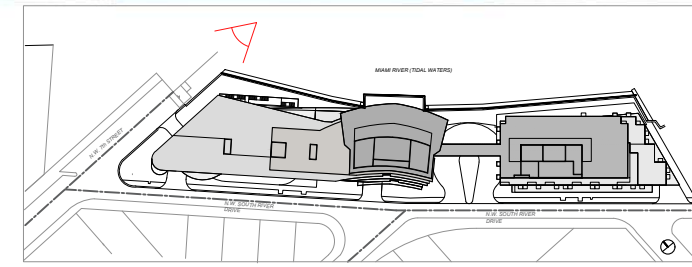


2 SECTION B-B'  
SCALE : 1/32" = 1'-0"

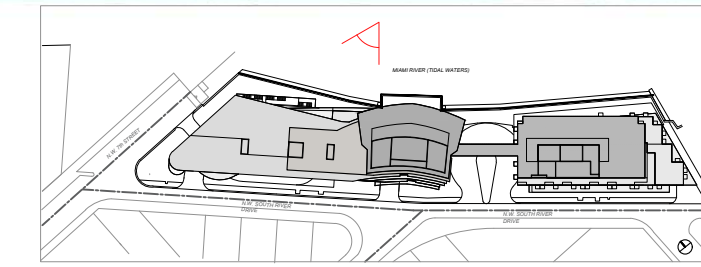
# WATER FRONT SETBACK ENCROACHMENT DIAGRAM

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	<b>WATERFRONT SETBACK          ENCROACHMENT DIAGRAM</b> Number <b>G106</b>
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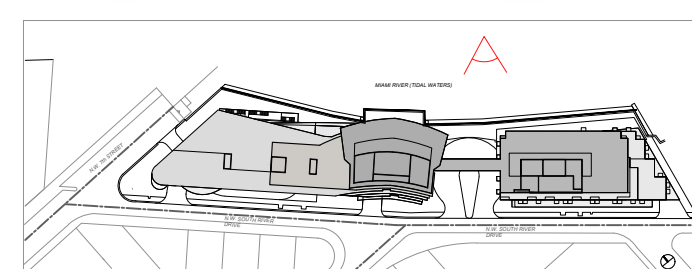
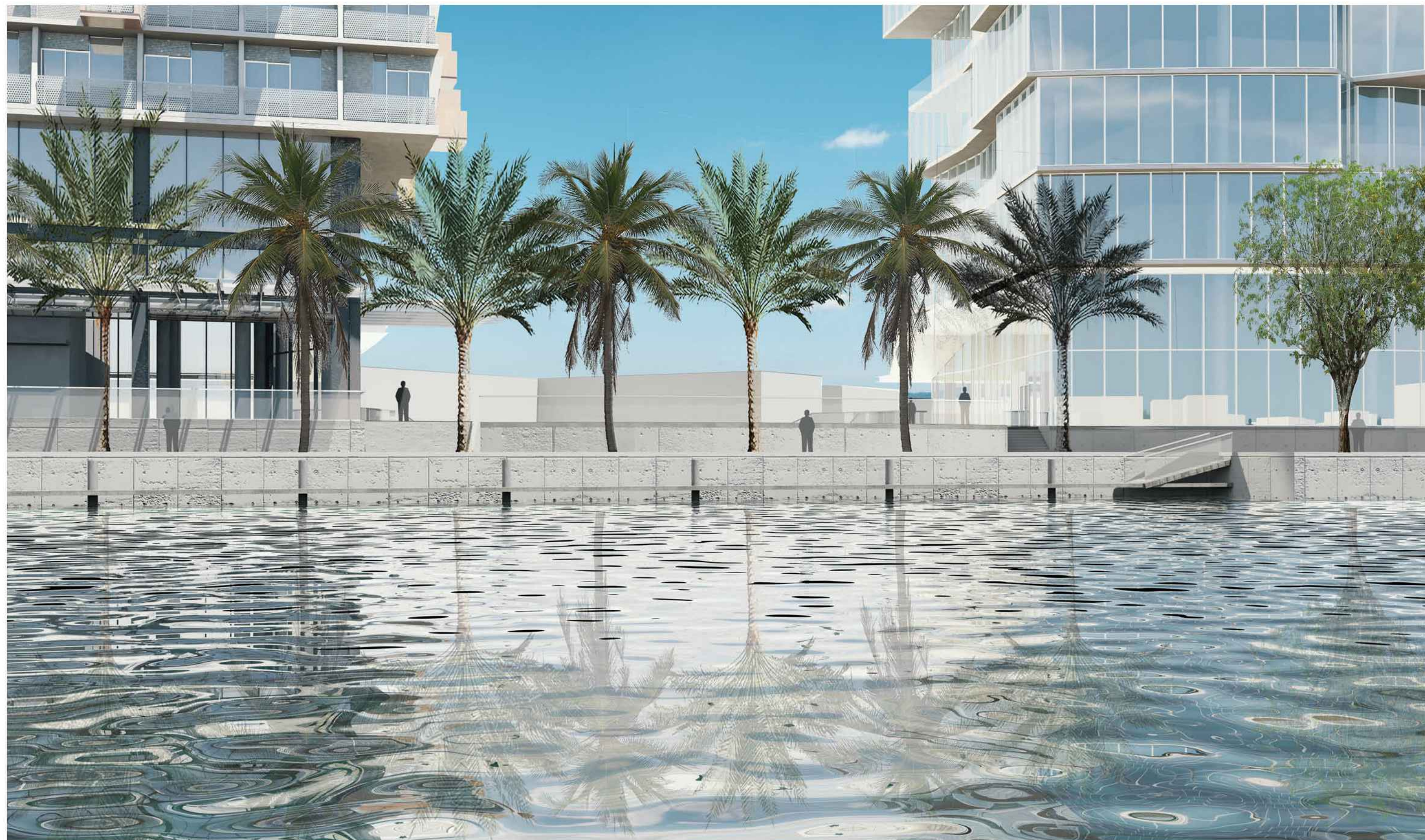




1 WATERFRONT VIEW 01  
SCALE -



2 WATERFRONT VIEW 02  
SCALE -



3 WATERFRONT VIEW 03  
SCALE -



4 WATERFRONT VIEW 04  
SCALE -

Structural Engineer  
99 NW 27th Ave.  
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Landscape Architect  
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West Palm Beach, FL 33401

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**PARADELO BURGESS DESIGN STUDIO**  
T +1 (786) 671 8250

Architect of Record  
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Hollywood, FL 33020  
Project Management  
1035 N Miami Ave, Suite 201  
Miami, FL 33136

**ODP ARCHITECTS**  
T +1 (954) 518 0833

**CLARO DEVELOPMENT**  
T +1 (305) 324-4700

  
Kurt Dannwolf  
FL. Architect Reg. No: AR92042

Client  
7272 NE 6th Ct, Ste 10  
Miami, FL 33136  
Design Consultant  
561 Broadway, 4A/B  
New York, NY 10012

**555 RIVER PARTNERS LLC; MRP #1 LLC;  
555 SRD LLC; 555 RIVER Dr. LLC**  
T +1 (786) 558 9593

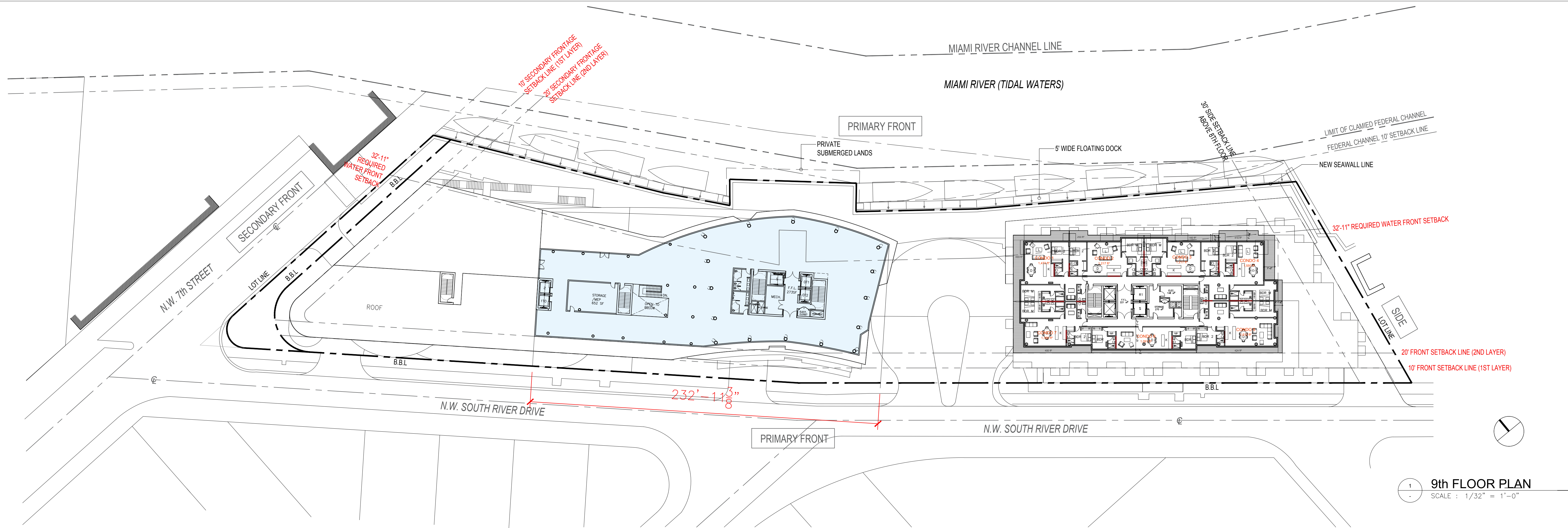
**CARLOS ZAPATA STUDIO**  
T +1 (212) 966 9292

Project Name  
555 NW S River Dr., Miami, FL 33136  
Scale 1/32" = 1'-0"  
Date 04/19/2019

**555 RIVER HOUSE**  
Title **WATERFRONT RENDERINGS**

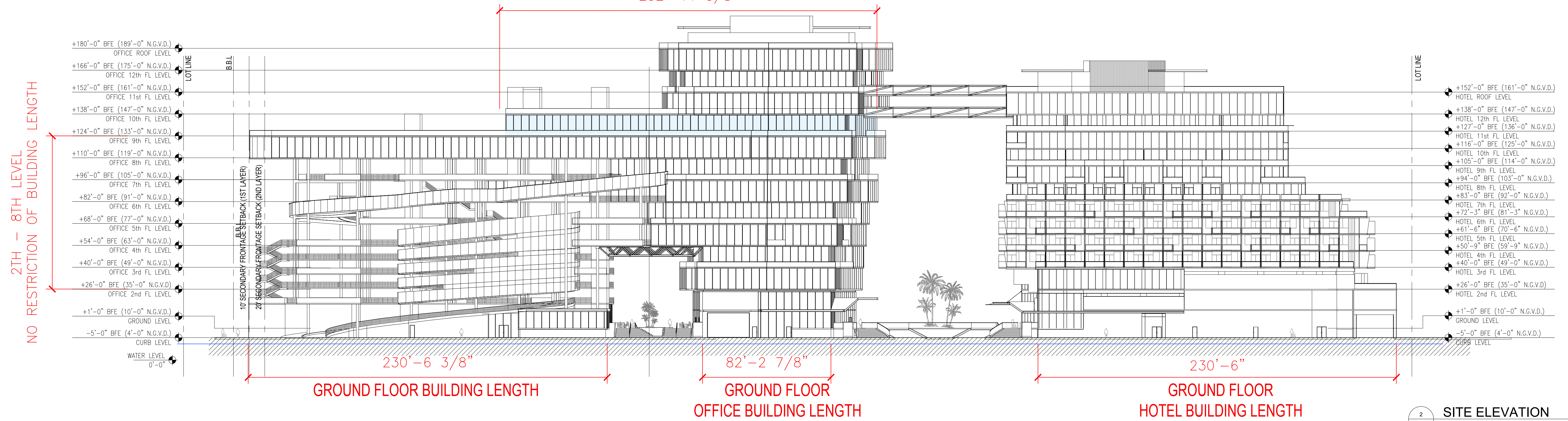
Number  
**G106a**





1 9th FLOOR PLAN  
SCALE : 1/32" = 1'-0"

MAX. BUILDING LENGTH ABOVE 8TH FLOOR  
 $215' + 10\% = 236'-6"$   
 $232'-11 \frac{3}{8}"$



2 SITE ELEVATION  
SCALE : 1/32" = 1'-0"

# MAXIMUM BUILDING LENGTH DIAGRAM

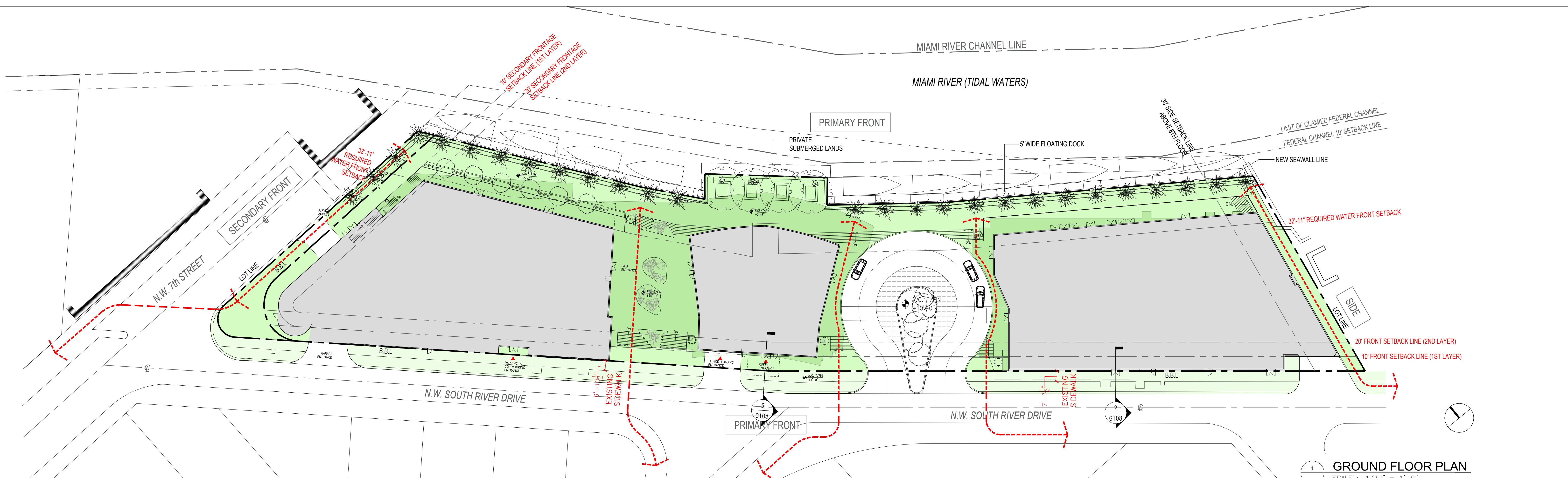
GROUND FLOOR BUILDING LENGTH  
 $230'-6 \frac{3}{8}"$

GROUND FLOOR OFFICE BUILDING LENGTH  
 $82'-2 \frac{7}{8}"$

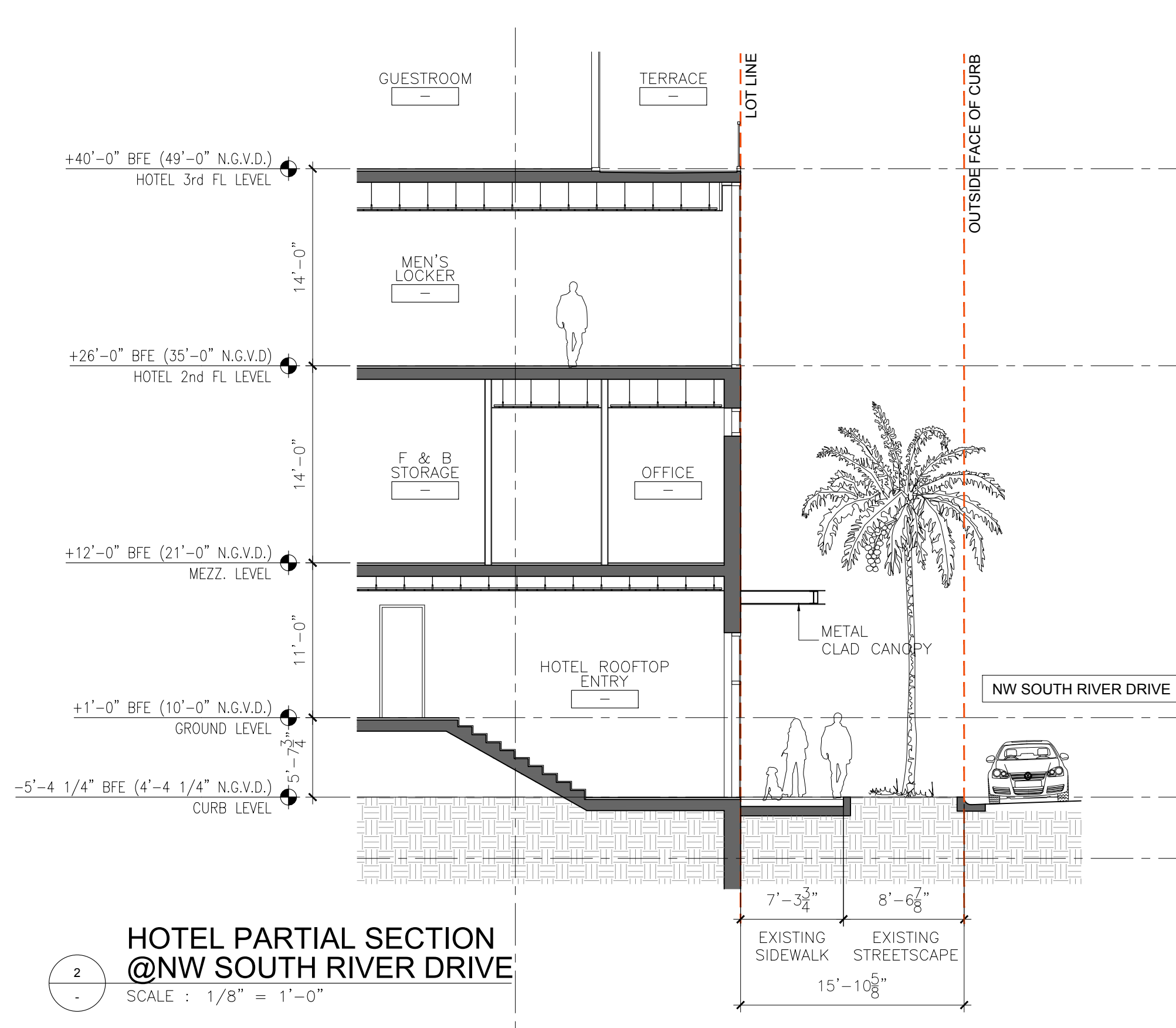
GROUND FLOOR HOTEL BUILDING LENGTH  
 $230'-6"$

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name <b>555 NW S River Dr., Miami, FL 33136</b> Scale 1/32" = 1'-0" Date 04/19/2019	<b>555 RIVER HOUSE</b> <b>MAXIMUM BUILDING LENGTH DIAGRAM</b> Number <b>G107</b>
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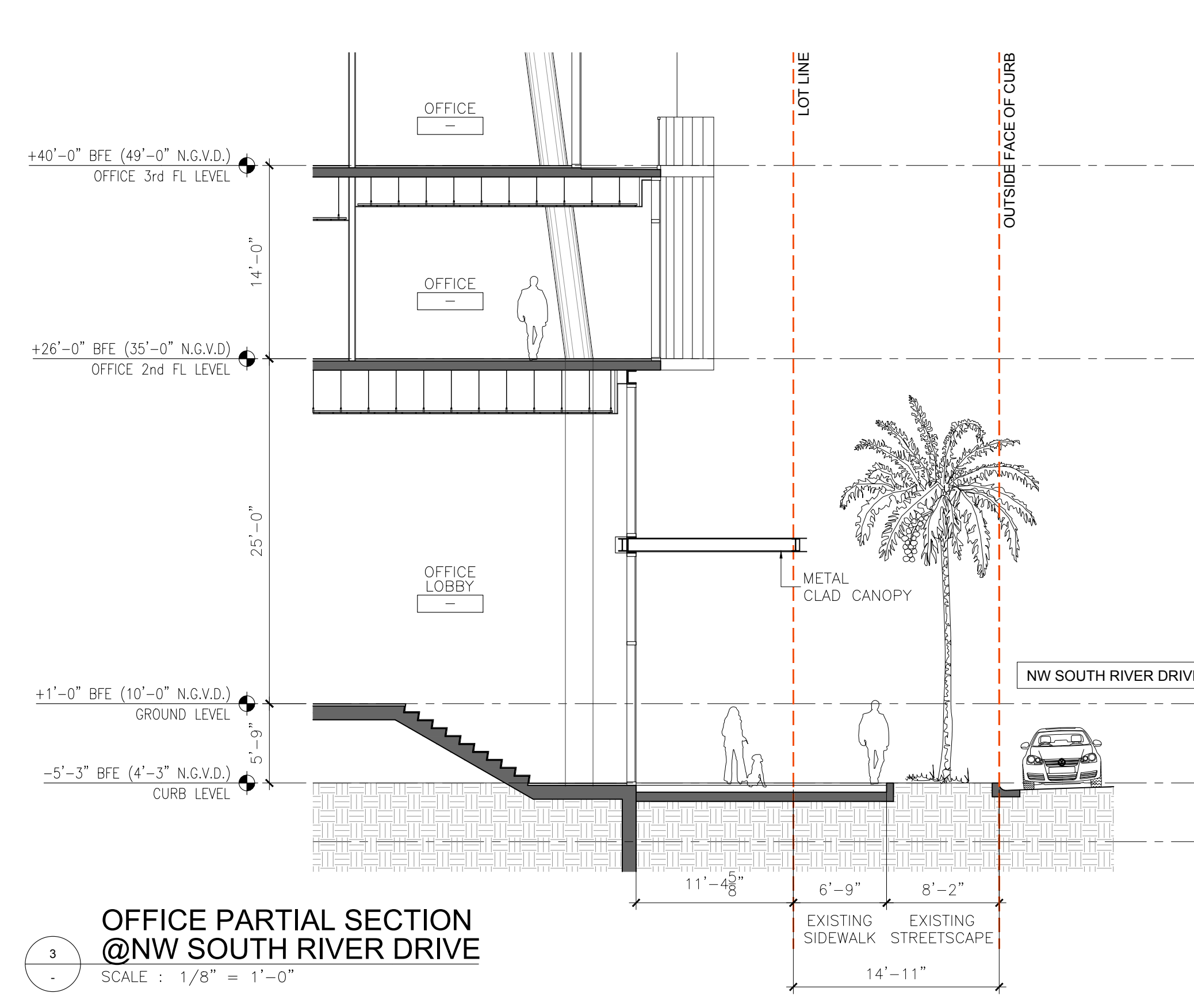




**GROUND FLOOR PLAN**  
SCALE : 1/32" = 1'-0"



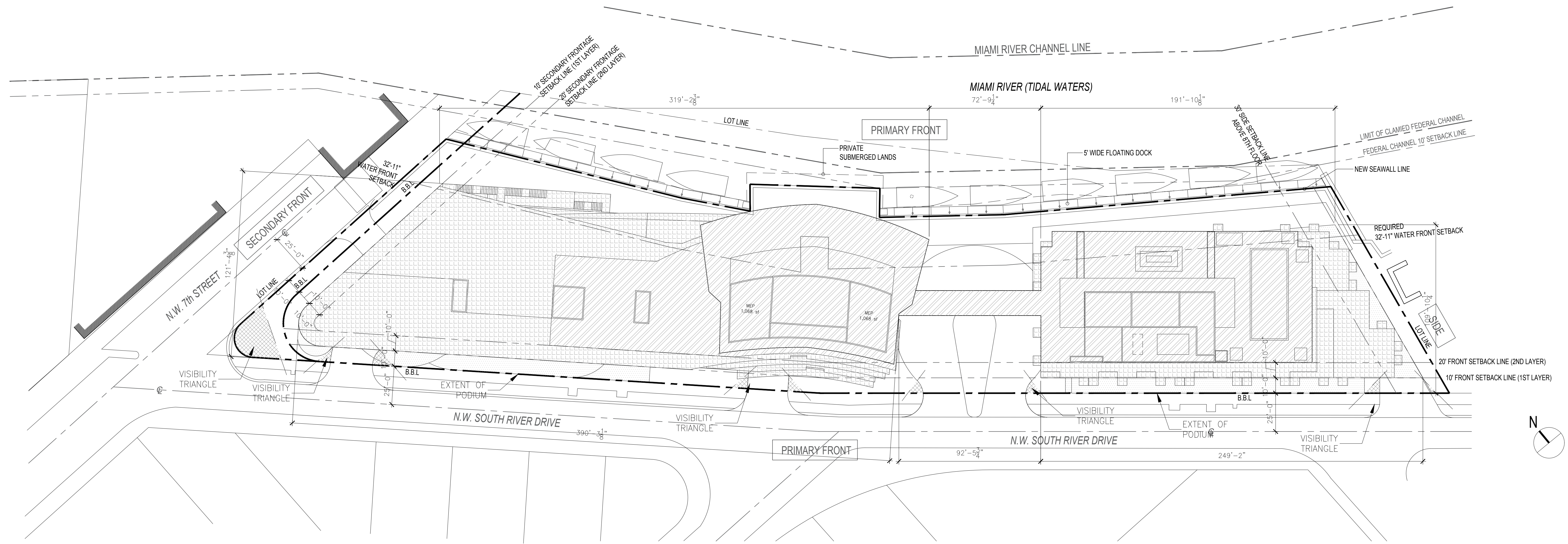
**HOTEL PARTIAL SECTION @NW SOUTH RIVER DRIVE**  
SCALE : 1/8" = 1'-0"




**OFFICE PARTIAL SECTION @NW SOUTH RIVER DRIVE**  
SCALE : 1/8" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name <b>555 NW S River Dr., Miami, FL 33136</b> Scale 1/32" = 1'-0" Date 04/19/2019	<b>555 RIVER HOUSE</b> <b>PEDESTRIAN ACCESS DIAGRAM</b> Number <b>G108</b>
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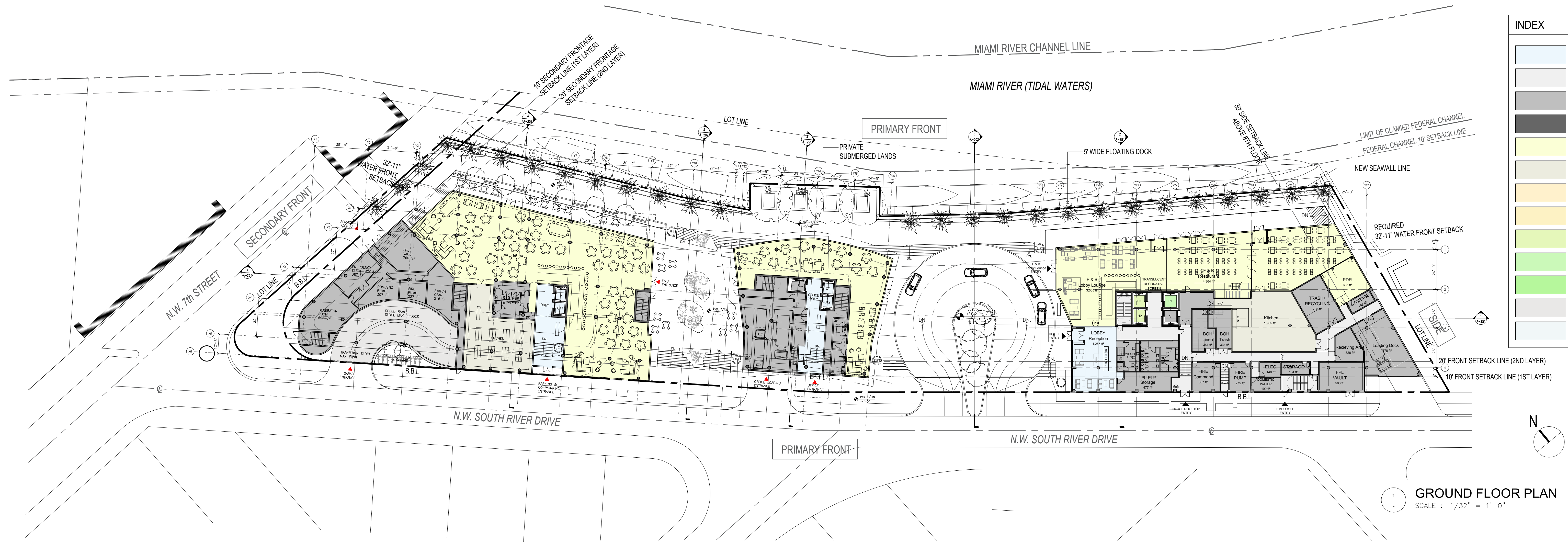




1 SITE PLAN  
SCALE : 1/32" = 1'-0"

<p>Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401</p>	<p>Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136</p>	<p>T +1 (954) 518 0833  Kurt Dannwolf FL. Architect Reg. No: AR92042</p>	<p>Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant <b>555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC</b> 561 Broadway, 4A/B New York, NY 10012</p>	<p>Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019 Title <b>SITE PLAN</b> Number <b>A100</b></p>
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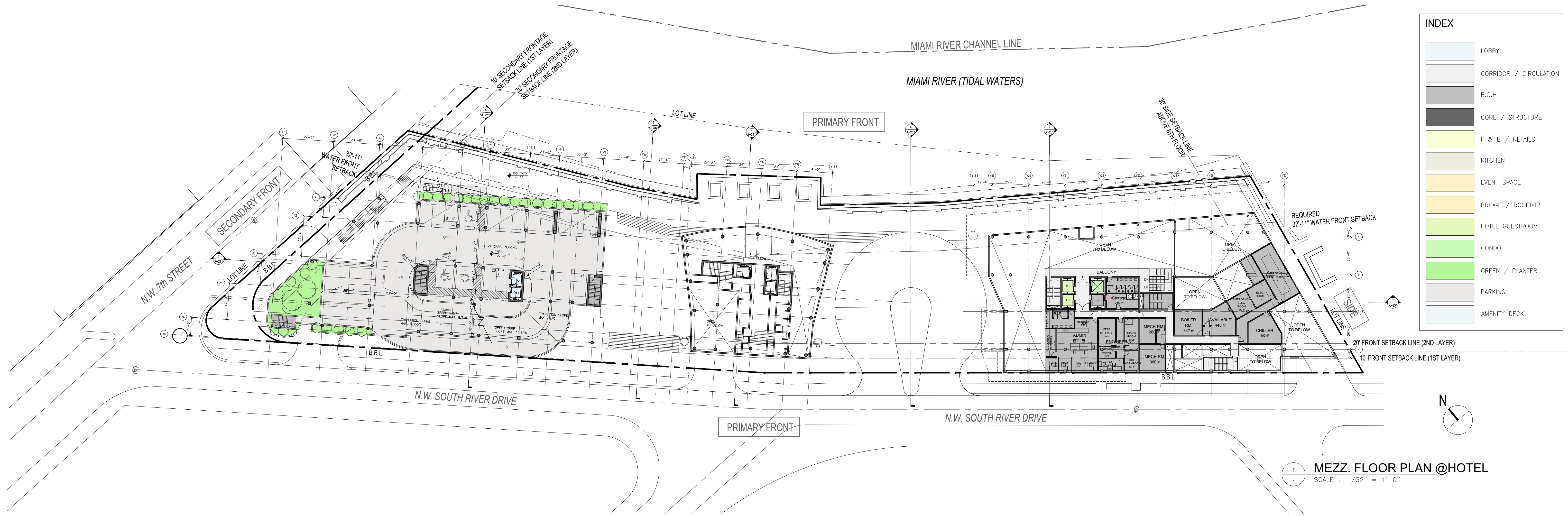


INDEX	
[Light Blue Box]	LOBBY
[Light Grey Box]	CORRIDOR / CIRCULATION
[Dark Grey Box]	B.O.H
[Black Box]	CORE / STRUCTURE
[Yellow Box]	F & B / RETAILS
[Light Green Box]	KITCHEN
[Orange Box]	EVENT SPACE
[Light Yellow Box]	BRIDGE / ROOFTOP
[Light Green Box]	HOTEL GUESTROOM
[Green Box]	CONDO
[Light Green Box]	GREEN / PLANTER
[Grey Box]	PARKING
[Light Blue Box]	AMENITY DECK

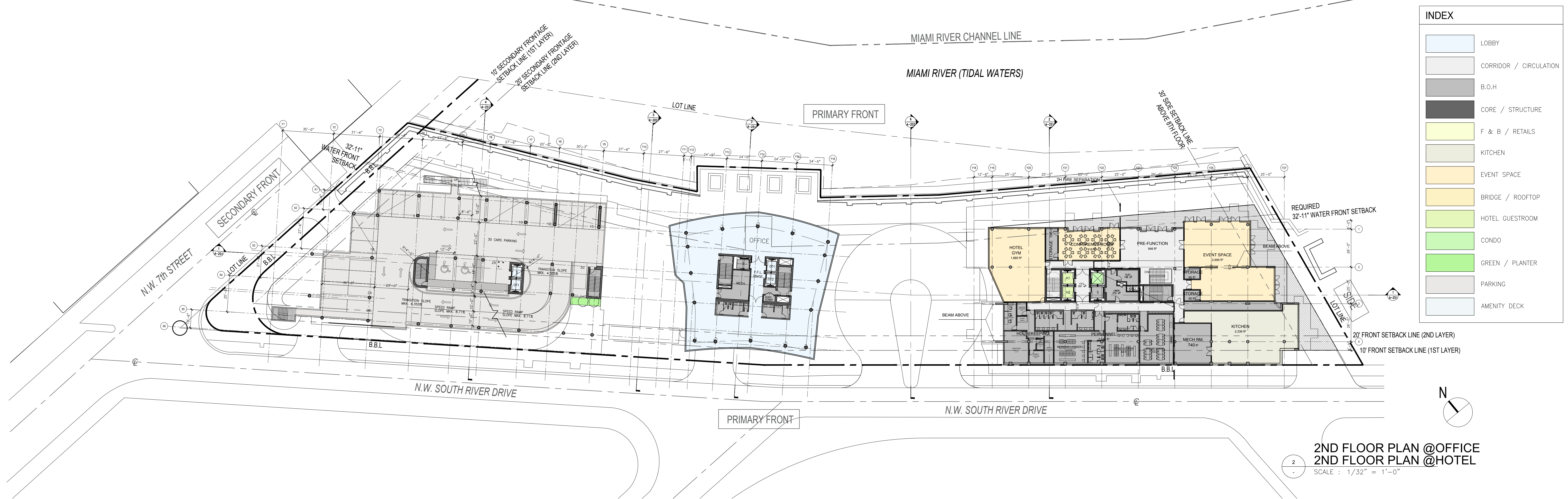
1 GROUND FLOOR PLAN  
SCALE : 1/32" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	<b>GROUND FLOOR PLAN</b> Number <b>A101</b>
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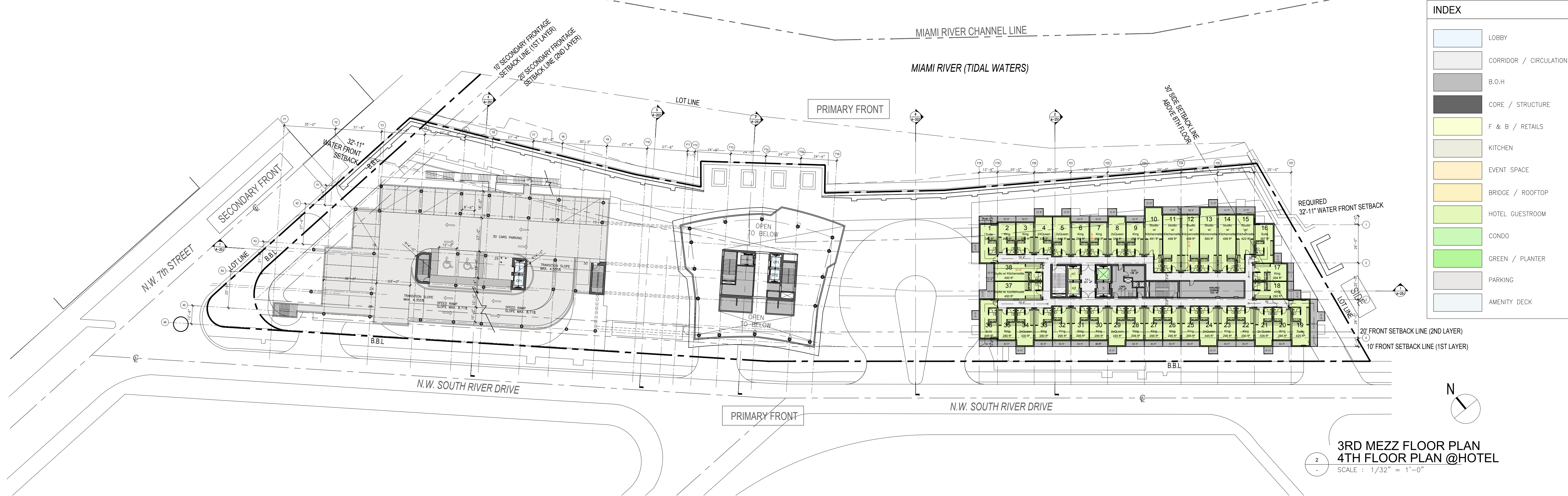
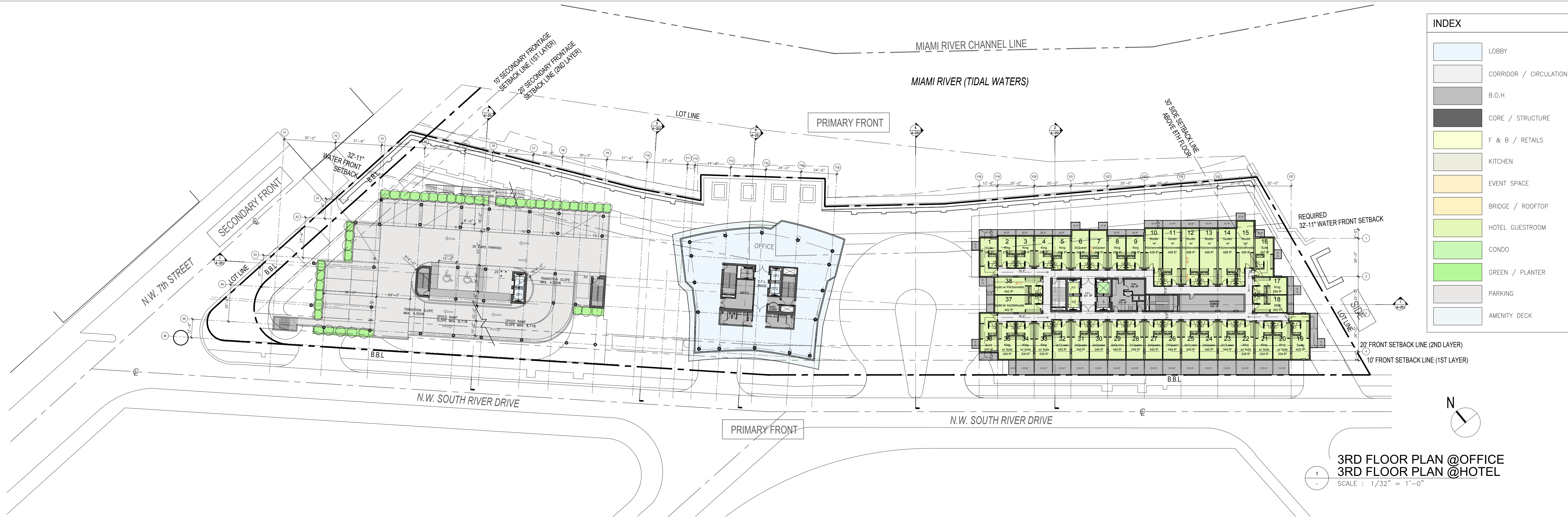


1 MEZZ. FLOOR PLAN @HOTEL  
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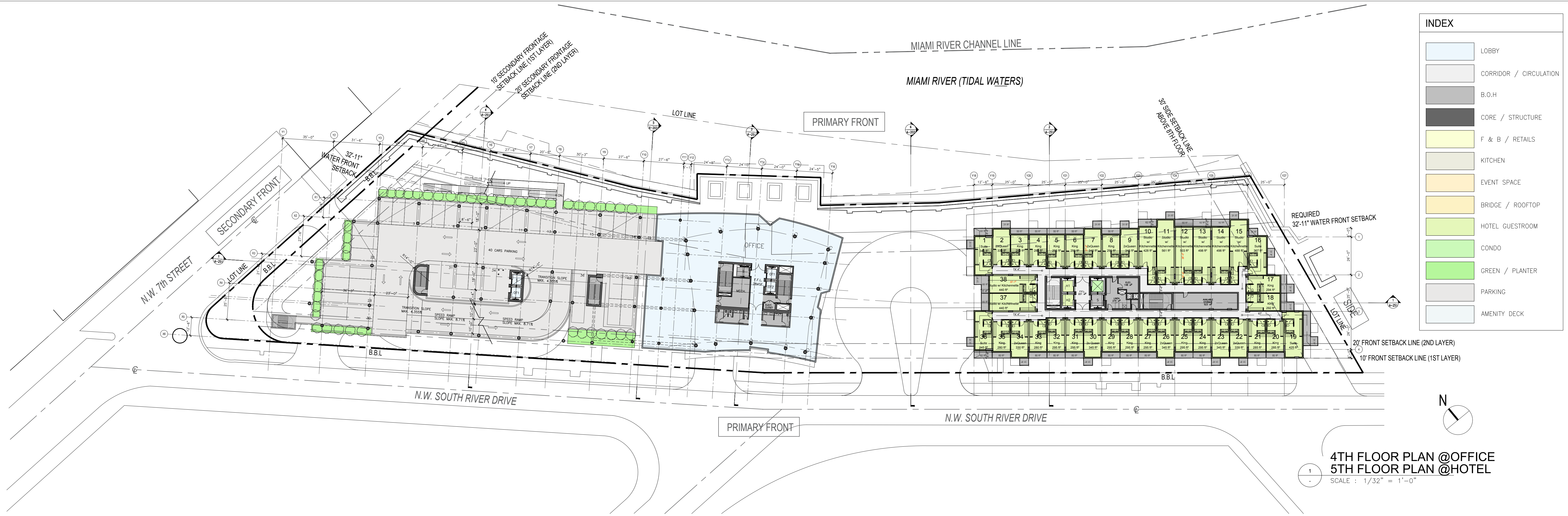


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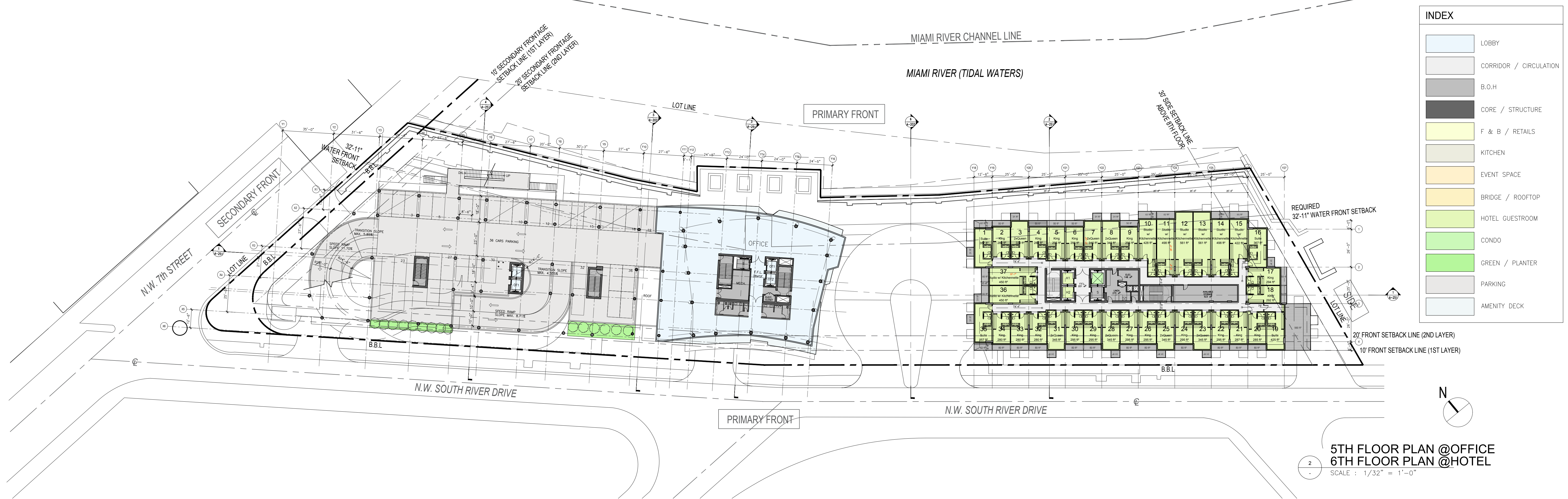






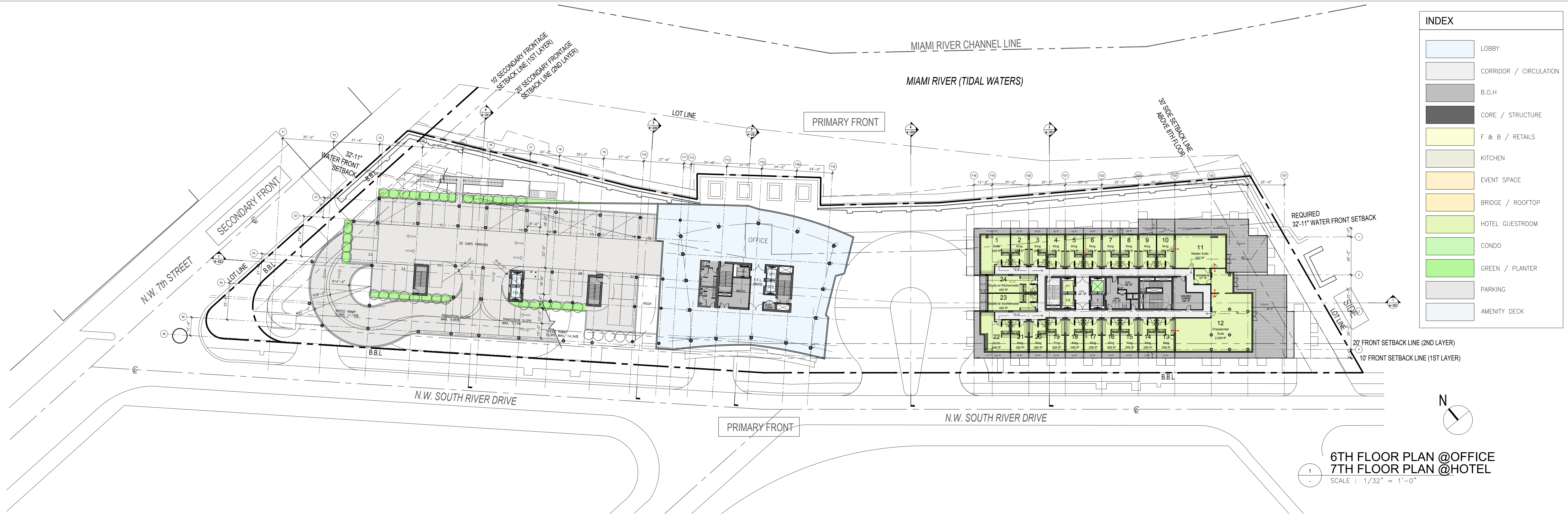


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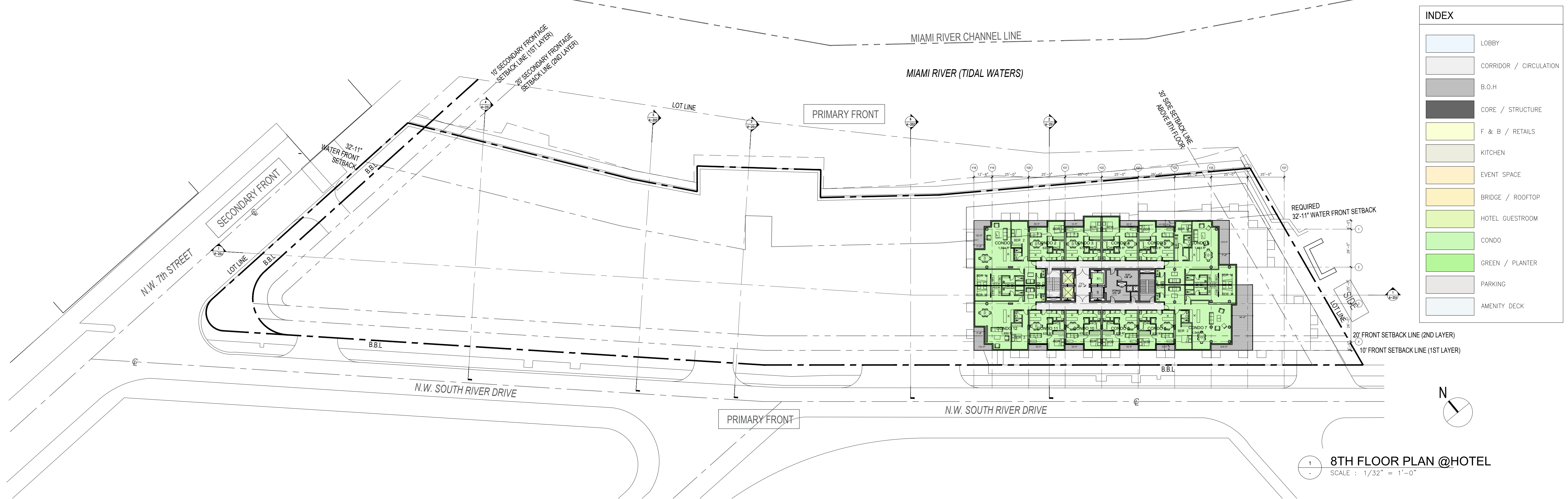


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6TH FLOOR PLAN @HOTEL  
SCALE : 1/32" = 1'-0"





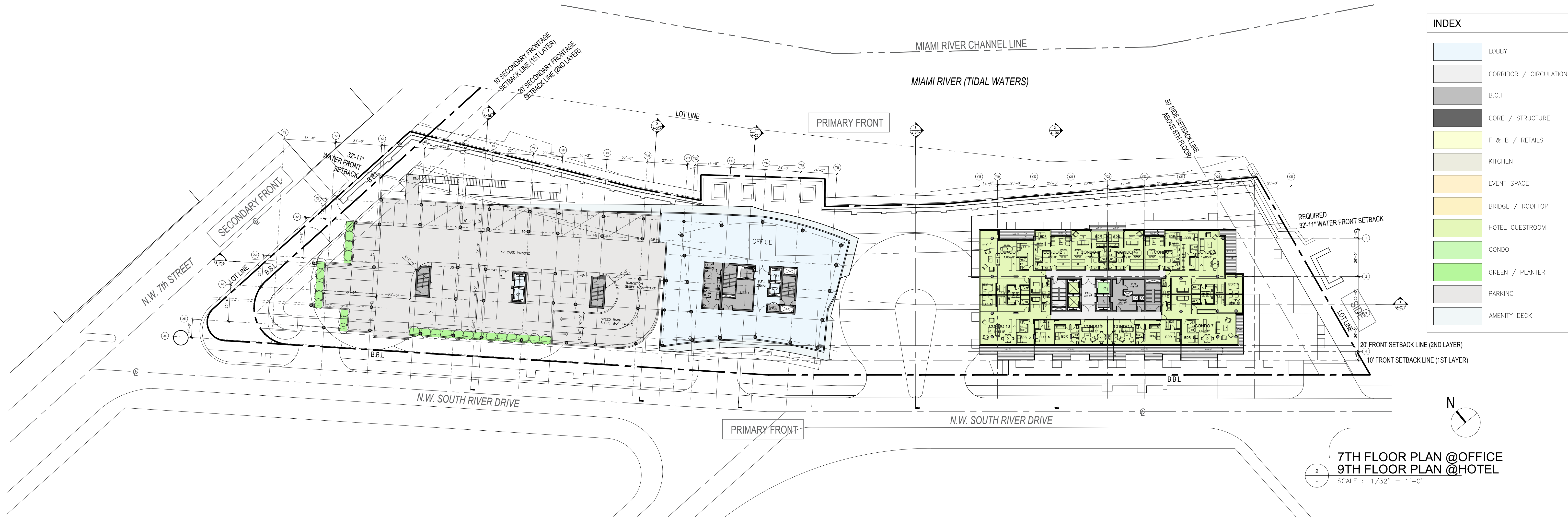
6TH FLOOR PLAN @OFFICE  
7TH FLOOR PLAN @HOTEL  
SCALE : 1/32" = 1'-0"



8TH FLOOR PLAN @HOTEL  
SCALE : 1/32" = 1'-0"

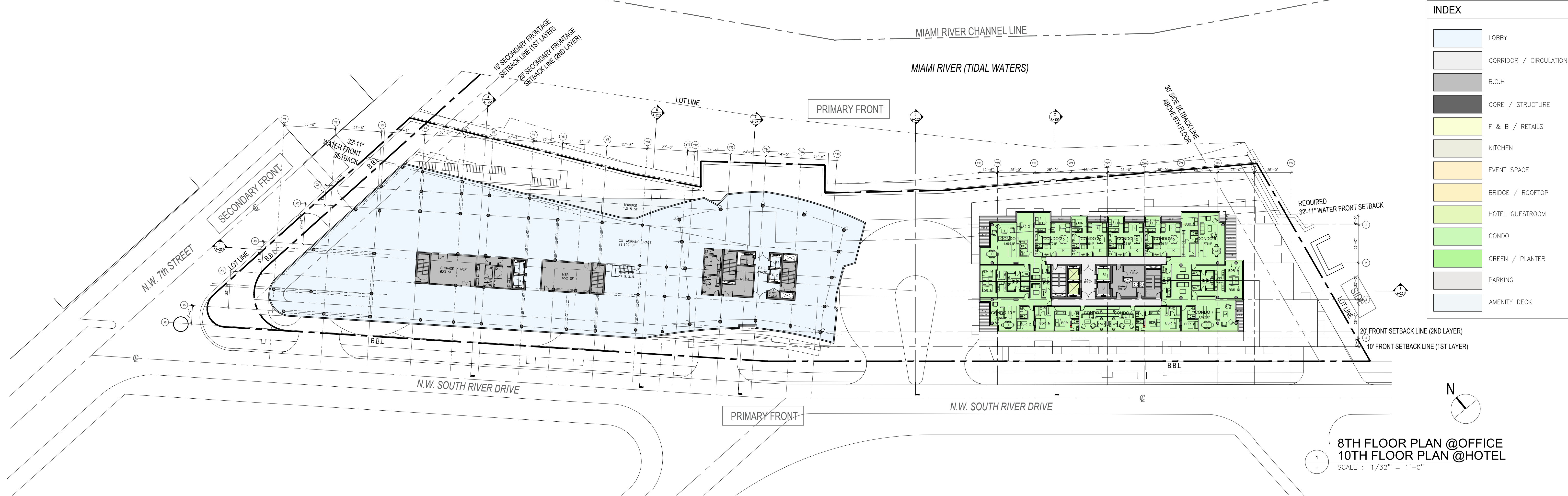
Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	<b>555 RIVER HOUSE</b> <b>6TH FLOOR PLAN</b>	Number <b>A105</b>
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[Black]	CORE / STRUCTURE
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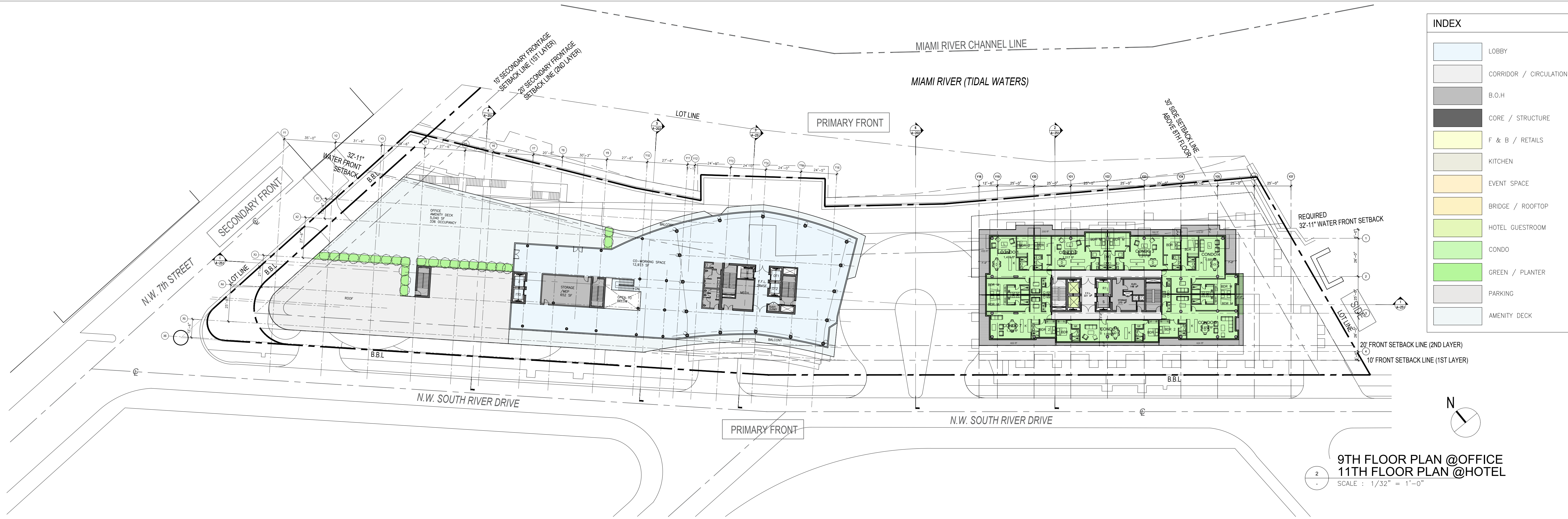


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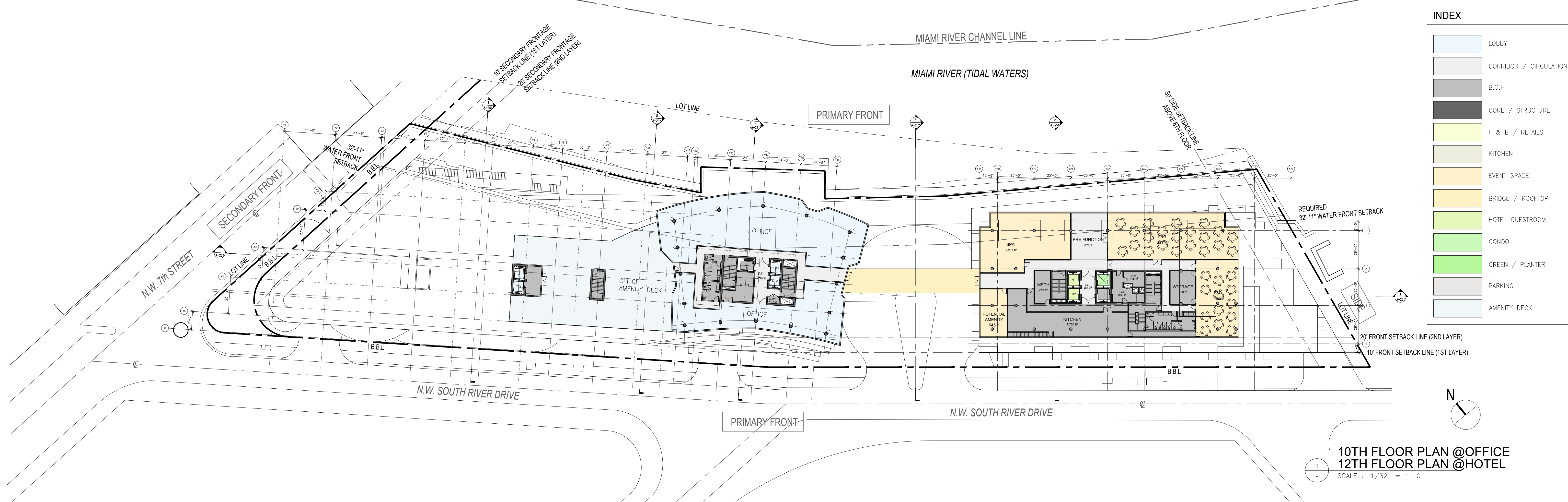
Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;</b> <b>555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	<b>555 RIVER HOUSE</b> <b>7TH FLOOR PLAN</b> <b>8TH FLOOR PLAN</b>	Number <b>A106</b>
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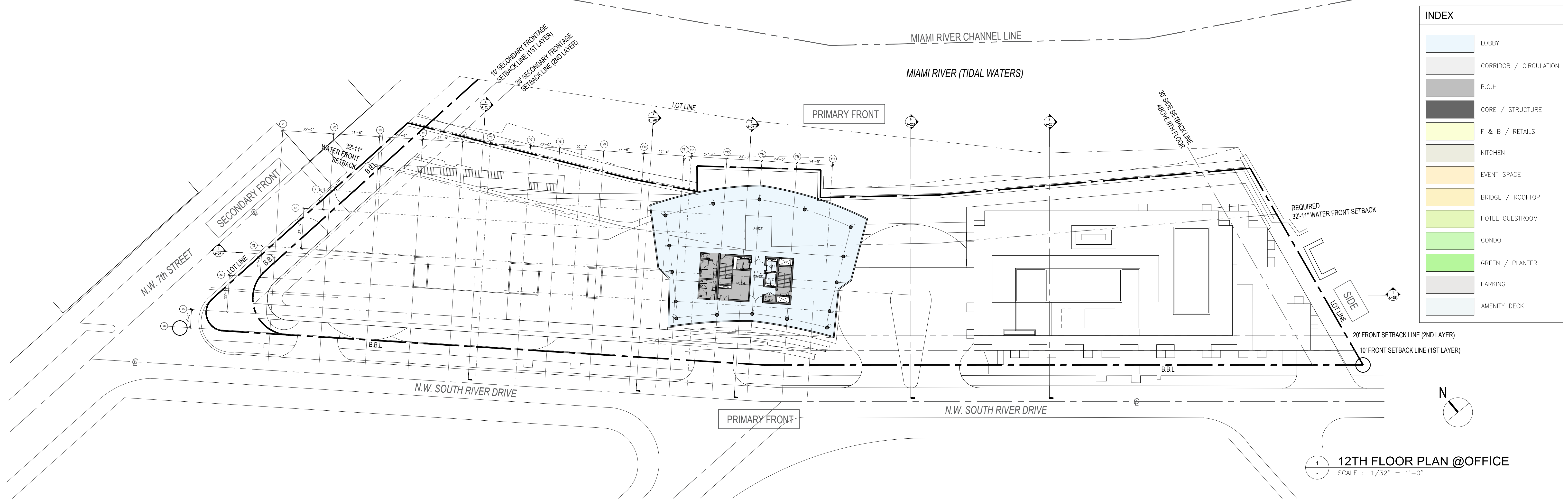
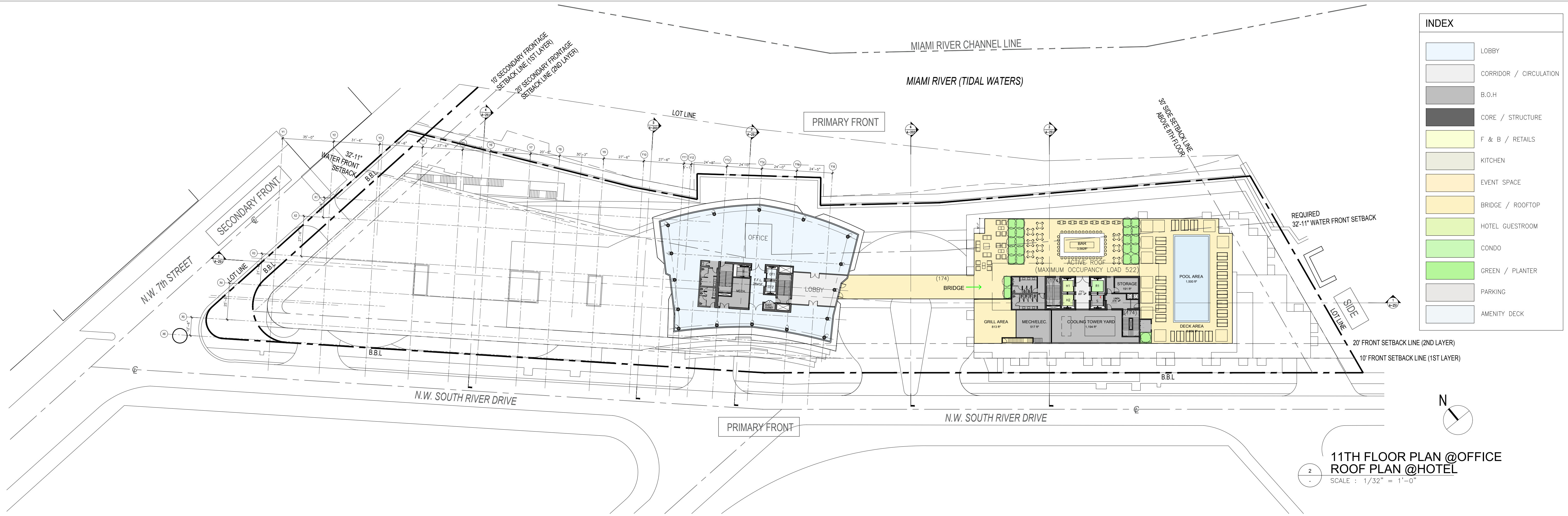
9TH FLOOR PLAN @OFFICE  
11TH FLOOR PLAN @HOTEL  
SCALE : 1/32" = 1'-0"



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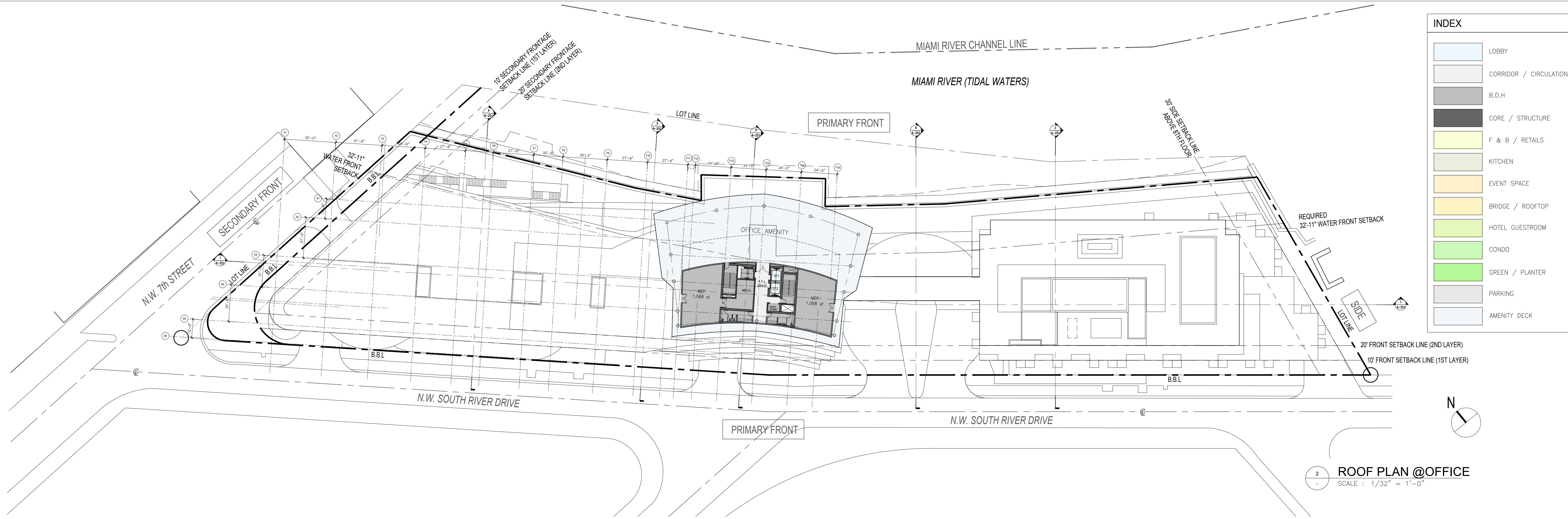
10TH FLOOR PLAN @OFFICE  
12TH FLOOR PLAN @HOTEL  
SCALE : 1/32" = 1'-0"





Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant <b>CARLOS ZAPATA STUDIO</b> 561 Broadway, 4A/B New York, NY 10012	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Title <b>11TH FLOOR PLAN          12TH FLOOR PLAN</b> Date 04/19/2019	Number <b>A108</b>
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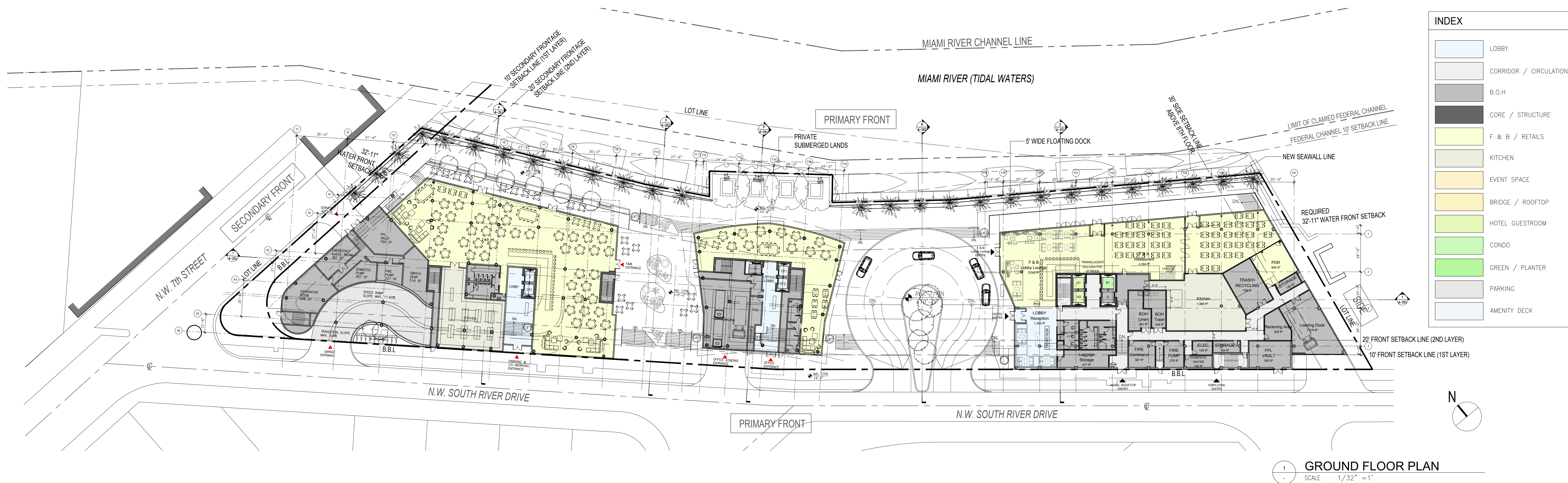


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	HOTEL GUESTROOM
	CONDO
	GREEN / PLANTER
	PARKING
	AMENITY DECK

2 ROOF PLAN @OFFICE  
SCALE : 1/32" = 1'-0"

Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant <b>CARLOS ZAPATA STUDIO</b> 561 Broadway, 4A/B New York, NY 10012	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019 Title <b>ROOF PLAN</b>	Number <b>A109</b>
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Structural Engineer  
**LERA in association with YHCE**  
 99 NW 27th Ave.  
 Miami, FL 33125  
 Landscape Architect  
**PARADELO BURGESS DESIGN STUDIO**  
 421 South Olive Ave  
 West Palm Beach, FL 33401

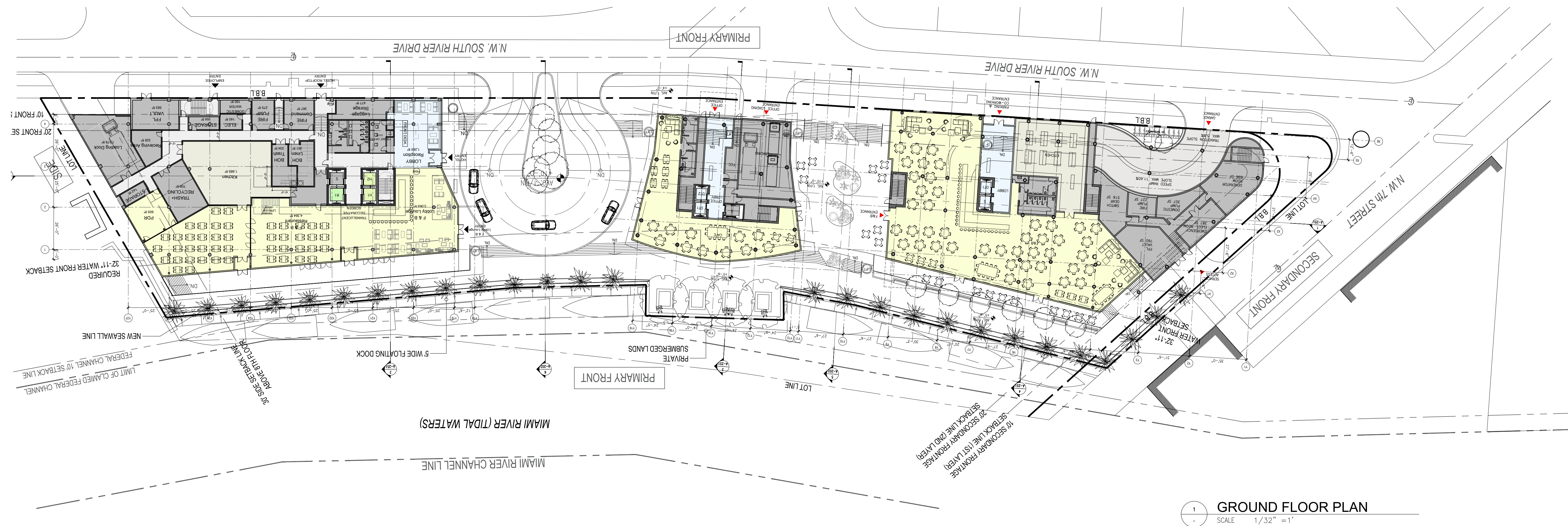
Architect of Record  
**ODP ARCHITECTS**  
 2432 Hollywood Blvd  
 Hollywood, FL 33020  
 Project Management  
**CLARO DEVELOPMENT**  
 1035 N Miami Ave, Suite 201  
 Miami, FL 33136

**Kurt Dannwolf**  
 FL. Architect Reg. No: AR92042

Client  
**555 RIVER PARTNERS LLC; MRP #1 LLC;  
 555 SRD LLC; 555 RIVER Dr. LLC**  
 7272 NE 6th Ct, Ste 10  
 Miami, FL 33136  
 Design Consultant  
**CARLOS ZAPATA STUDIO**  
 561 Broadway, 4A/B  
 New York, NY 10012

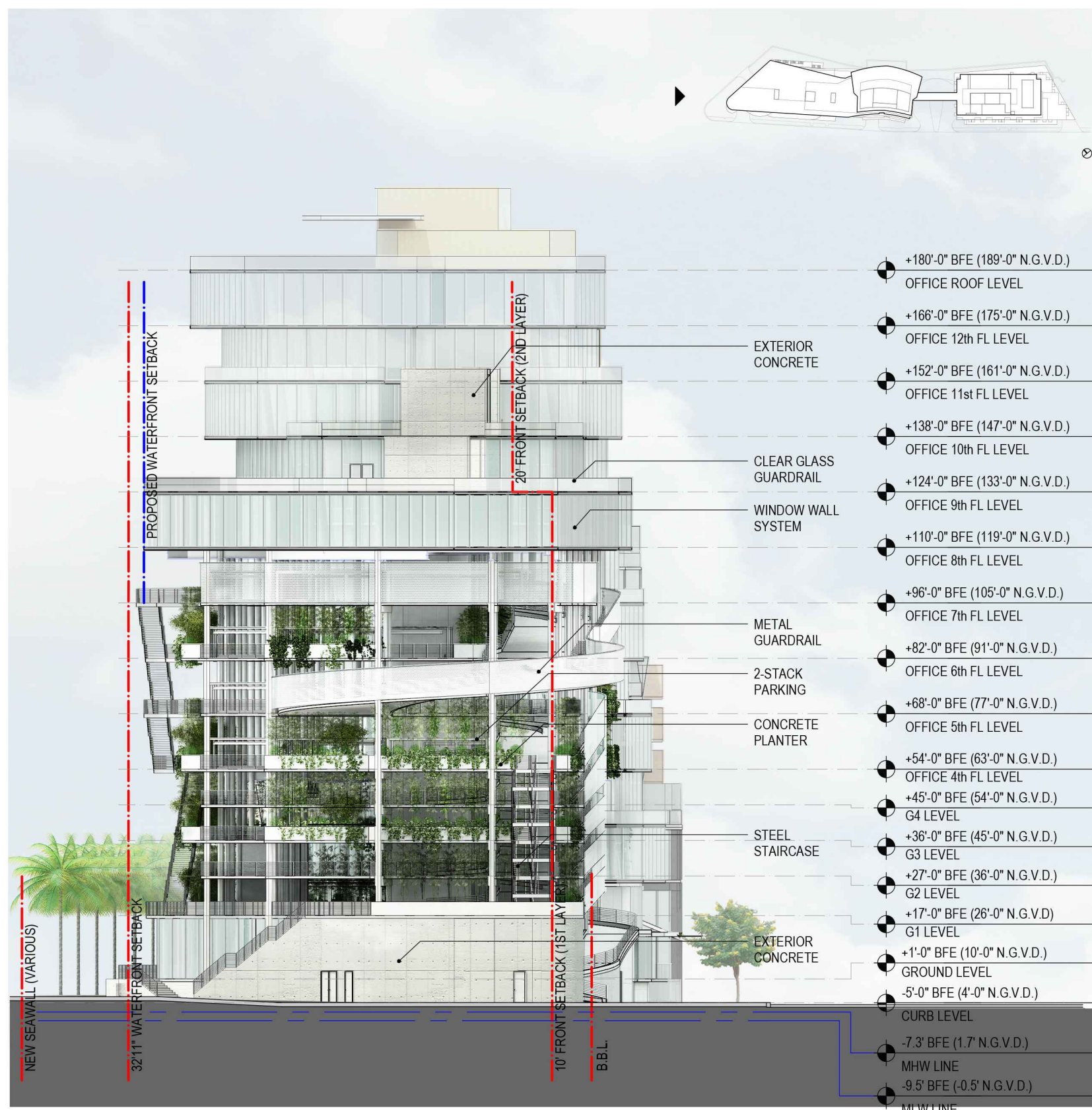
Project Name  
**555 RIVER HOUSE**  
 555 NW S River Dr., Miami, FL 33136  
 Scale  
 1/32" = 1'-0"  
 Date  
 04/19/2019  
 Title  
**PRIMARY FRONT ELEVATION**  
 Number  
**A201**



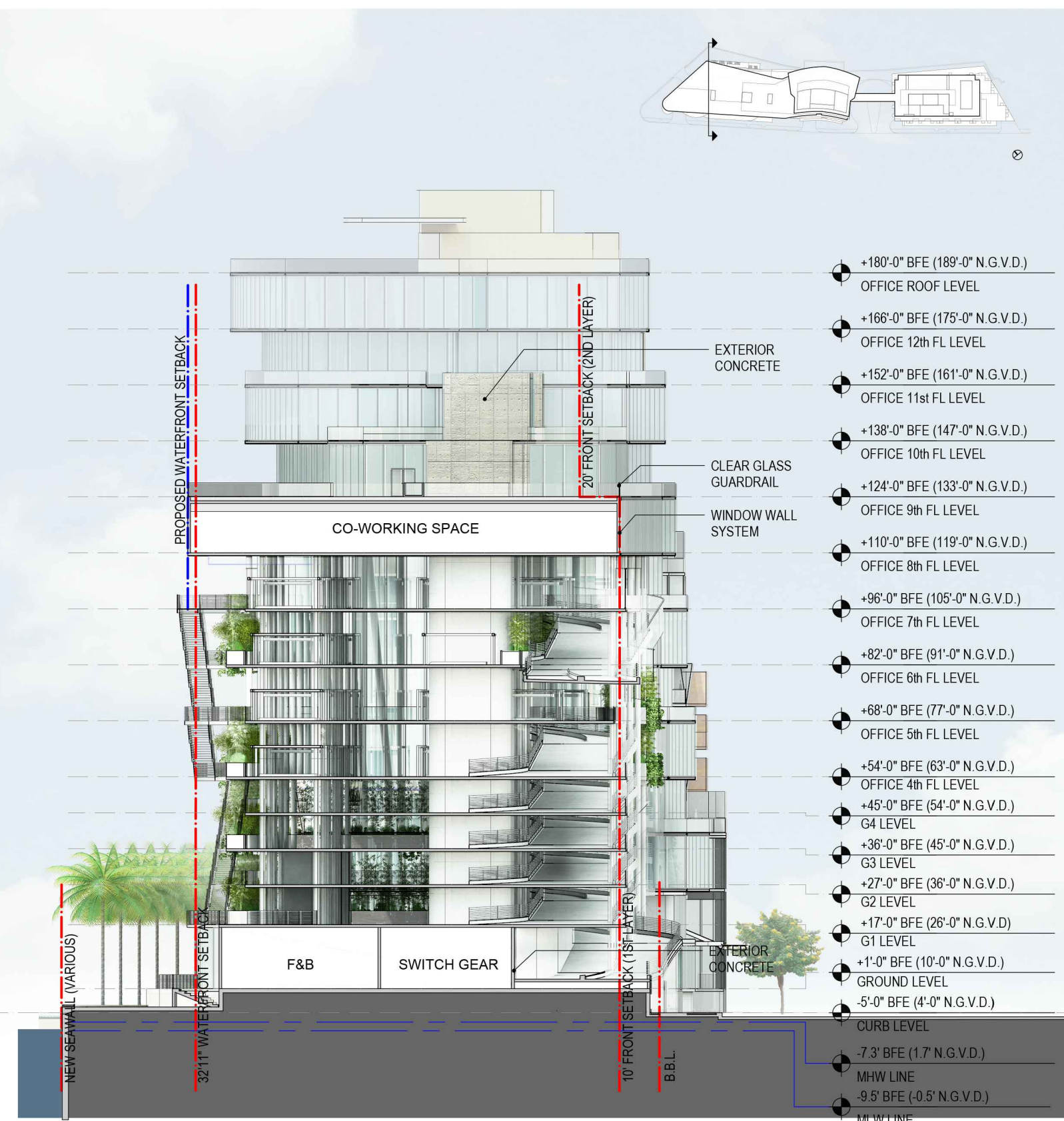


Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	Kurt Dannwolf FL Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> Design Consultant <b>CARLOS ZAPATA STUDIO</b>	Project Name <b>555 RIVER HOUSE</b> Title <b>PRIMARY FRONT ELEVATION</b>	555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Number <b>A202</b>
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4 SECONDARY FRONT ELEVATION - WEST  
SCALE: 1/32" = 1'



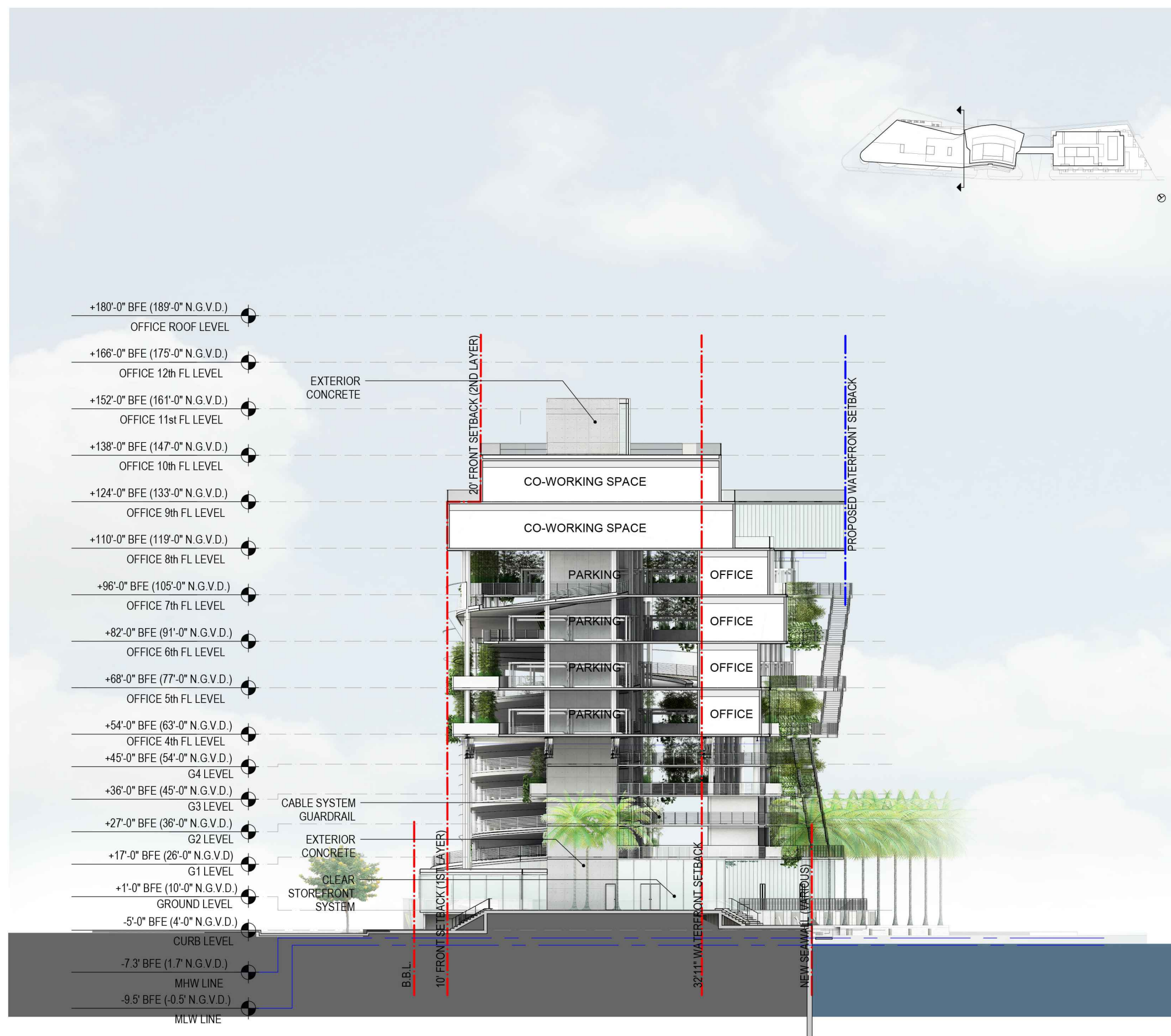
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NOTE: DEEPEST POINT OF THE LOT



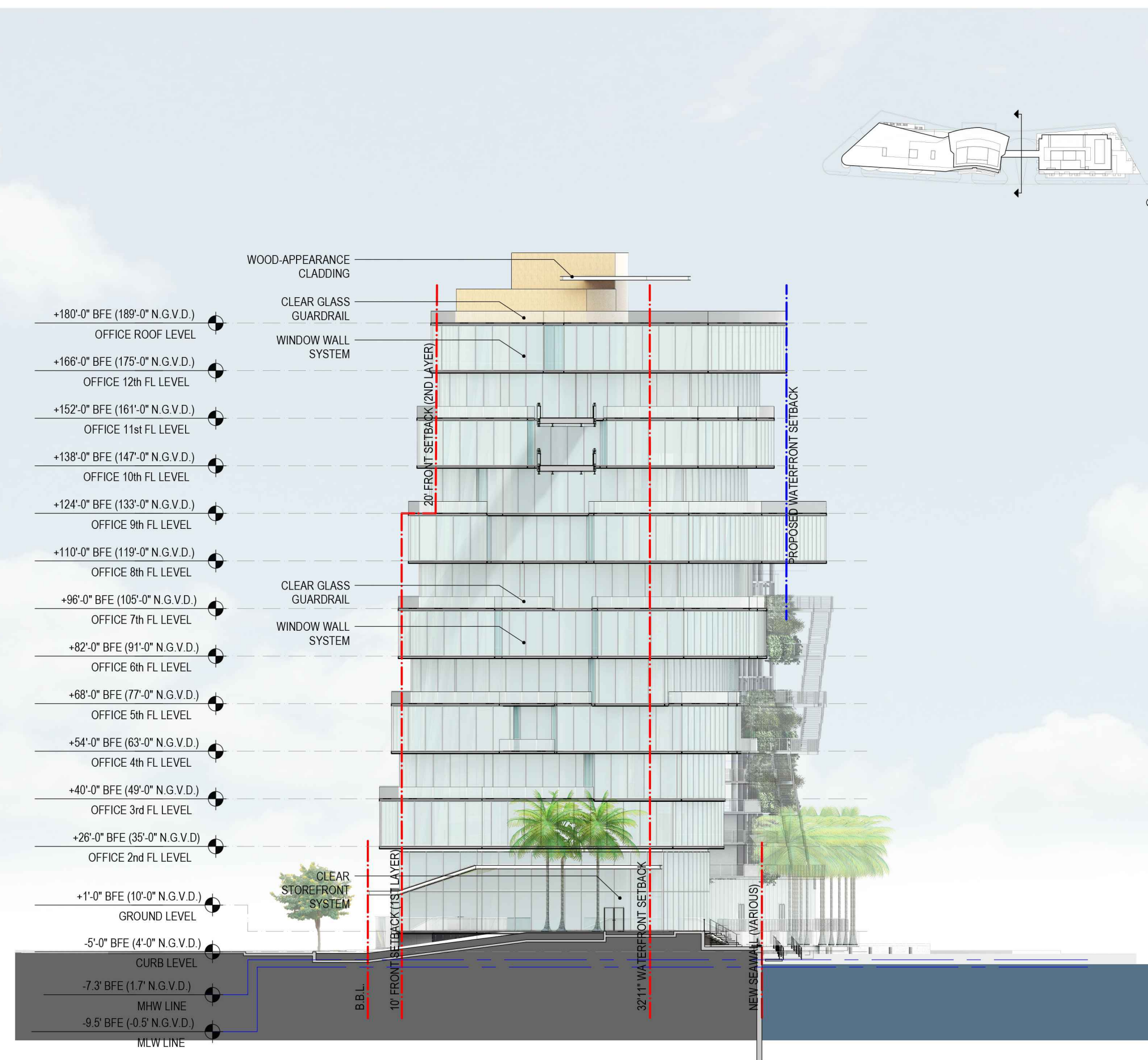
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NOTE: SHORTEST POINT OF THE LOT



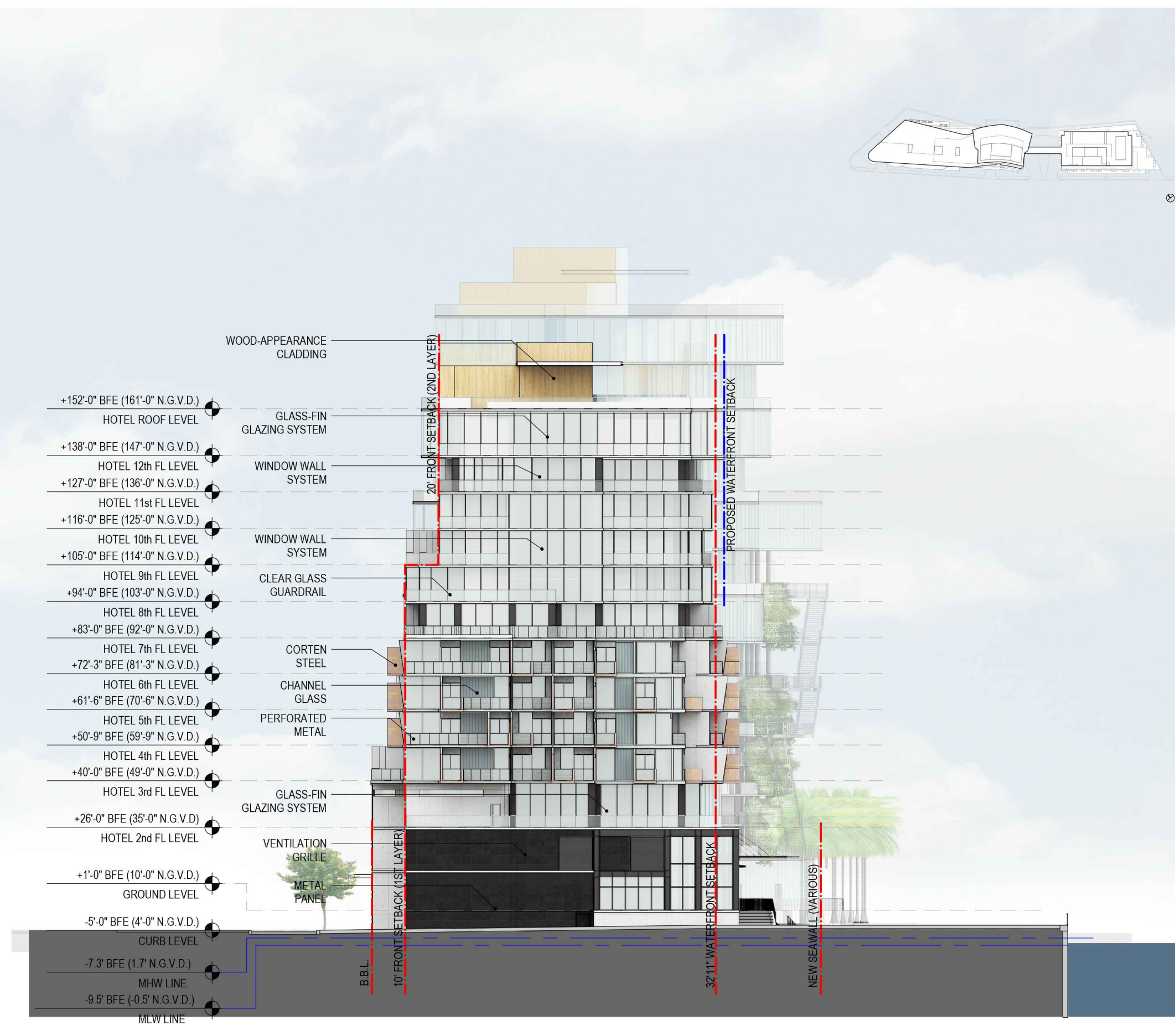
7 INTERIOR ELEVATION - HOTEL  
SCALE: 1/32" = 1'



1 INTERIOR ELEVATION - GARAGE  
SCALE: 1/32" = 1'



2 INTERIOR ELEVATION - OFFICE EAST  
SCALE: 1/32" = 1'



3 SECONDARY FRONT ELEVATION - EAST  
SCALE: 1/32" = 1'

Structural Engineer  
LERA in association with YHCE  
99 NW 27th Ave.  
Miami, FL 33125  
Landscape Architect  
PARADELO BURGESS DESIGN STUDIO  
421 South Olive Ave  
West Palm Beach, FL 33401

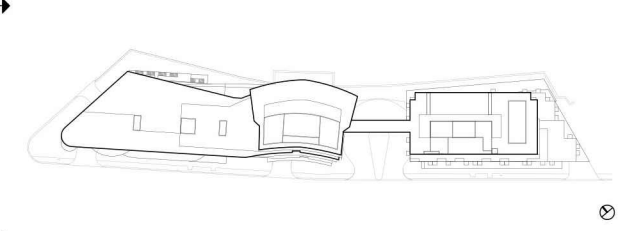
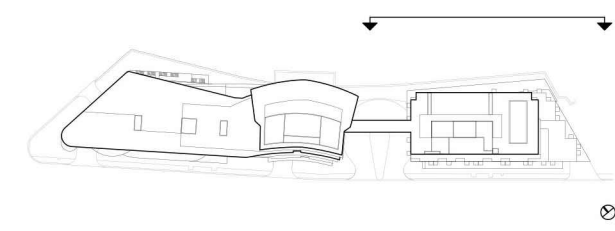
Architect of Record  
ODP ARCHITECTS  
2432 Hollywood Blvd.  
Hollywood, FL 33020  
Project Management  
CLARO DEVELOPMENT  
1035 N Miami Ave, Suite 201  
Miami, FL 33136

Kurt Dannwolf  
FL. Architect Reg. No: AR92042

Client  
555 RIVER PARTNERS LLC; MRP #1 LLC;  
555 SRD LLC; 555 RIVER Dr. LLC  
7272 NE 6th Ct, Ste 10  
Miami, FL 33138  
Design Consultant  
CARLOS ZAPATA STUDIO  
561 Broadway, 4A/B  
New York, NY 10012

Project Name  
555 RIVER HOUSE  
555 NW S River Dr., Miami, FL 33136  
Scale  
1/32" = 1'-0"  
Date  
04/19/2019  
Title  
SECONDARY FRONT ELEVATIONS  
Number  
A203





ENLARGED NORTH ELEVATION  
@ HOTEL  
SCALE: 1/16" = 1'



ENLARGED WEST ELEVATION  
@ HOTEL  
SCALE: 1/16" = 1'

Structural Engineer  
**LERA in association with YHCE**  
99 NW 27th Ave.  
Miami, FL 33125  
Landscape Architect  
**PARADELO BURGESS DESIGN STUDIO**  
421 South Olive Ave  
West Palm Beach, FL 33401

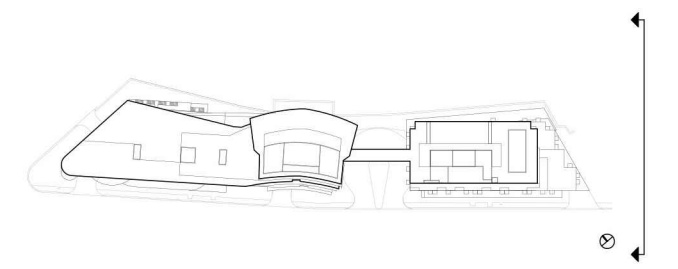
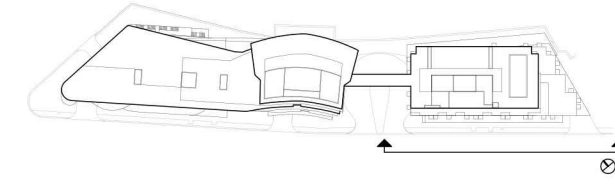
Architect of Record  
**ODP ARCHITECTS**  
2432 Hollywood Blvd.  
Hollywood, FL 33020  
Project Management  
**CLARO DEVELOPMENT**  
1035 N Miami Ave, Suite 201  
Miami, FL 33136

Kurt Dannwolf  
FL. Architect Reg. No: AR92042

Client  
555 RIVER PARTNERS LLC; MRP #1 LLC;  
555 SRD LLC; 555 RIVER Dr. LLC  
7272 NE 6th Ct, Ste 10  
Miami, FL 33138  
Design Consultant  
**CARLOS ZAPATA STUDIO**  
561 Broadway, 4A/B  
New York, NY 10012

Project Name  
**555 RIVER HOUSE**  
555 NW S River Dr., Miami, FL 33136  
Scale  
1/16" = 1'-0"  
Date  
04/19/2019  
Title  
**ENLARGED ELEVATIONS  
@ HOTEL**  
Number  
**A204**





ENLARGED SOUTH ELEVATION @ HOTEL  
 SCALE: 1/16" = 1'



ENLARGED EAST ELEVATION @ HOTEL  
 SCALE: 1/16" = 1'

Structural Engineer  
**LERA in association with YHCE**  
 99 NW 27th Ave.  
 Miami, FL 33125  
 Landscape Architect  
**PARADELO BURGESS DESIGN STUDIO**  
 421 South Olive Ave  
 West Palm Beach, FL 33401

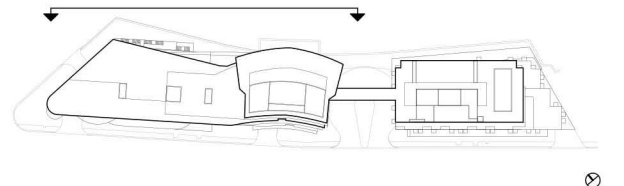
Architect of Record  
**ODP ARCHITECTS**  
 2432 Hollywood Blvd.  
 Hollywood, FL 33020  
 Project Management  
**CLARO DEVELOPMENT**  
 1035 N Miami Ave, Suite 201  
 Miami, FL 33136

Kurt Dannwolf  
 FL. Architect Reg. No: AR92042

Client  
**555 RIVER PARTNERS LLC; MRP #1 LLC;  
 555 SRD LLC; 555 RIVER Dr. LLC**  
 7272 NE 6th Ct, Ste 10  
 Miami, FL 33138  
 Design Consultant  
**CARLOS ZAPATA STUDIO**  
 561 Broadway, 4A/B  
 New York, NY 10012

Project Name  
**555 RIVER HOUSE**  
 555 NW S River Dr., Miami, FL 33136  
 Scale  
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 Date  
 04/19/2019  
 Title  
**ENLARGED ELEVATIONS  
 @ HOTEL**  
 Number  
**A205**

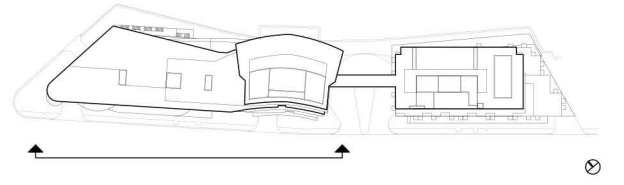




ENLARGED NORTH ELEVATION  
@ OFFICE & GARAGE  
SCALE: 1/16" = 1'-0"

Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> Design Consultant <b>CARLOS ZAPATA STUDIO</b>	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale <b>1/16" = 1'-0"</b> Date <b>04/19/2019</b>	Title <b>ENLARGED ELEVATIONS          @ OFFICE &amp; GARAGE</b>	Number <b>A206</b>
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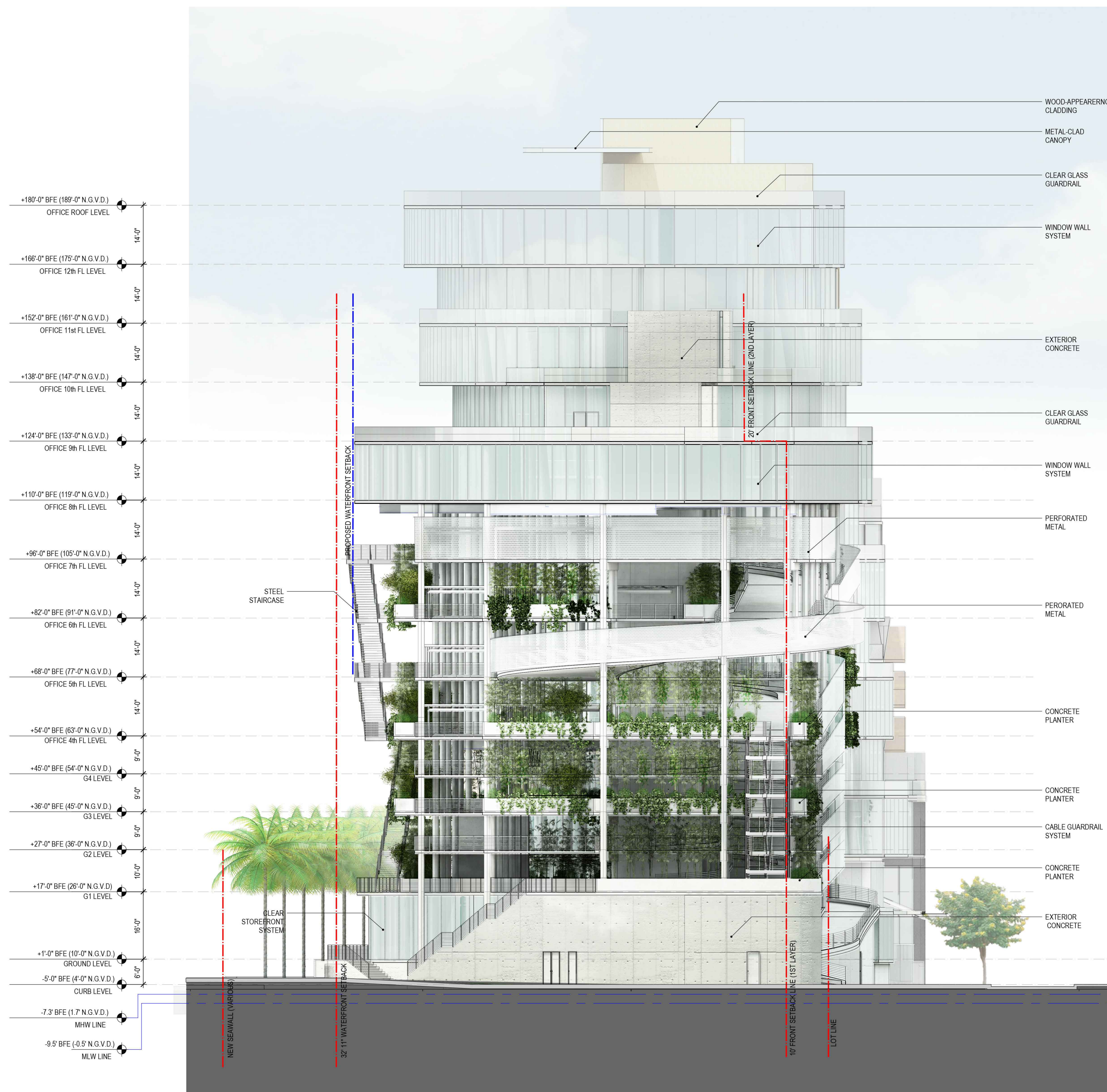
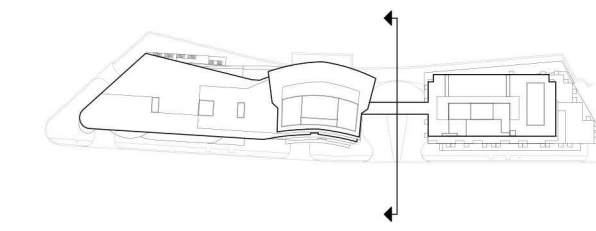
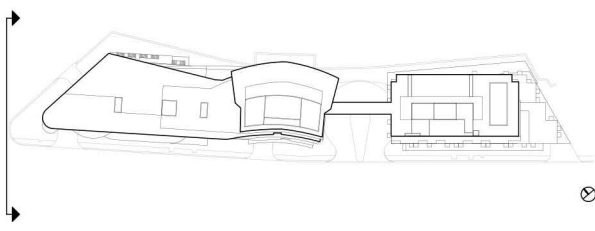




ENLARGED SOUTH ELEVATION  
@ OFFICE & GARAGE  
SCALE: 1/16" = 1'

Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> Design Consultant <b>CARLOS ZAPATA STUDIO</b>	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title <b>ENLARGED ELEVATIONS          @ OFFICE &amp; GARAGE</b>	Number <b>A207</b>
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ENLARGED WEST ELEVATION @ GARAGE  
SCALE: 1/16" = 1'



ENLARGED EAST ELEVATION @ OFFICE  
SCALE: 1/16" = 1'

Structural Engineer  
**LERA in association with YHCE**  
 99 NW 27th Ave, Miami, FL 33125  
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**PARADELO BURGESS DESIGN STUDIO**  
 421 South Olive Ave West Palm Beach, FL 33401  
 T +1 (786) 671 8250

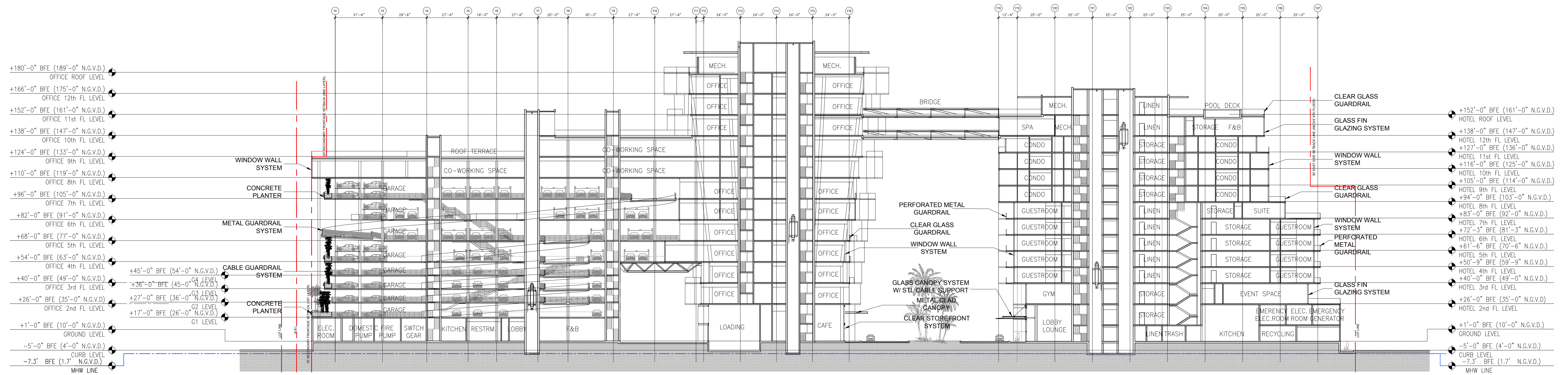
Architect of Record  
**ODP ARCHITECTS**  
 2432 Hollywood Blvd, Hollywood, FL 33020  
 T +1 (954) 518 0833  
 Project Management  
**CLARO DEVELOPMENT**  
 1035 N Miami Ave, Suite 201, Miami, FL 33136  
 T +1 (305) 324-4700

Kurt Dannwolf  
 FL Architect Reg. No: AR92042

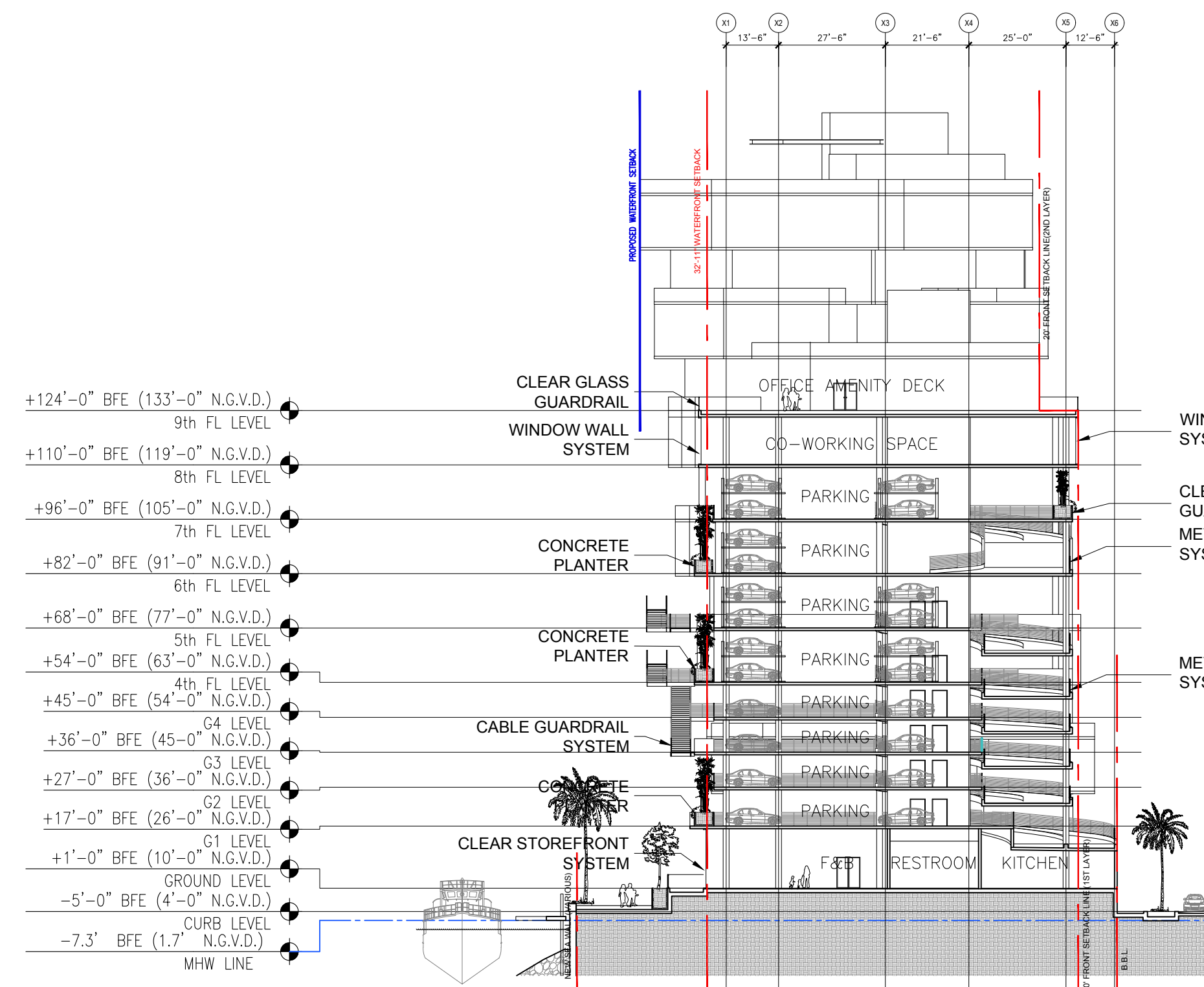
Client  
**555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC**  
 7272 NE 6th Ct, Ste 10, Miami, FL 33138  
 T +1 (786) 558 9593  
 Design Consultant  
**CARLOS ZAPATA STUDIO**  
 561 Broadway, 4A/B, New York, NY 10012  
 T +1 (212) 966 9292

Project Name  
**555 RIVER HOUSE**  
 555 NW S River Dr., Miami, FL 33136  
 Scale  
 1/16" = 1'-0"  
 Date  
 04/19/2019  
 Title  
**ENLARGED ELEVATIONS @ OFFICE & GARAGE**  
 Number  
**A208**

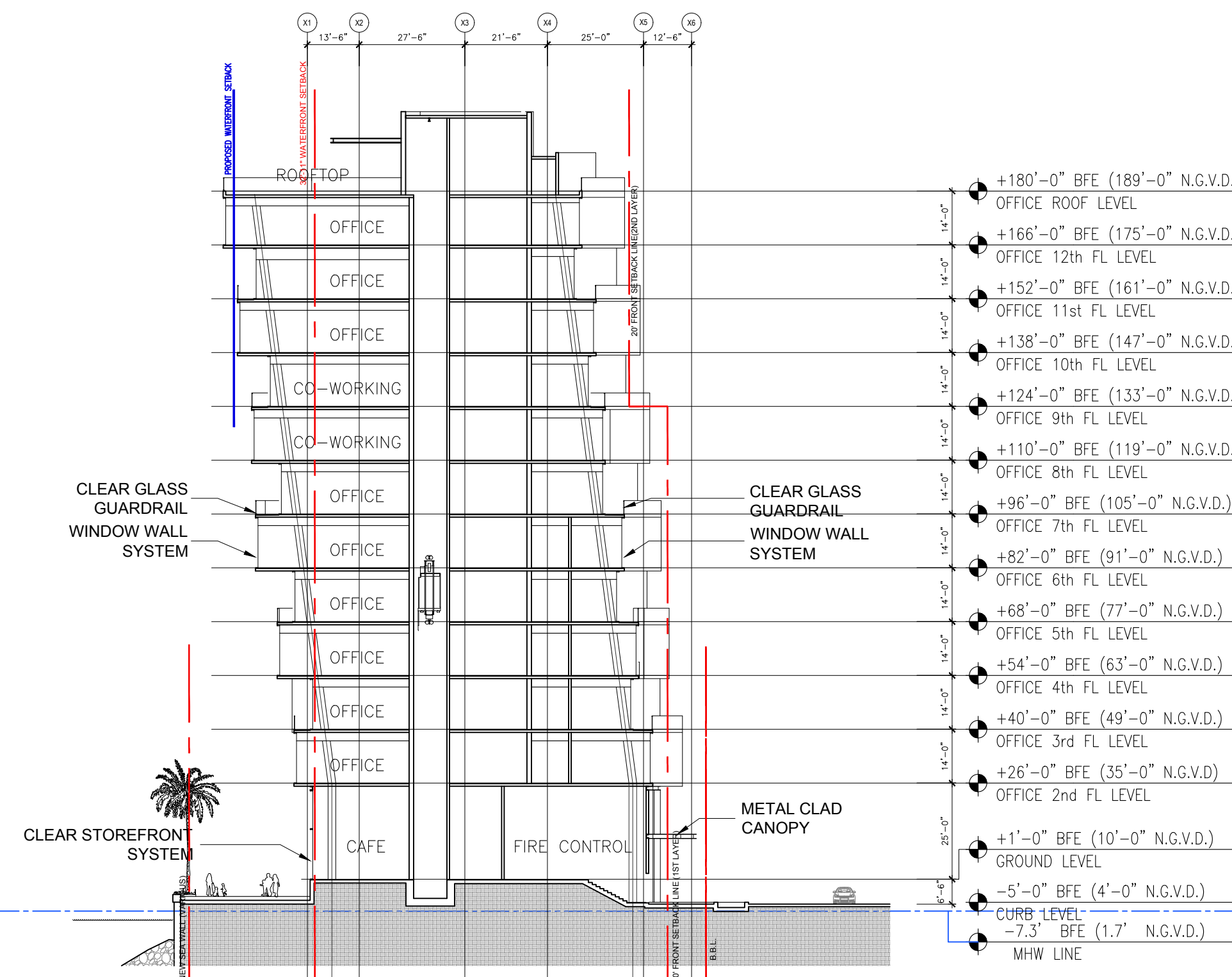




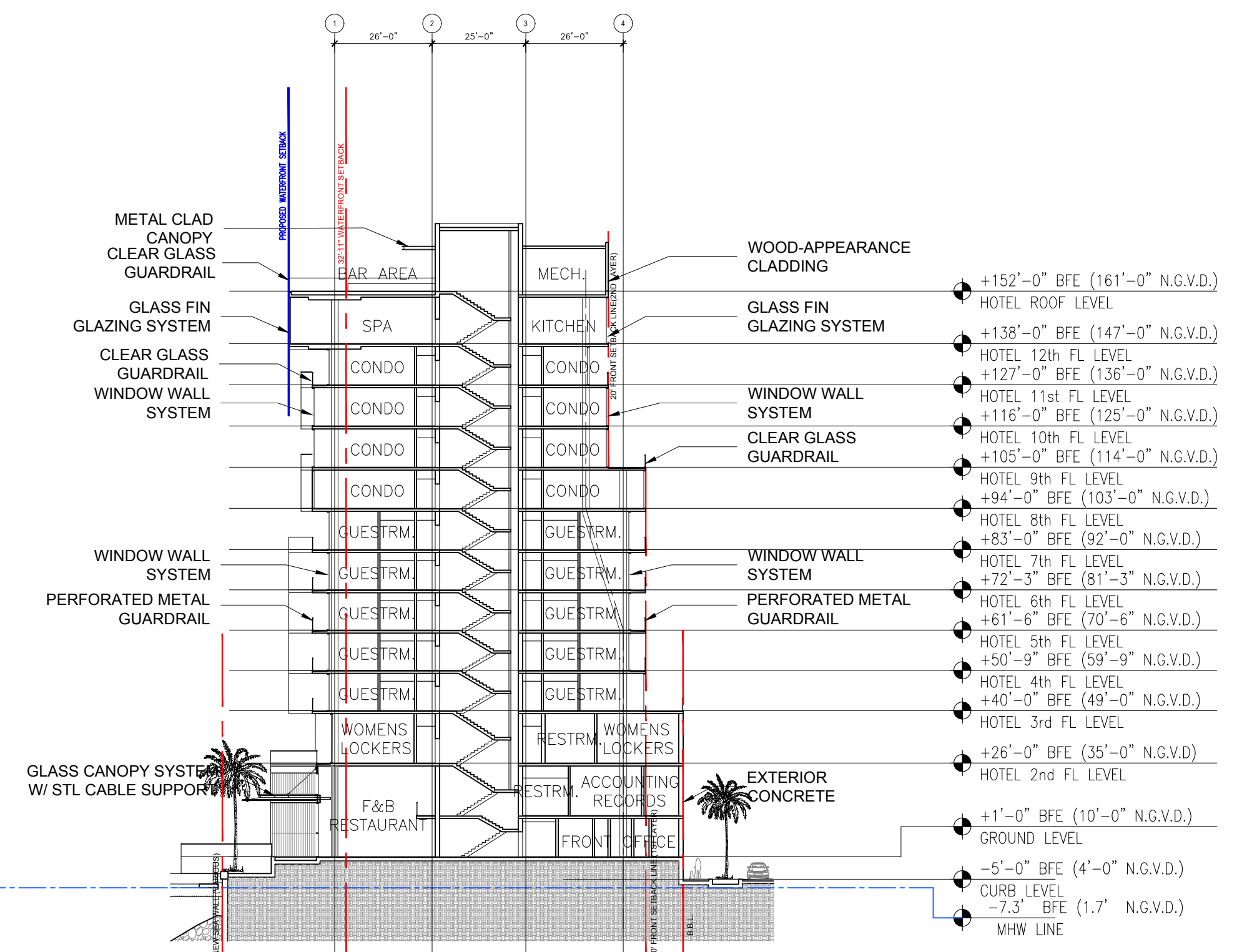
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SCALE : 1/32" = 1'-0"



4 SECTION D-D'  
SCALE : 1/32" = 1'-0"



3 SECTION C-C'  
SCALE : 1/32" = 1'-0"



2 SECTION B-B'  
SCALE : 1/32" = 1'-0"

Structural Engineer  
**LERA in association with YHCE**  
 99 NW 27th Ave.  
 Miami, FL 33125  
 Landscape Architect  
**PARADELO BURGESS DESIGN STUDIO**  
 421 South Olive Ave  
 West Palm Beach, FL 33401

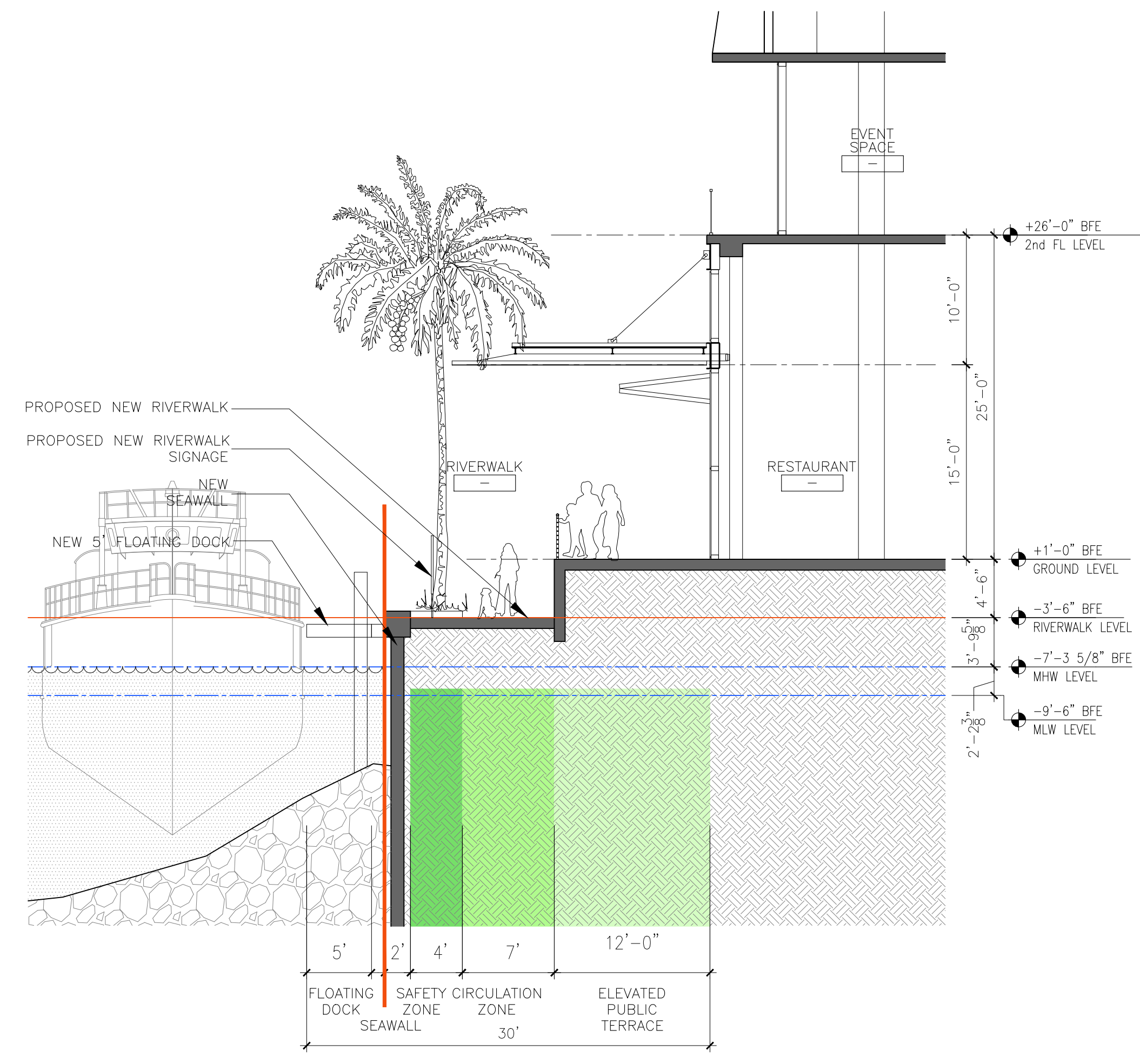
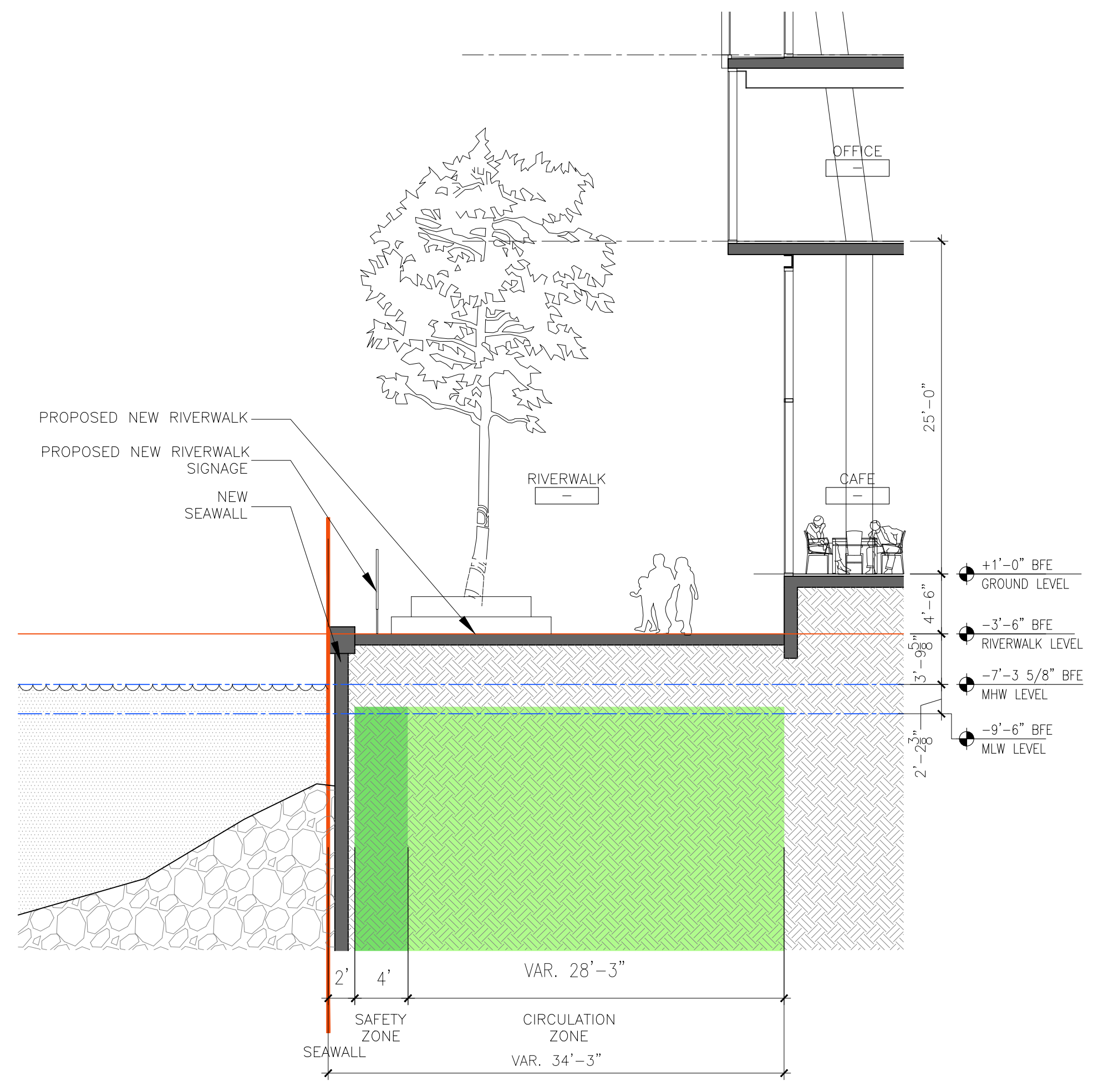
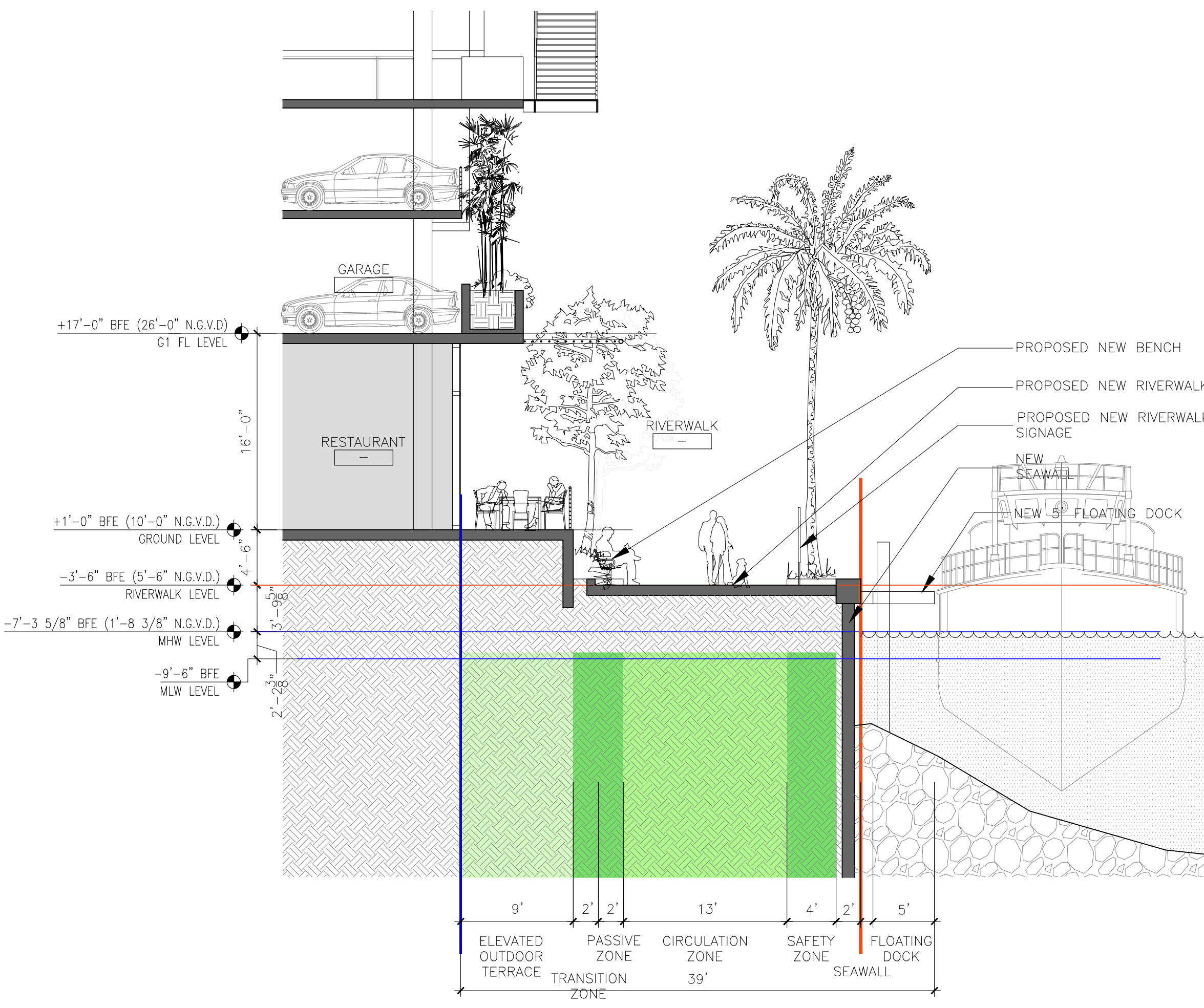
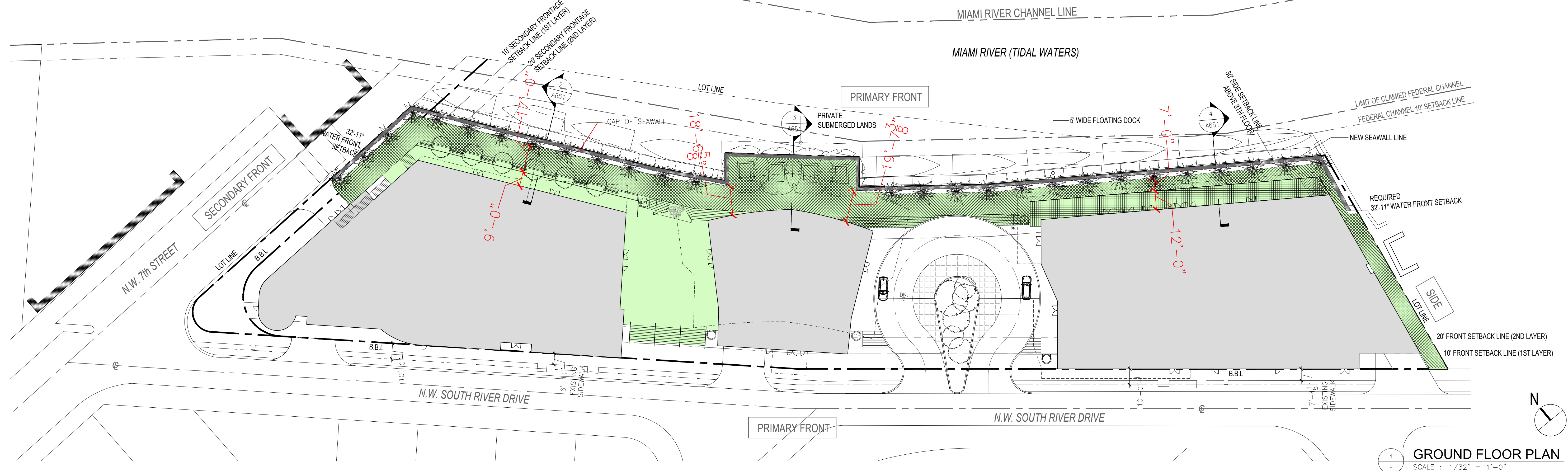
Architect of Record  
**ODP ARCHITECTS**  
 2432 Hollywood Blvd.  
 Hollywood, FL 33020  
 Project Management  
**CLARO DEVELOPMENT**  
 1035 N Miami Ave, Suite 201  
 Miami, FL 33136

Kurt Dannwolf  
 FL. Architect Reg. No: AR92042

Client  
**555 RIVER PARTNERS LLC; MRP #1 LLC;  
 555 SRD LLC; 555 RIVER Dr. LLC**  
 7272 NE 6th Ct, Ste 10  
 Miami, FL 33138  
 Design Consultant  
**CARLOS ZAPATA STUDIO**  
 561 Broadway, 4A/B  
 New York, NY 10012

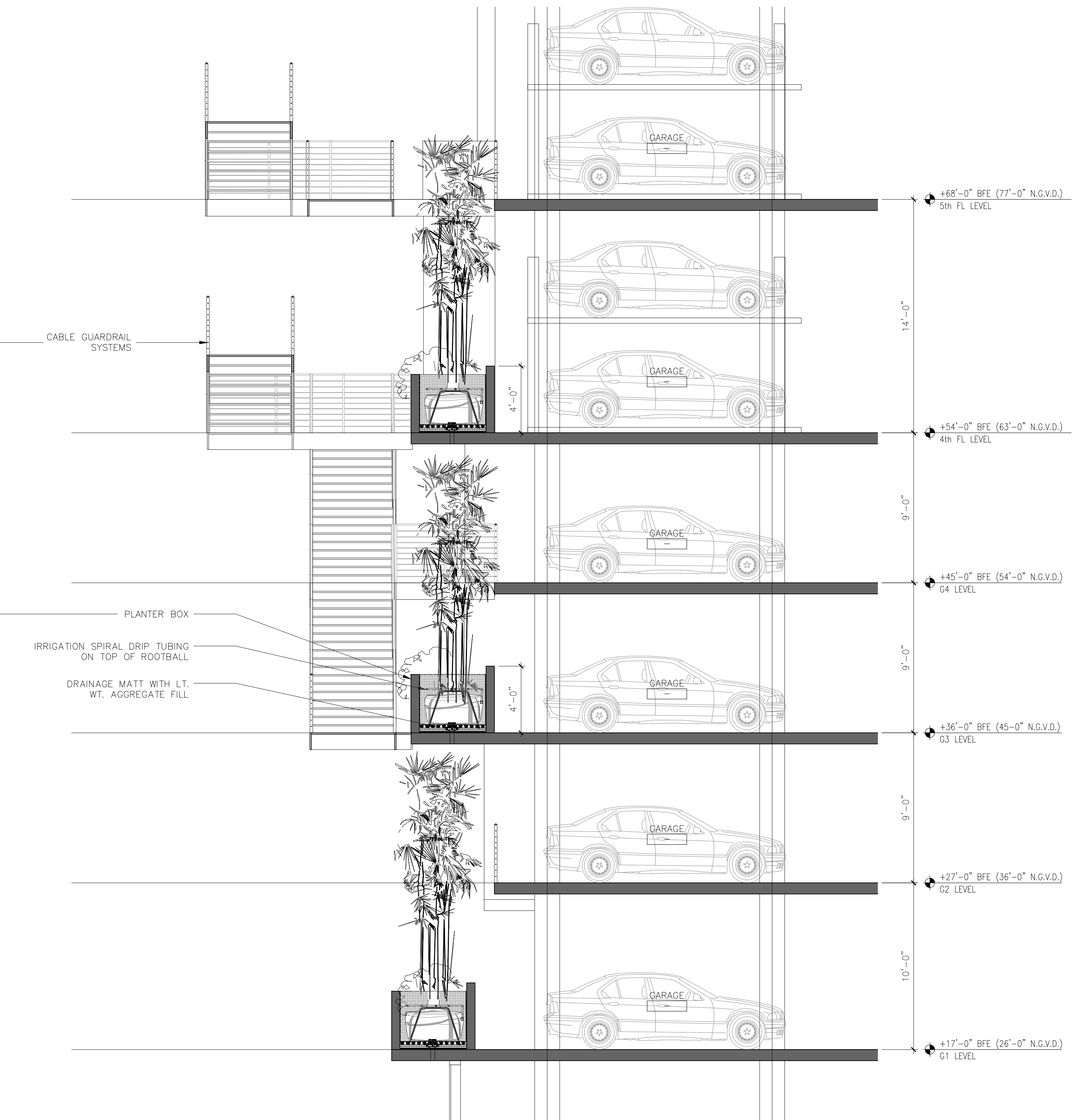
Project Name  
**555 RIVER HOUSE**  
 555 NW S River Dr., Miami, FL 33136  
 Scale 1/32" = 1'-0"  
 Date 04/19/2019  
 Title **SECTIONS**  
 Number **A251**





Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> 7272 NE 6th Ct, Ste 10 Miami, FL 33136 Design Consultant <b>CARLOS ZAPATA STUDIO</b> 561 Broadway, 4A/B New York, NY 10012	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale <b>AS SHOWN</b> Title <b>ENLARGED PLAN AND SECTION</b> Date <b>04/19/2019</b> Number <b>A651</b>
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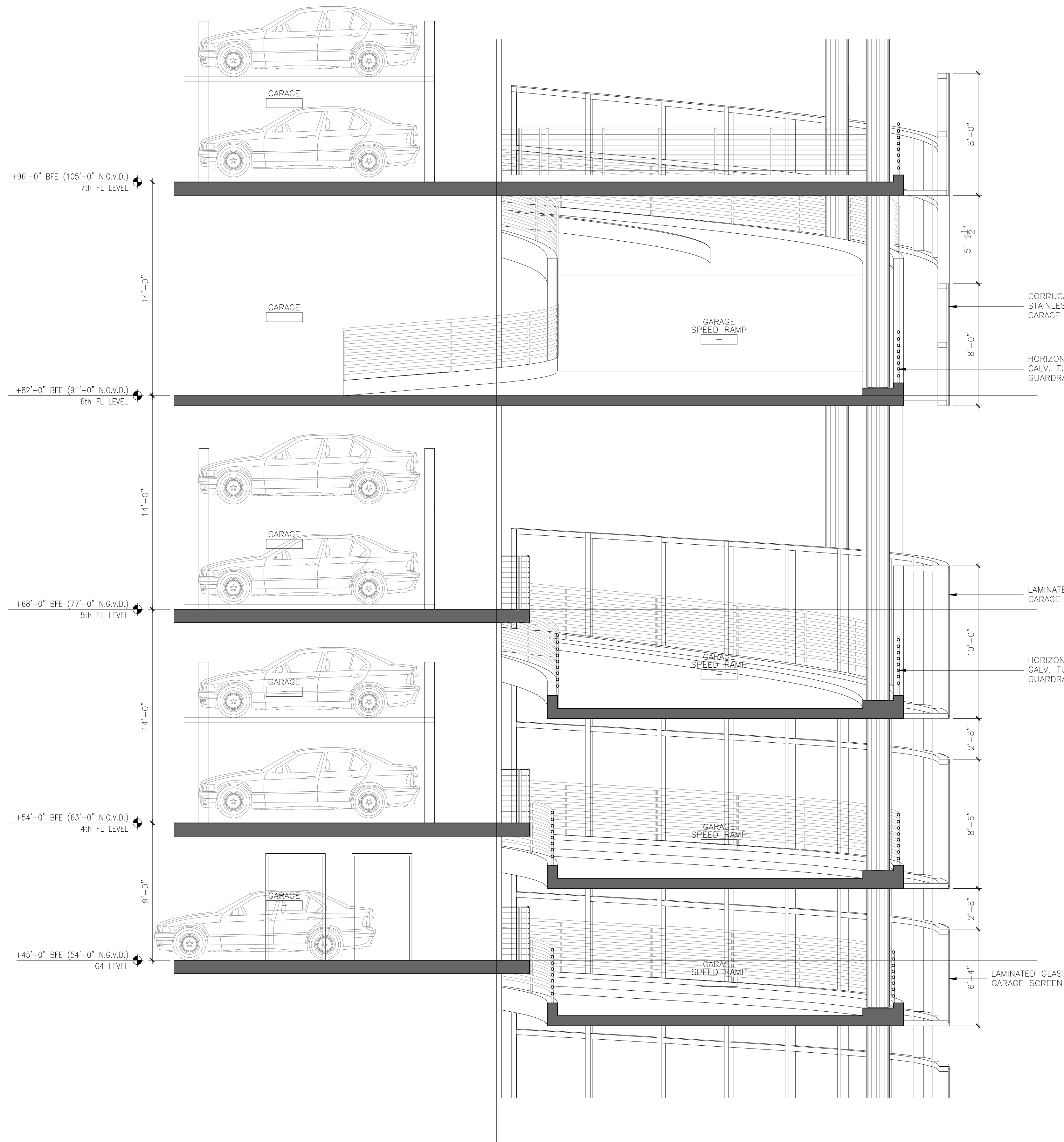




**PLANTER BOX @GARAGE**  
**PARTIAL SECTION**  
 SCALE : 1/4" = 1'-0"


Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	<b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	<b>555 RIVER PARTNERS LLC; MRP #1 LLC;</b> <b>555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019	<b>555 RIVER HOUSE</b> <b>PARTIAL SECTION</b> <b>@GARAGE PLANTER BOX</b>	Number <b>A652</b>
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**GARAGE SCREEN @GARAGE RAMP**  
**PARTIAL SECTION**  
 SCALE : 1/4" = 1'-0"



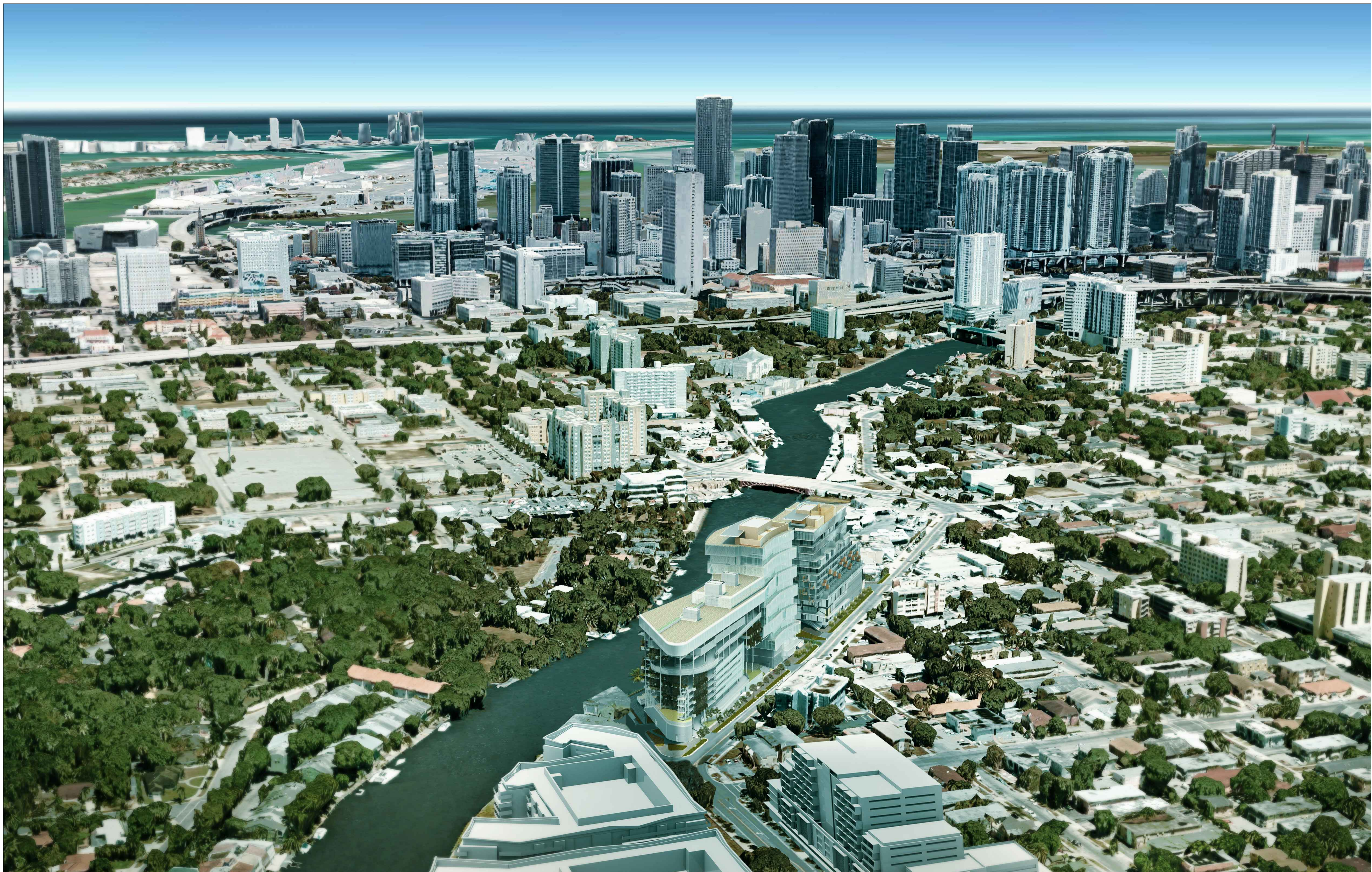
Structural Engineer <b>LERA in association with YHCE</b> 99 NW 27th Ave. Miami, FL 33125 Landscape Architect <b>PARADELO BURGESS DESIGN STUDIO</b> 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> Design Consultant <b>CARLOS ZAPATA STUDIO</b>	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019	Title <b>PARTIAL SECTION          @GARAGE SPEED RAMP</b>	Number <b>A653</b>
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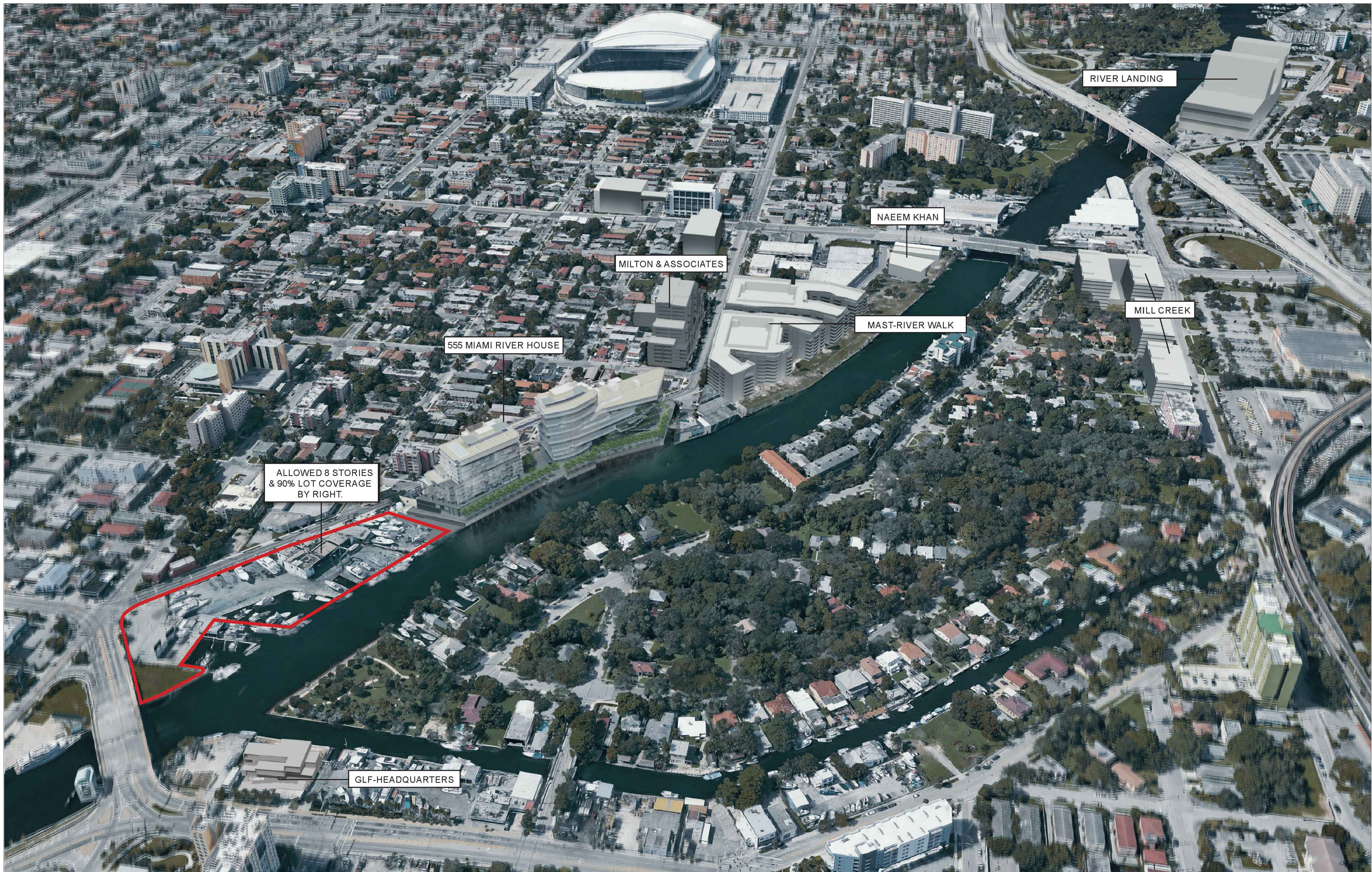
<p>Structural Engineer          99 NW 27th Ave.          Miami, FL 33125          Landscape Architect          421 South Olive Ave          West Palm Beach, FL 33401</p> <p><b>LERA in association with YHCE</b>          T +1 (305) 441 0755</p> <p><b>PARADELO BURGESS DESIGN STUDIO</b>          T +1 (786) 671 8250</p>	<p>Architect of Record          2432 Hollywood Blvd.          Hollywood, FL 33020          Project Management          1035 N Miami Ave, Suite 201          Miami, FL 33136</p> <p><b>ODP ARCHITECTS</b>          T +1 (954) 518 0833</p> <p><b>CLARO DEVELOPMENT</b>          T +1 (305) 324-4700</p>	<p>          Kurt Dannwolf          FL. Architect Reg. No: AR92042</p>	<p>Client          7272 NE 6th Ct, Ste 10          Miami, FL 33138          Design Consultant          561 Broadway, 4A/B          New York, NY 10012</p> <p><b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b>          T +1 (786) 558 9593</p> <p><b>CARLOS ZAPATA STUDIO</b>          T +1 (212) 966 9292</p>	<p>Project Name          555 NW S River Dr., Miami, FL 33136          Scale          Title          Date          04/19/2019</p> <p><b>555 RIVER HOUSE</b></p> <p><b>RENDERING IMAGE</b></p> <p>Number  <b>A900</b></p>
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Structural Engineer 99 NW 27th Ave, Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd, Hollywood, FL 33020 Project Management <b>ODP ARCHITECTS</b> T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> T +1 (305) 324-4700	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012 <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 <b>CARLOS ZAPATA STUDIO</b> T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale Title Date <b>555 RIVER HOUSE</b> N.T.S. <b>RENDERING IMAGE</b> Number <b>A901</b>
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ALLOWED 8 STORIES  
& 90% LOT COVERAGE  
BY RIGHT.

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	<b>LERA in association with YHCE</b> T +1 (305) 441 0755 <b>PARADELO BURGESS DESIGN STUDIO</b> T +1 (786) 671 8250	Architect of Record <b>ODP ARCHITECTS</b> 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management T +1 (954) 518 0833 <b>CLARO DEVELOPMENT</b> 1035 N Miami Ave, Suite 201 Miami, FL 33136 T +1 (305) 324-4700	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client <b>555 RIVER PARTNERS LLC; MRP #1 LLC;          555 SRD LLC; 555 RIVER Dr. LLC</b> T +1 (786) 558 9593 Design Consultant <b>CARLOS ZAPATA STUDIO</b> 561 Broadway, 4A/B New York, NY 10012 T +1 (212) 966 9292	Project Name <b>555 RIVER HOUSE</b> 555 NW S River Dr., Miami, FL 33136 Scale Title <b>RENDERING IMAGE WITH          PROPOSED PROJECTS IN THE VICINITY</b> Date 04/19/2019 Number <b>A902</b>
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750-760 NW NORTH RIVER DRIVE, MIAMI, FL. 33136



**OWNER:** 750-760 SPRING GARDENS, INC.  
7910 Los Pinos Circle, Coral Gables, Fl. 33143  
Tel: 305 951 5839 email: gran\_ritchie@hotmail.com

**ARCHITECT:** HERVIN ROMNEY AIA - AR 0007575 -  
1600 South Le Jeune Road #3, Coral Gables, Fl. 33114  
Tel: 786 443 7817 email: hervinarchitect@gmail.com





**LEGAL DESCRIPTION LOT 5:**

EXISTING PARCEL 1:  
Lot 5, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2", according to the plat thereof, as recorded in Plat Book 5 Page 38 of the Public Records of Miami-Dade County, Florida.

**PROJECT DATA LOT 5**

PROPERTY ADDRESS :  
750 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1200

**LEGAL DESCRIPTION LOT 4:**

EXISTING PARCEL 2:  
Lot 4, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2" according to the plat thereof, as recorded in Plat Book 5 Page of the Public Records of Miami-Dade County, Florida.

**PROJECT DATA LOT 4**

PROPERTY ADDRESS :  
760 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1190

**ZONING INFORMATION**

GENERAL URBAN TRANSECT (T4-R)

T4-R		
LOT OCCUPATION	ALLOWED	PROPOSED
LOT AREA	5,000 sf. Min. 20,000 sf. Max.	26,000 sf. (Article: 5.4.1)
LOT WIDTH	50'-0" Min.	130'-0"
LOT COVERAGE	60% Max. 15,600 sf.	49.59% 12,895 sf.
F.L.R.	N/A	N/A
FRONTAGE AT FRONT SETBACK	NORTH RIVER DRIVE 50% Min. = 65'-0"	NORTH RIVER DRIVE 100% = 130'-0" (Article: 5.4.1.1)
OPEN SPACES REQUIREMENTS	10% Lot Area min. 3,000 sf.	39.72% 10,328 sf.
DENSITY	26 du / acre Max. 21.6 Units	8 Units
GREEN AREA	(10% Min. of Lot area in First Layer) 130 sf. (40% Max. Impervious Pavement in first layer) 520 sf.	80.76 % 1,050 sf. 19.23 % 250 sf.

BUILDING SETBACK	REQUIRED	PROPOSED
PRINCIPAL FRONT	10 FT. Min.	20'-0"
SECONDARY FRONT	10 FT. Min.	N/A
SIDE	0 FT. Min.	0'-3"
REAR	20 FT. Min.	N/A
WATERFRONT	20 FT. Min. (Article: 3.11.a.1)	20'-0"

BUILDING HEIGHT	ALLOWED	PROPOSED
PRINCIPAL BUILDING (Article: 3.5.1)	3 Stories Max. 40 FT. Max.	3 Stories 40 FT.
OUTBUILDING	2 Stories Max.	N/A

**PARKING**

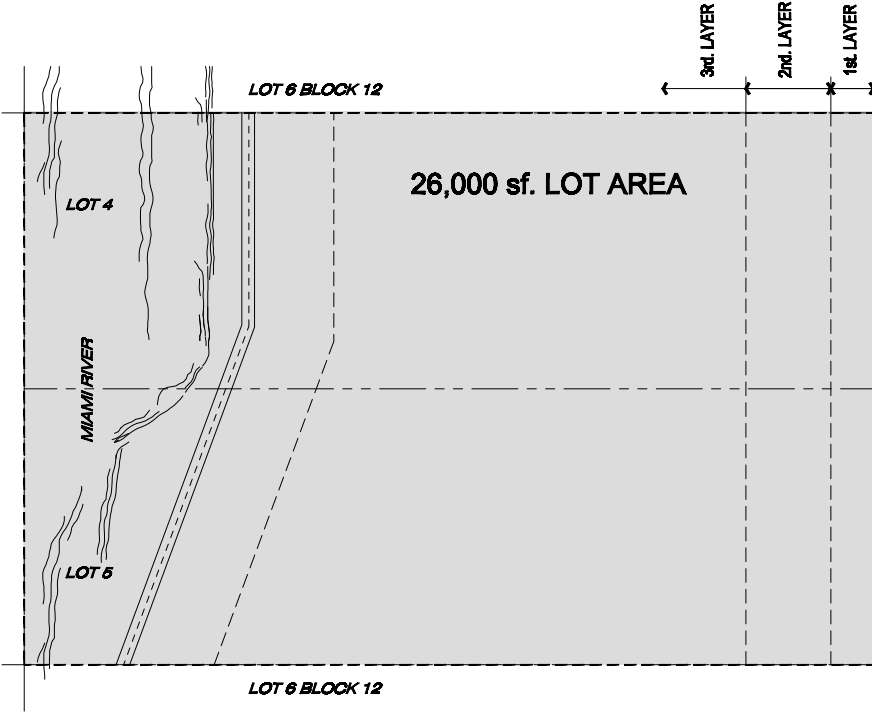
TOTAL SPACES REQUIRED: 8 Units x 1.5 = 12 spaces  
TOTAL SPACES PROPOSED: 32 spaces

BICYCLE RACK — (1) bicycle rack space x 20 vehicular spaces

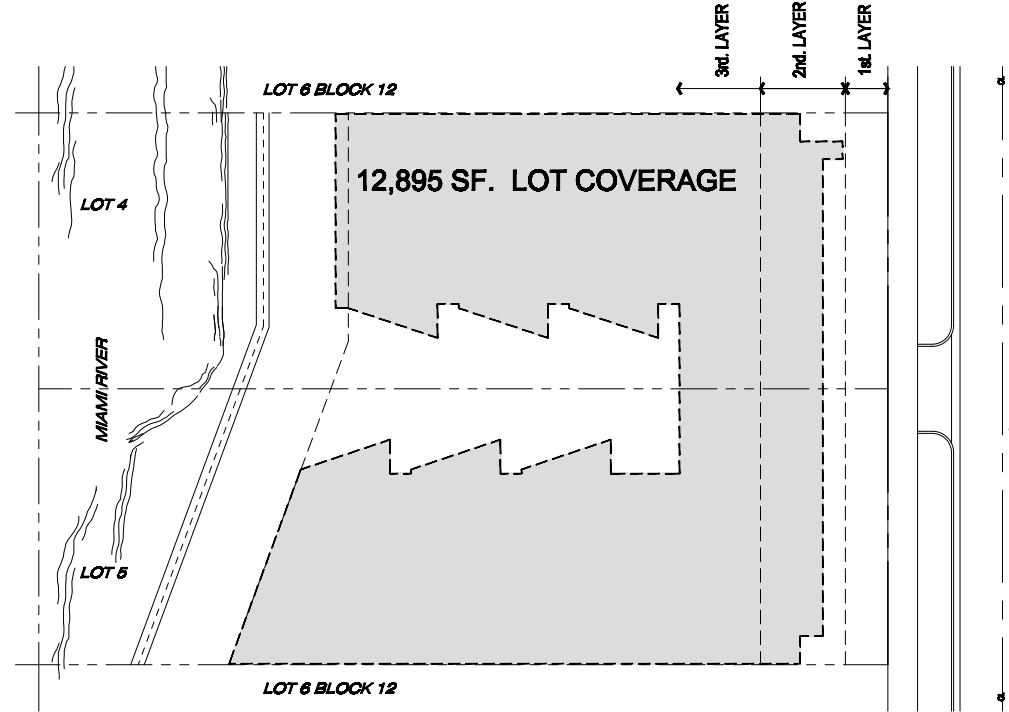
REQUIRED: 1 bicycle rack spaces = 32 vehicular spaces  
PROPOSED: 2 bicycle rack spaces

**UNIT BREAKDOWN**

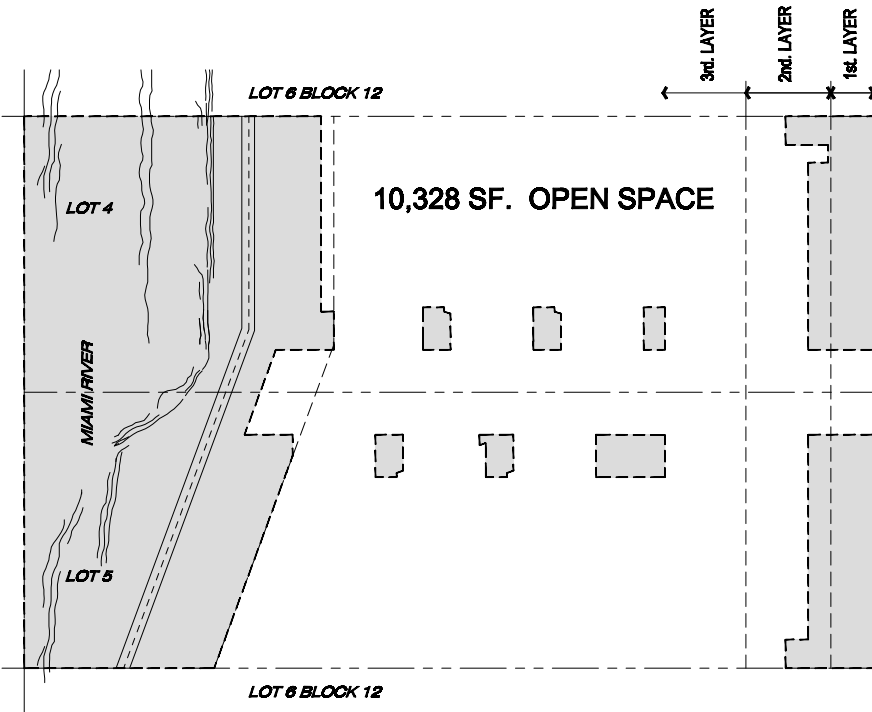
UNIT #	BEDROOMS	BATHROOMS	AREA (sf.)		
			INTERIOR	BALCONY & TERRACE	TOTAL AREA
1	2	2.5	3,426 sf.	763 sf.	4,189 sf.
2	2	2.5	3,365 sf.	206 sf.	3,571 sf.
3	2	2.5	3,365 sf.	206 sf.	3,571 sf.
4	3	3.5	4,164 sf.	357 sf.	4,521 sf.
5	4	4.5	4,768 sf.	573 sf.	5,339 sf.
6	4	3.5	3,805 sf.	590 sf.	4,395 sf.
7	2	2.5	3,365 sf.	206 sf.	3,571 sf.
8	4	4	4,199 sf.	543 sf.	4,742 sf.
TOTAL			30,455 sf.	3,444 sf.	33,899 sf.



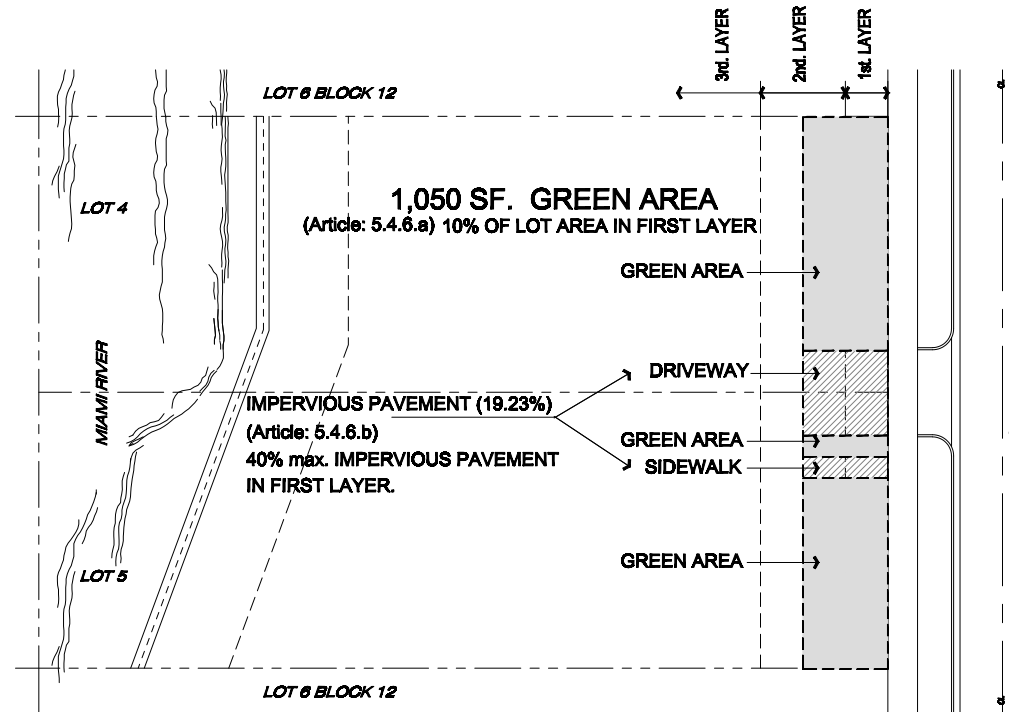
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SCALE: N.T.S.



**LOT COVERAGE PLAN**  
SCALE: N.T.S.



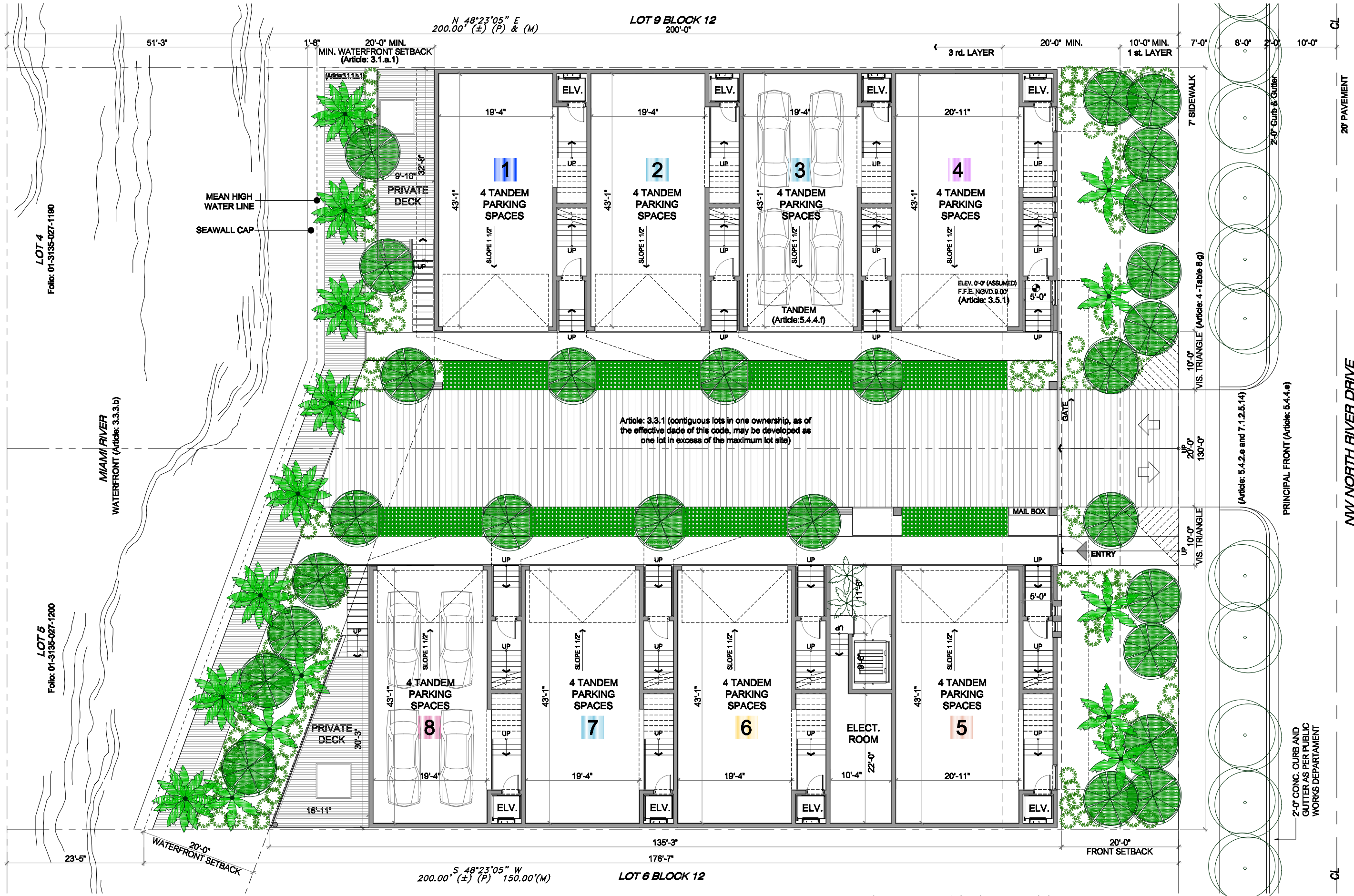
**OPEN SPACE PLAN**  
SCALE: N.T.S.



**GREEN AREA PLAN**  
SCALE: N.T.S.

MIAMI, FL 33136  
NW NORTH RIVER DRIVE  
750-760  
8  
UNITS  
01





**SITE PLAN / GROUND FLOOR PLAN**  
SCALE 1/8" = 1'-0"





**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



750-760 NW NORTH RIVER DRIVE

8  
UNITS  
03

MIAMI  
FL 33126





3'-0"  
(Article 5.4.2)

**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

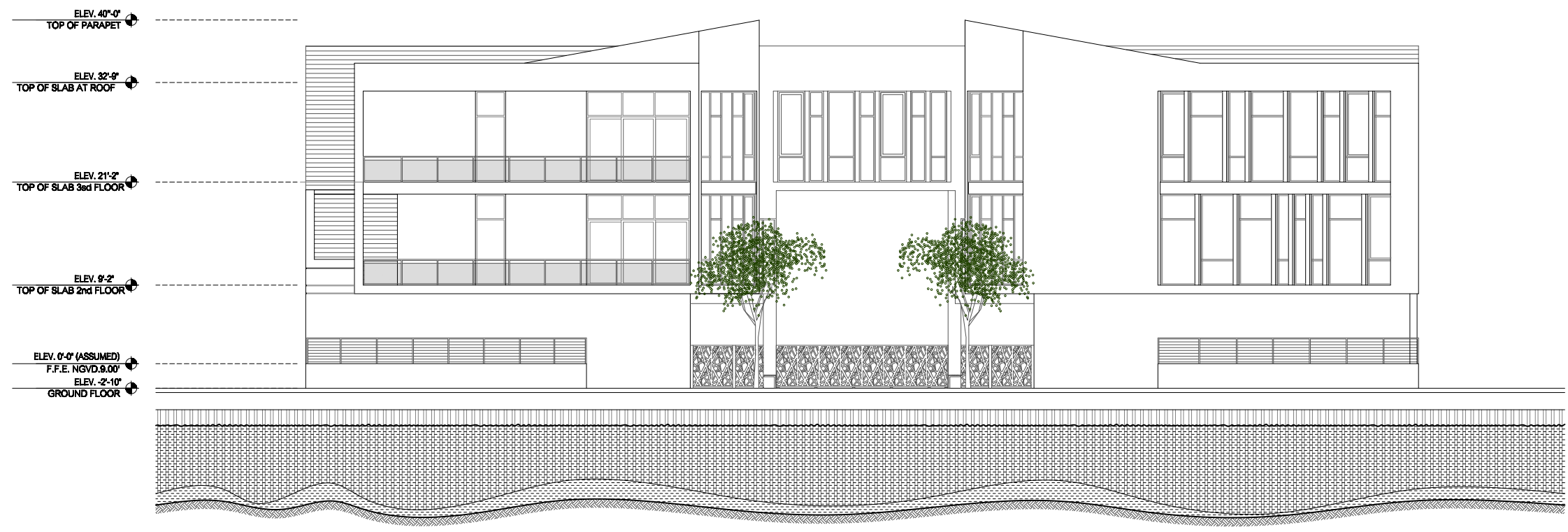


MIAMI  
 FL 33126  
 750-760 NW NORTH RIVER DRIVE  
 8  
 UNITS  
 04





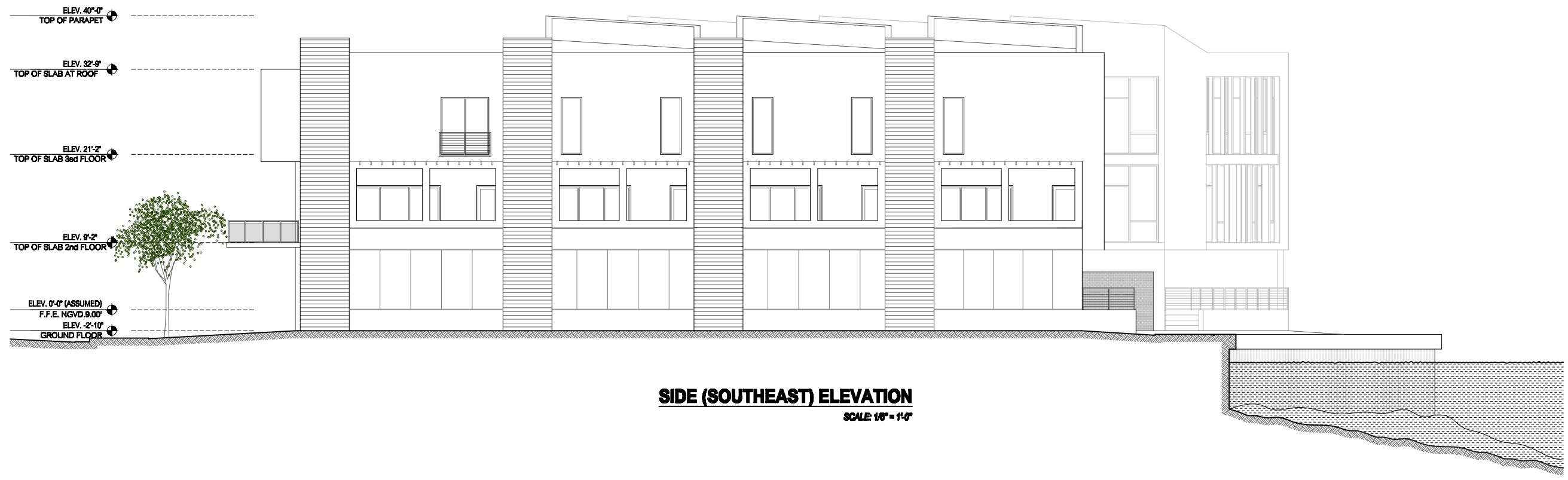
**FRONT (NORTHEAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**WATERFRONT (SOUTHWEST) ELEVATION**  
SCALE: 1/8" = 1'-0"

MIAMI  
 FL 33126  
 750-760 NW NORTH RIVER DRIVE  
 8  
 UNITS  
 05





**SIDE (SOUTHEAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE (NORTHWEST) ELEVATION**  
SCALE: 1/8" = 1'-0"

MIAMI  
FL 33126  
750-760 NW NORTH RIVER DRIVE

8  
UNITS  
06





**INTERIOR (SOUTHEAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**INTERIOR (NORTHWEST) ELEVATION**  
SCALE: 1/8" = 1'-0"

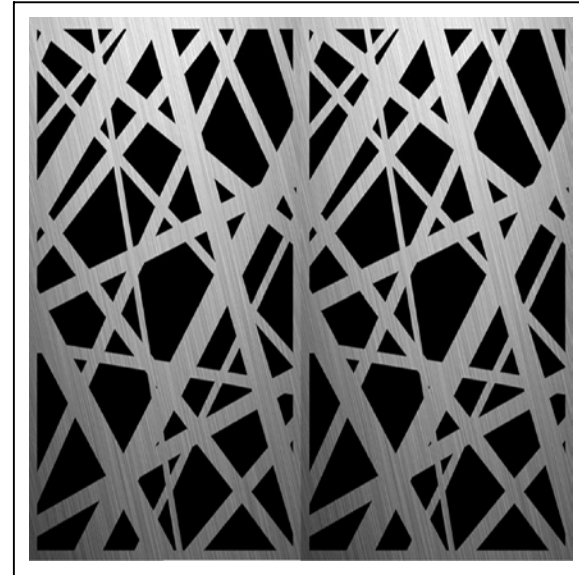
MIAMI  
FL 33136  
750-760 NW NORTH RIVER DRIVE

8  
UNITS  
07

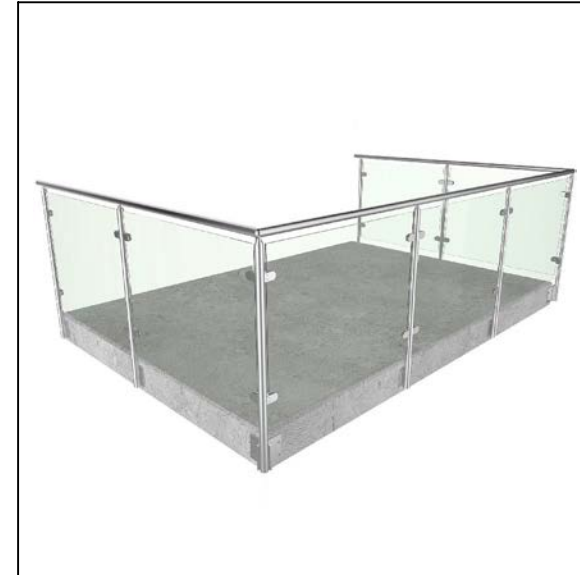




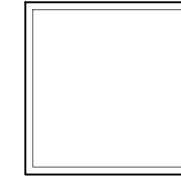
1 FIBER CEMENT PANELS  
NICHIHA VINTAGE WOOD  
[www.nichiha.com](http://www.nichiha.com)



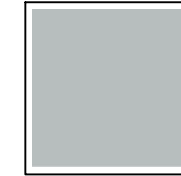
2 CUSTOM METAL GATE



3 GLASS RAILING  
POMA RAILING SYSTEM  
[www.pomametals.com](http://www.pomametals.com)



4 SW 7757  
HIGH REFLECTIVE WHITE



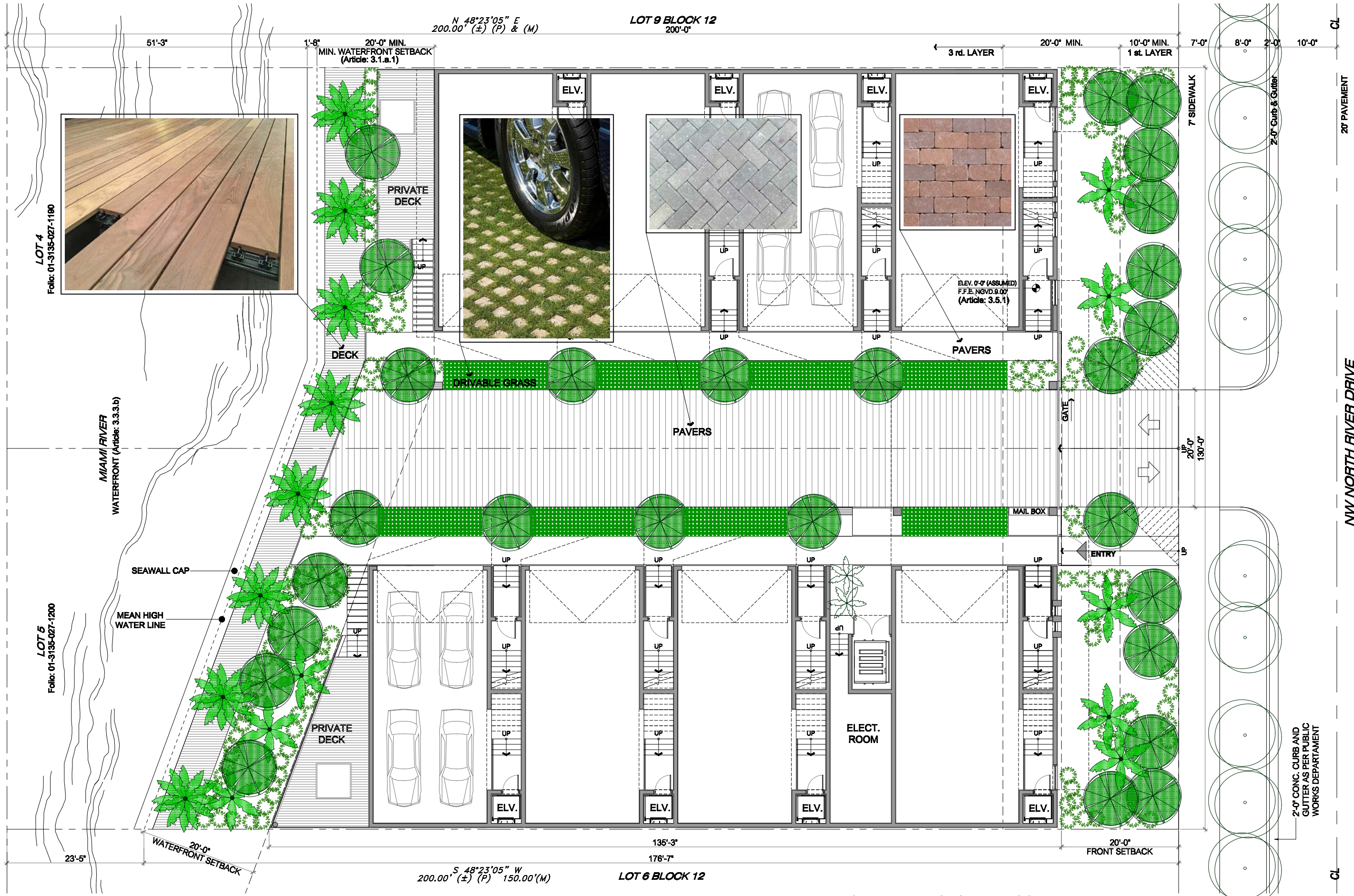
5 SW 6233  
SAMOVAR SILVER



6 SW 6251  
OUTERSPACE







**SITE PLAN / GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

NW NORTH RIVER DRIVE

750-760 NW NORTH RIVER DRIVE

8  
 09

MIAMI  
 FL 33136





MIAMI  
FL 33136  
750-760 NW NORTH RIVER DRIVE

8  
UNITS





MIAMI  
FL 33136

750-760 NW NORTH RIVER DRIVE

8  
UNITS





MIAMI  
FL 33136  
750-760 NW NORTH RIVER DRIVE

12  
8  
UNITS





MIAMI  
FL 33136

750-760 NW NORTH RIVER DRIVE

8  
UNITS  
13





MIAMI  
FL 33136

750-760 NW NORTH RIVER DRIVE

8  
UNITS  
14





MIAMI  
FL 33136  
750-760 NW NORTH RIVER DRIVE

8  
UNITS  
15



710-720 NW NORTH RIVER DRIVE, MIAMI, FL. 33136



**OWNER:** 750-760 SPRING GARDENS, INC.  
7910 Los Pinos Circle, Coral Gables, Fl. 33143  
Tel: 305 951 5839 email: gran\_ritchie@hotmail.com

**ARCHITECT:** HERVIN ROMNEY AIA - AR 0007575 -  
1600 South Le Jeune Road #3, Coral Gables, Fl. 33114  
Tel: 786 443 7817 email: hervinarchitect@gmail.com





**LEGAL DESCRIPTION LOT 8:**

EXISTING PARCEL 1:  
 Lot 8, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2", according to the plat thereof, as recorded in Plat Book 5 Page 38 of the Public Records of Miami-Dade County, Florida.

**PROJECT DATA LOT 8**

PROPERTY ADDRESS :  
 710 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1230

**LEGAL DESCRIPTION LOT 7:**

EXISTING PARCEL 2:  
 Lot 7, Block 12 of "SPRING GARDEN SUBDIVISIONS NO. 1 AND NO. 2", according to the plat thereof, as recorded in Plat Book 5 Page 38 of the Public Records of Miami-Dade County, Florida.

**PROJECT DATA LOT 7**

PROPERTY ADDRESS :  
 720 NW North River Drive Miami, FL 33136. Folio: 01-3135-027-1220

**ZONING INFORMATION**

GENERAL URBAN TRANSECT (T4-R)

T4-R		
LOT OCCUPATION	ALLOWED	PROPOSED
LOT AREA	5,000 sf. Min. 20,000 sf. Max.	26,000 sf. <i>(Article: 3.3.1)</i>
LOT WIDTH	50'-0" Min.	130'-0"
LOT COVERAGE	60% Max. 15,600 sf.	58.29% 15,156 sf.
F.L.R.	N/A	N/A
FRONTAGE AT FRONT SETBACK	NORTH RIVER DRIVE 50% Min. = 65'-0"	NORTH RIVER DRIVE 100% = 130'-0" <i>(Article: 5.4.1.1)</i>
OPEN SPACES REQUIREMENTS	16% Lot Area min. 3,900 sf.	20.71% 7,465 sf.
DENSITY	36 du / acre Max. 21.6 Units	10 Units
GREEN AREA	(10% Min. of Lot area in First Layer) <i>(Article: 5.4.6.a)</i> 130 sf. (40% Max. Impervious Pavement in first layer) <i>(Article: 5.4.6.b)</i> 520 sf.	80.76 % 1,050 sf. 19.23 % 250 sf.

BUILDING SETBACK	REQUIRED	PROPOSED
PRINCIPAL FRONT	10 FT. Min.	20'-0"
SECONDARY FRONT	10 FT. Min.	N/A
SIDE	0 FT. Min.	0'-3"
REAR	20 FT. Min.	N/A
WATERFRONT	20 FT. Min. <i>(Article: 3.11.a.1)</i>	20'-0"

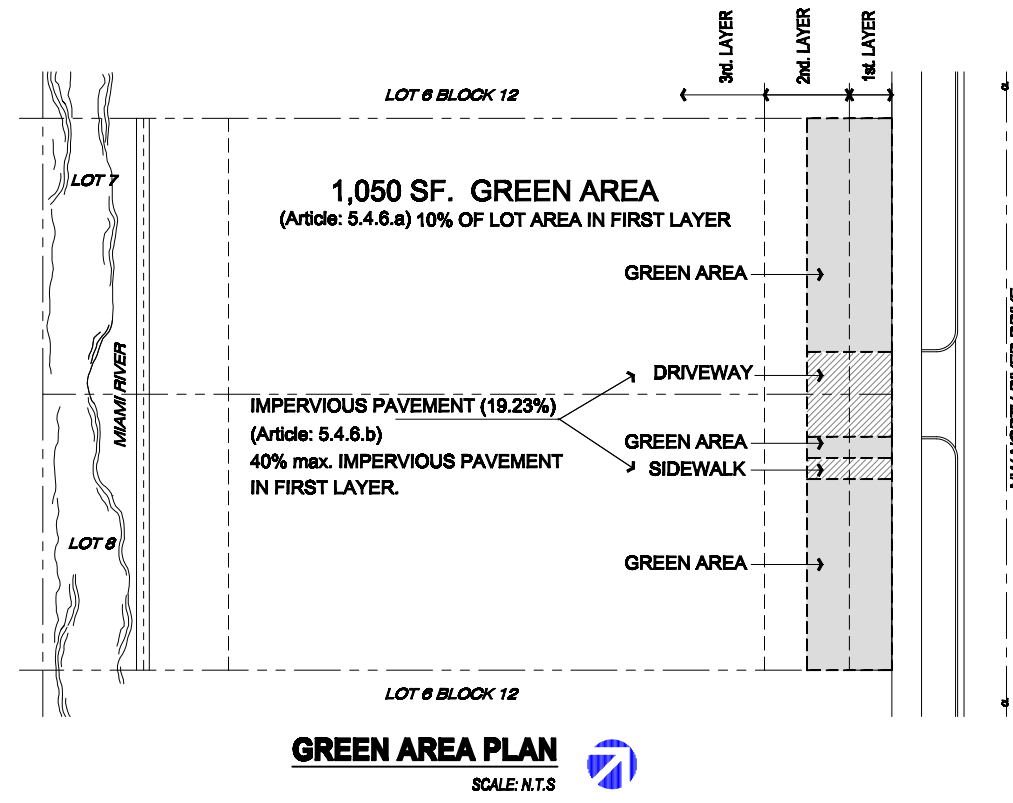
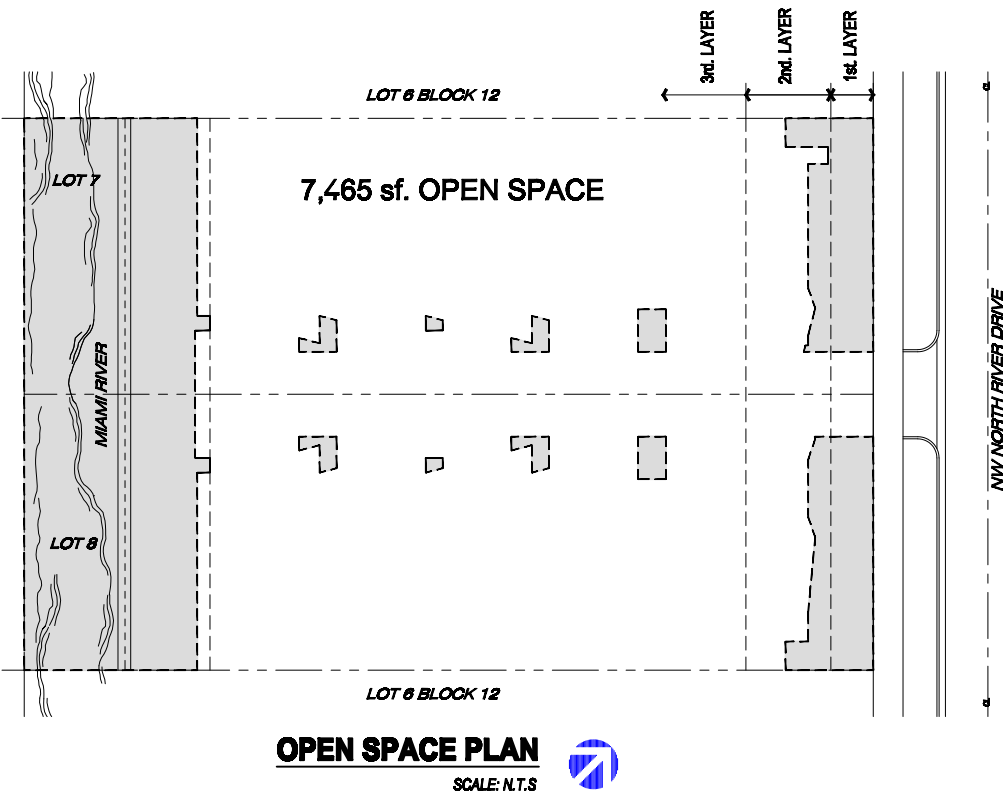
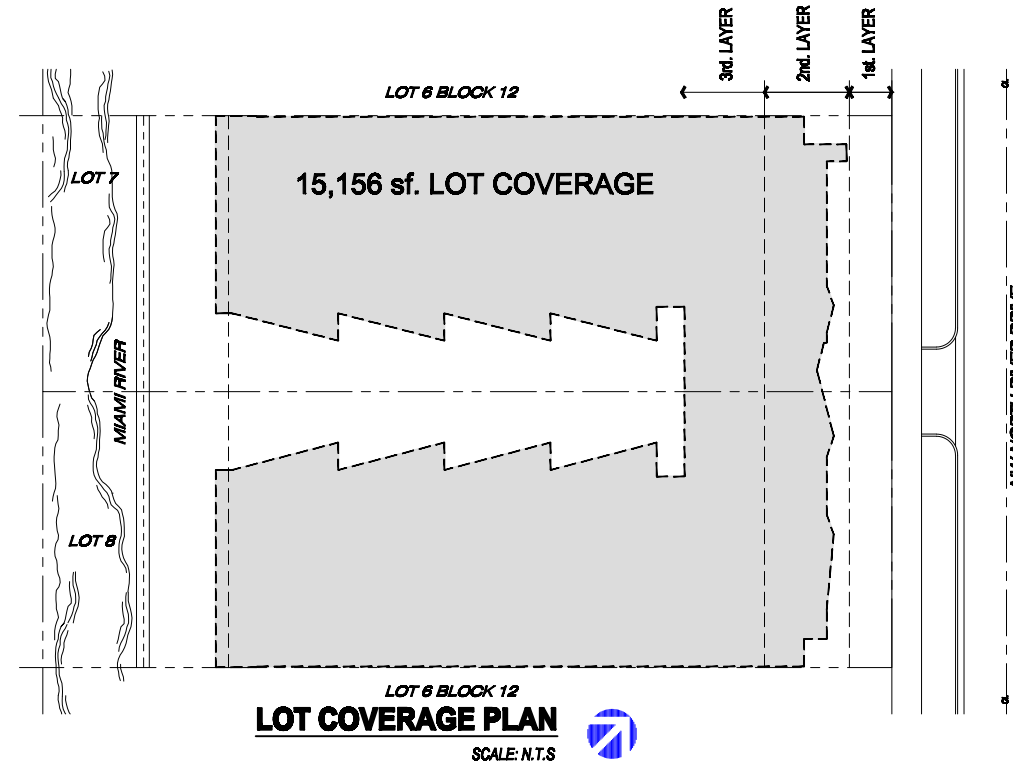
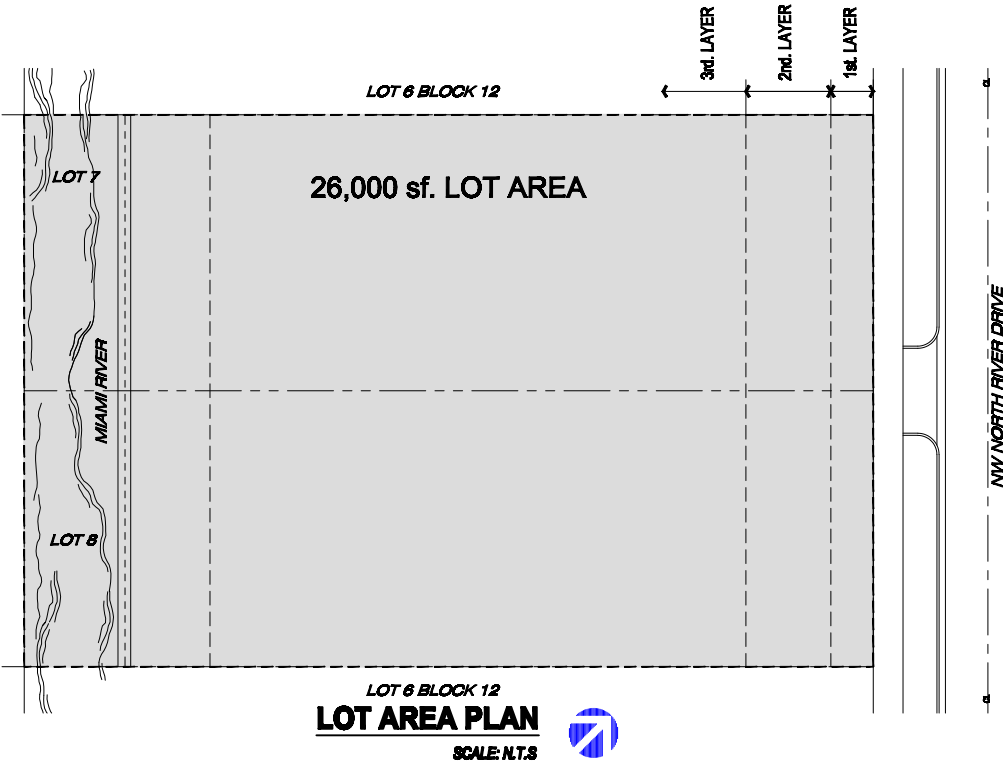
BUILDING HEIGHT	ALLOWED	PROPOSED
PRINCIPAL BUILDING <i>(Article: 3.5.1)</i>	3 Stories Max. 40 FT. Max.	3 Stories 40 FT.
OUTBUILDING	2 Stories Max.	N/A

**PARKING**

TOTAL SPACES REQUIRED: 10 Units x 1.5 = 15 spaces  
 TOTAL SPACES PROPOSED: 40 spaces  
 BICYCLE RACK — ( 1 ) bicycle rack space x 20 vehicular spaces  
 REQUIRED: 2 bicycle rack spaces = 40 vehicular spaces  
 PROPOSED: 2 bicycle rack spaces

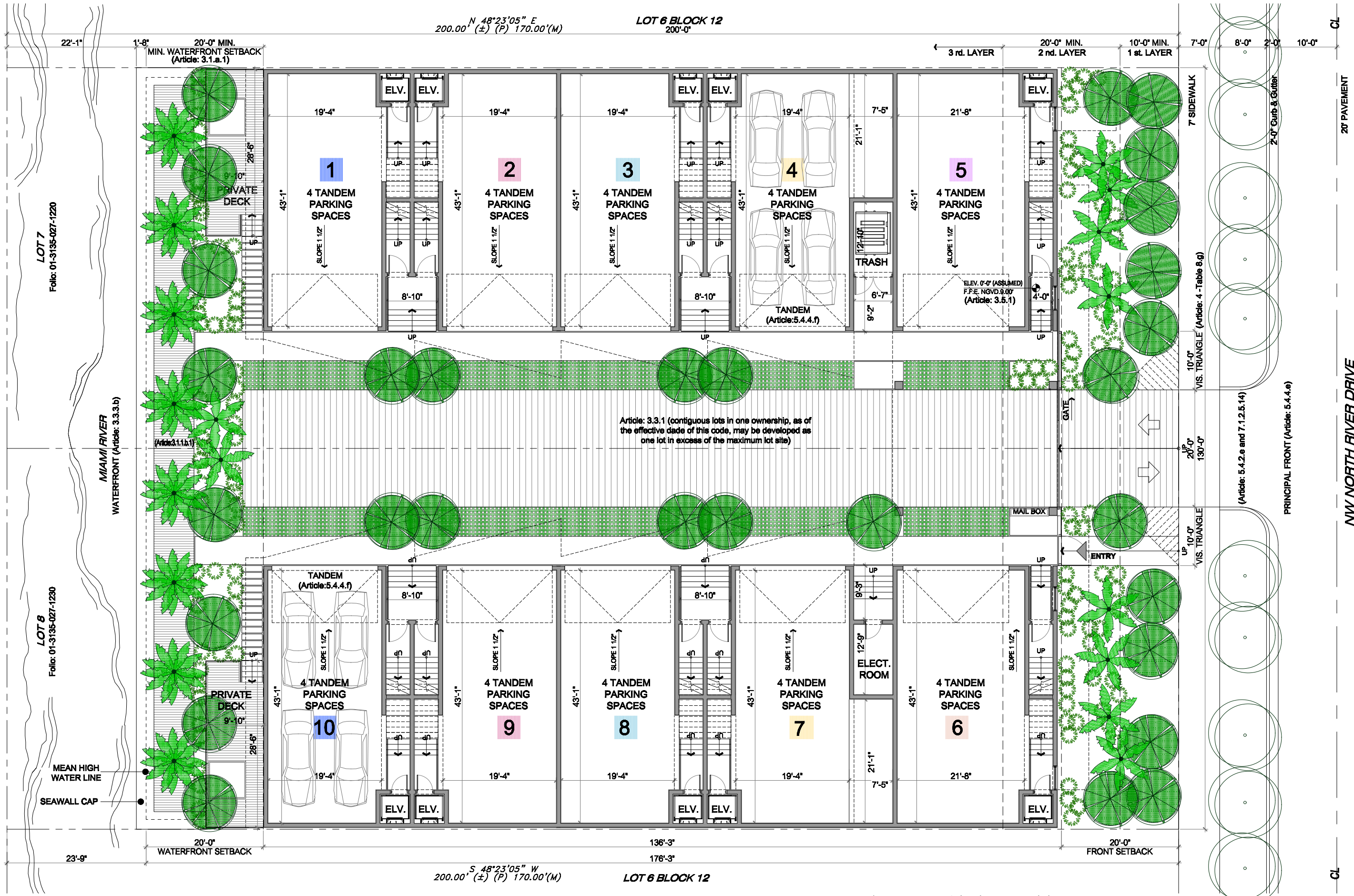
**UNIT BREAKDOWN**

UNIT #	BEDROOMS	BATHROOMS	AREA (sf.)		TOTAL AREA
			INTERIOR	BALCONY & TERRACE	
1	2	2.5	3,396 sf.	732 sf.	4,128 sf.
2	2	2.5	3,332 sf.	192 sf.	3,524 sf.
3	2	2.5	3,332 sf.	192 sf.	3,524 sf.
4	3	3.5	4,137 sf.	196 sf.	4,333 sf.
5	3	3.5	4,221 sf.	527 sf.	4,748 sf.
6	4	4.5	4,707 sf.	470 sf.	5,177 sf.
7	3	3.5	4,137 sf.	196 sf.	4,333 sf.
8	2	2.5	3,332 sf.	192 sf.	3,524 sf.
9	2	2.5	3,332 sf.	192 sf.	3,524 sf.
10	2	2.5	3,396 sf.	732 sf.	4,128 sf.
<b>TOTAL</b>			<b>37,322 sf.</b>	<b>3,621 sf.</b>	<b>40,943 sf.</b>



MIAMI, FL 33136  
 NW NORTH RIVER DRIVE  
 710-720  
 UNITS  
 01

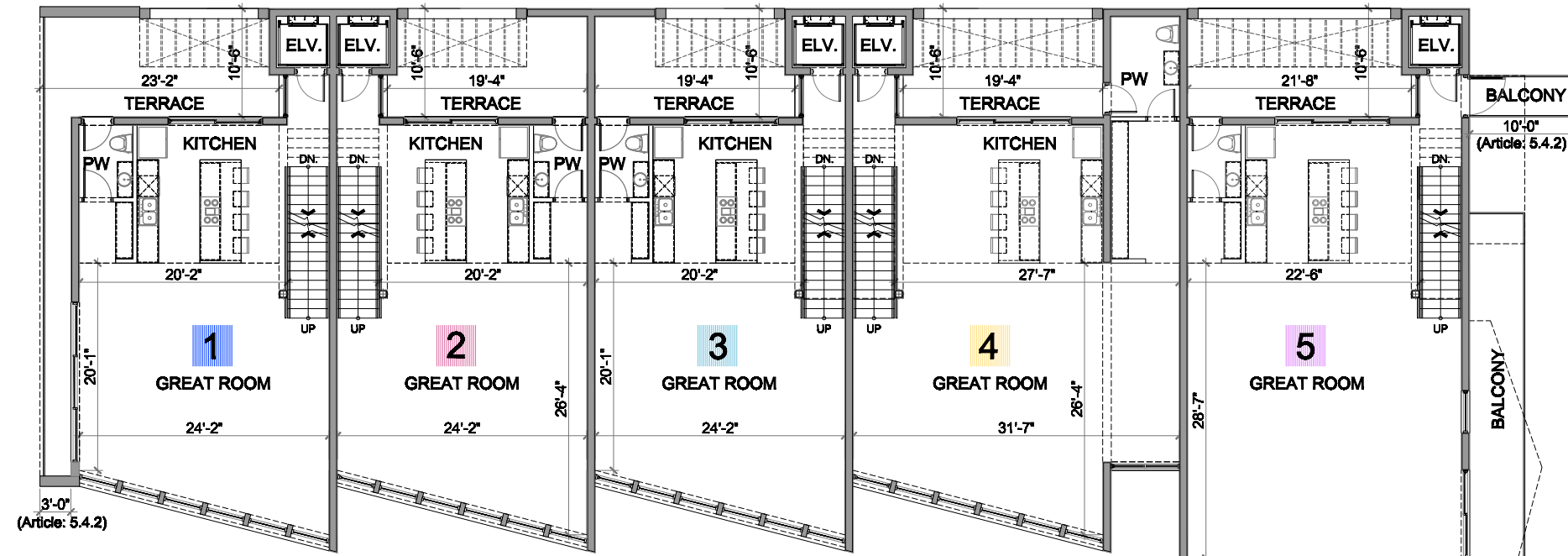




**SITE PLAN / GROUND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

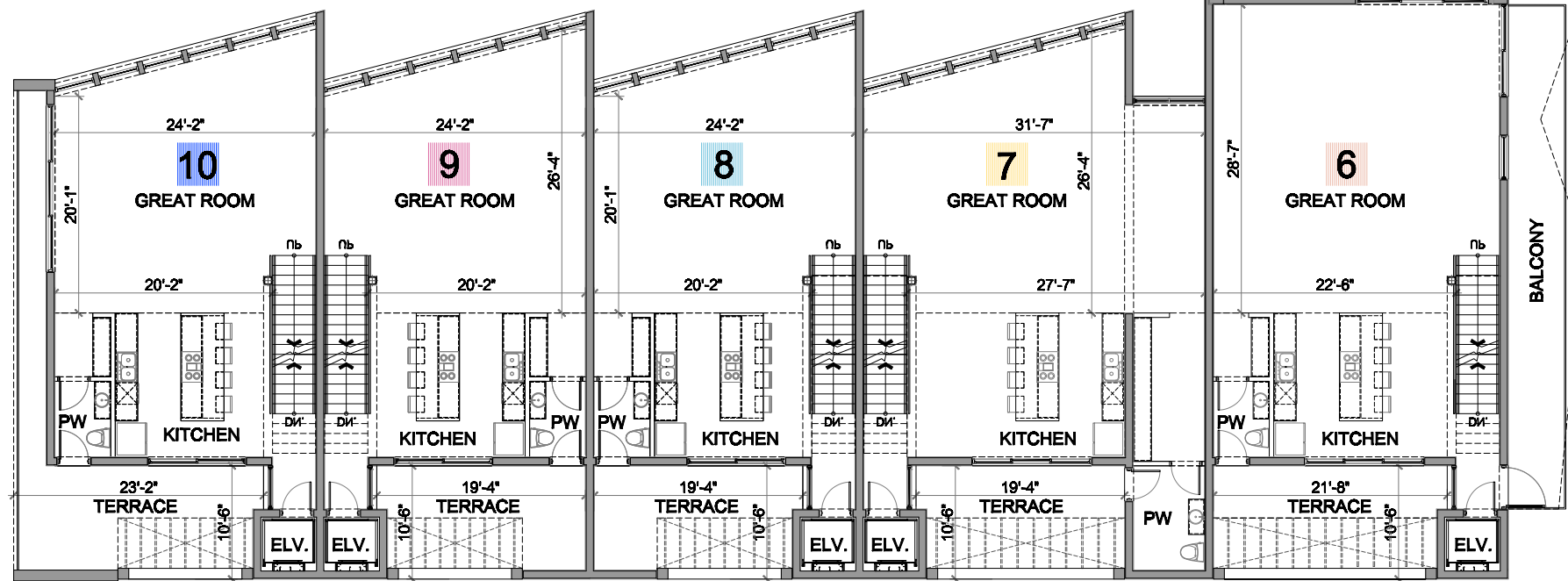
MIAMI, FL 33136  
 710-720 NW NORTH RIVER DRIVE  
 UNITS  
 02





3'-0"  
(Article: 5.4.2)

BALCONY  
10'-0"  
(Article: 5.4.2)

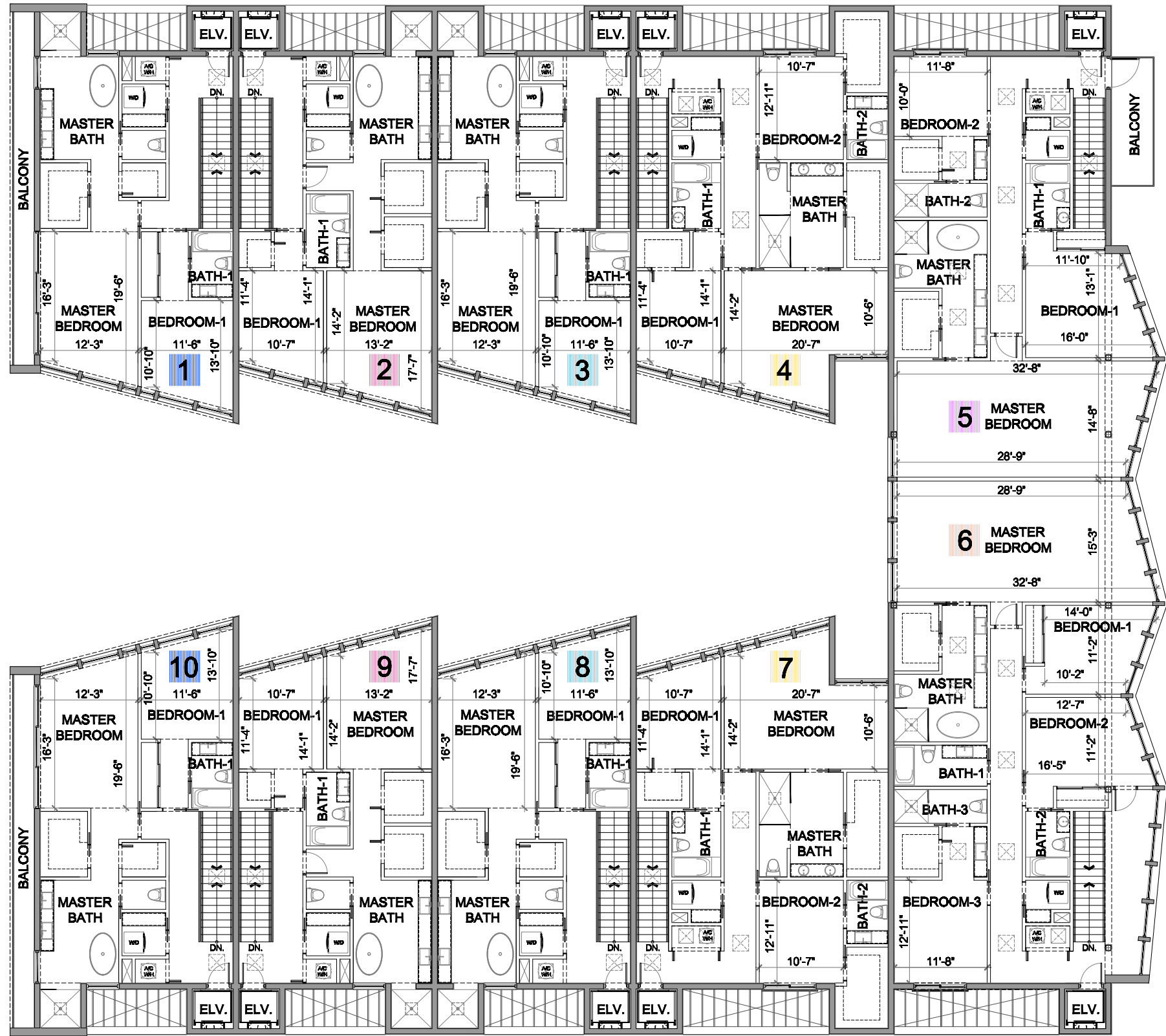


**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



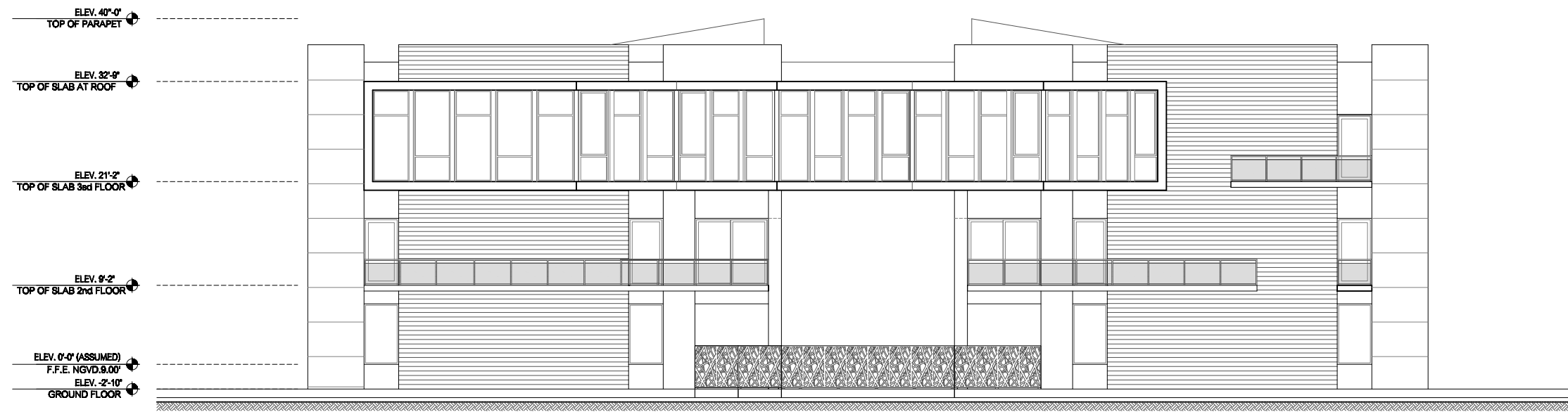
710-720 NW NORTH RIVER DRIVE  
 MIAMI, FL 33136  
 UNITS  
 03



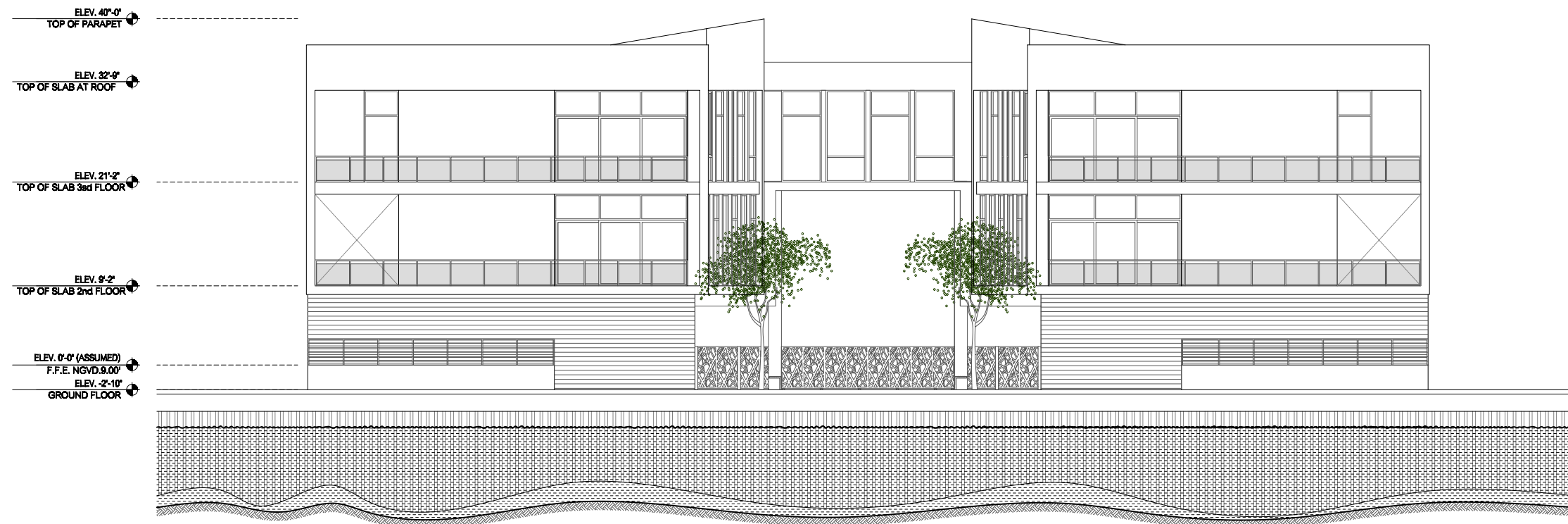


**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





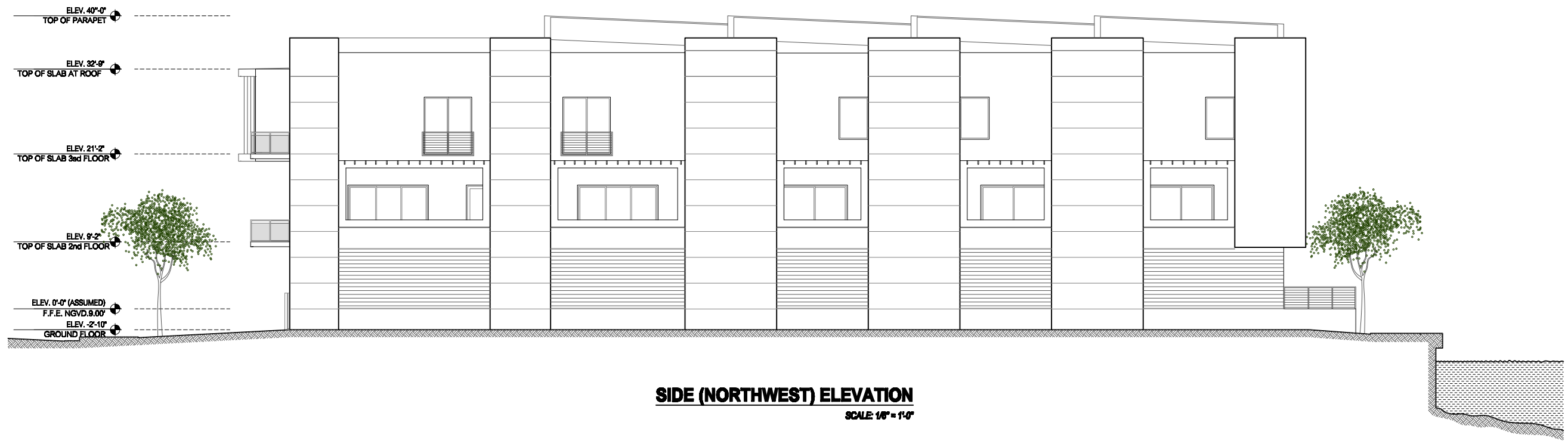
**FRONT (NORTHEAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



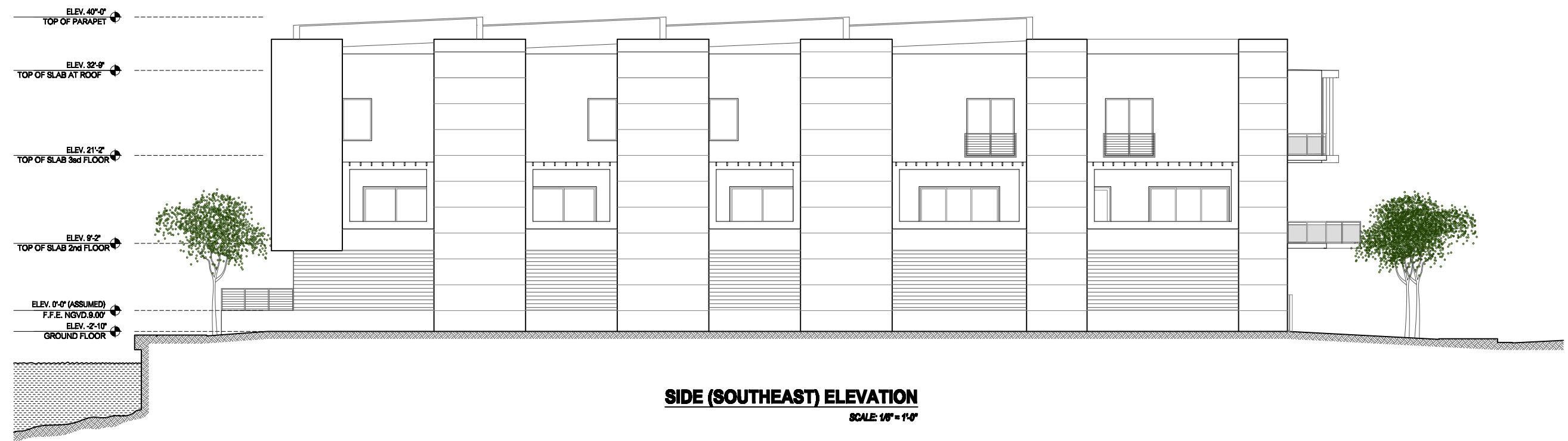
**WATERFRONT (SOUTHWEST) ELEVATION**  
SCALE: 1/8" = 1'-0"

MIAMI, FL 33156  
 710-720 NW NORTH RIVER DRIVE  
 05





**SIDE (NORTHWEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE (SOUTHEAST) ELEVATION**  
SCALE: 1/8" = 1'-0"

MIAMI, FL 33156  
 710-720 NW NORTH RIVER DRIVE  
 UNITS  
 06





**INTERIOR (SOUTHEAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



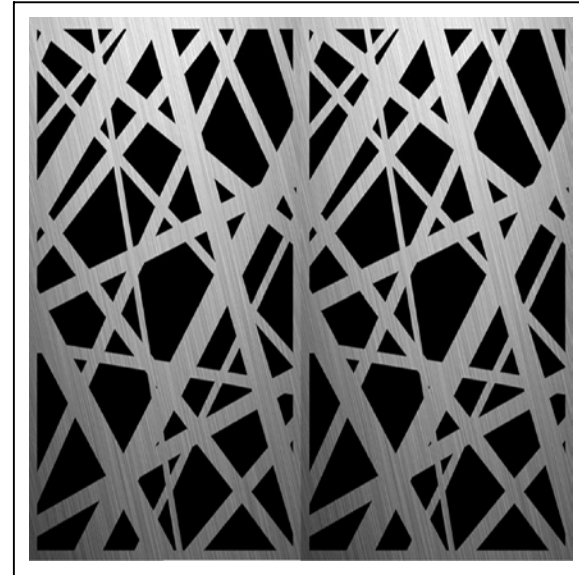
**INTERIOR (NORTHWEST) ELEVATION**  
SCALE: 1/8" = 1'-0"

MIAMI, FL 33156  
 710-720 NW NORTH RIVER DRIVE  
 UNITS  
 07

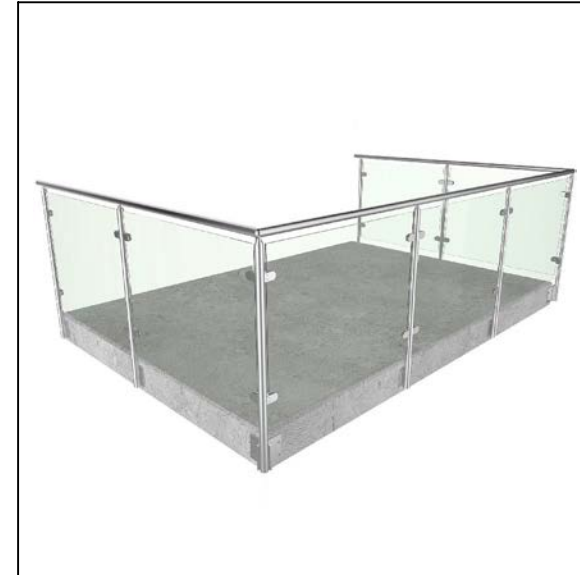




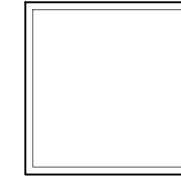
1 FIBER CEMENT PANELS  
NICHIHA VINTAGE WOOD  
[www.nichiha.com](http://www.nichiha.com)



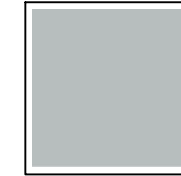
2 CUSTOM METAL GATE



3 GLASS RAILING  
POMA RAILING SYSTEM  
[www.pomametals.com](http://www.pomametals.com)



4 SW 7757  
HIGH REFLECTIVE WHITE



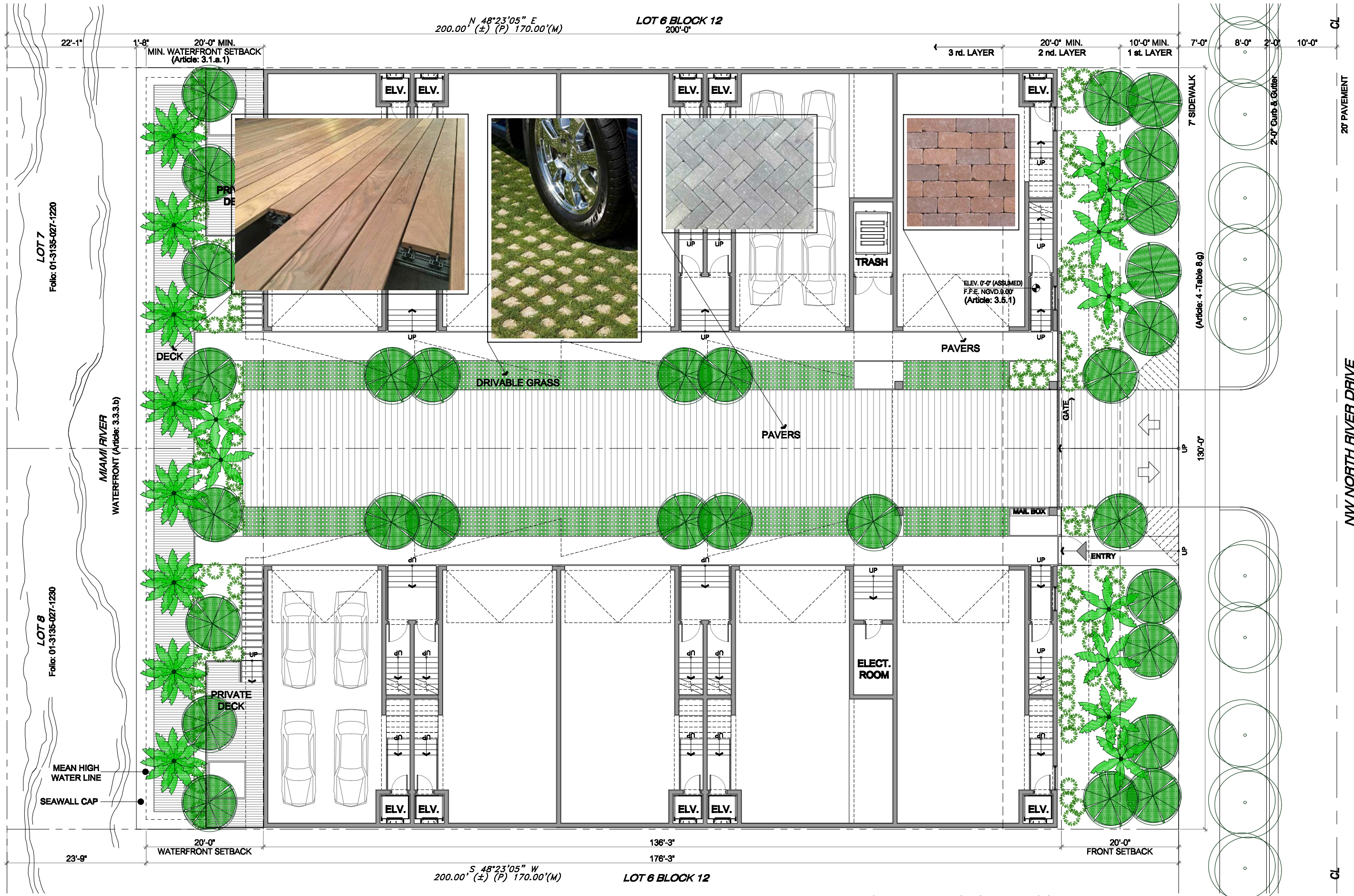
5 SW 6233  
SAMOVAR SILVER



6 SW 6251  
OUTERSPACE







**SITE PLAN / GROUND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

MIAMI, FL 33136  
 710-720 NW NORTH RIVER DRIVE  
 UNITS  
 09





0 710-720 NW NORTH RIVER DRIVE MIAMI, FL 33156

0 UNITS





710-720 NW NORTH RIVER DRIVE MIAMI, FL 33126

UNITS





MIAMI  
FL 33136

12 0 710-720 NW NORTH RIVER DRIVE

UNITS





13 0 710-720 NW NORTH RIVER DRIVE MIAMI, FL 33136

UNITS





14 0 710-720 NW NORTH RIVER DRIVE MIAMI, FL 33126

UNITS



