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Via Electronic Mail (brettbibeau@miamirivercommission.org)

Mr. Brett Bibeau
Managing Director
Miami River Commission
c/o Robert King High
1407 NW 7 Street, Suite D
Miami, FL 33125

Re: **1960 NW 27th Avenue, LLC / Land Use & Zoning Change of 1990 NW 27 Avenue / Request for Presentation to Miami River Commission**

Dear Mr. Bibeau,

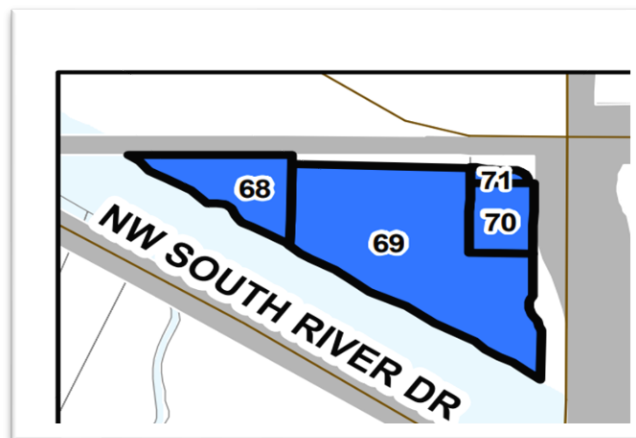
The undersigned represents 1960 NW 27th Avenue, LLC (“Owner” and “Applicant”) in connection with a request to change the land use and zoning of a small parcel of land in the City of Miami located at 1990 NW 27th Avenue (the “Property”). The Applicant has filed an application with the City of Miami requesting a change to the Future Land Use Map designation of the Property from Industrial to Restricted Commercial and companion application to rezone the Property from D-1 to T6-12 (the "Application"). The Applicant is requesting the opportunity to present the Application to the Miami River Commission at its next available meeting for its review and recommendation to the Planning Zoning & Appeals Board and the Miami City Commission.

The Property, which is depicted in the aerial below, consists of one parcel of land located immediately west of NW 27 Avenue and south of NW North River Drive. It is identified by tax folio number 01-3133-007-0010. According to the property survey submitted with this application, the Property consists of 2,111 square feet (±0.048 acres).



Application Property

The Application requests an amendment to the Future Land Use Map (“FLUM”) designation of the Property from Light Industrial to Restricted Commercial. The Property, which is specifically identified as Property No. 71 in Appendix PA-1 of the MCNP, is designated as a Category B “Other Working Waterfront Property.” (See, Port of Miami River Recreational and Commercial Working Waterfront Properties July 2010).

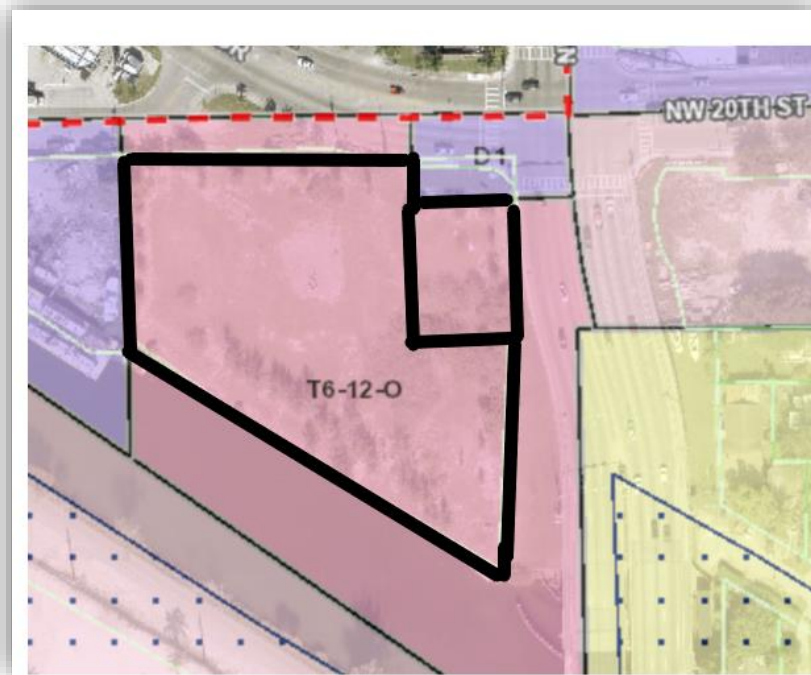


MCNP Appendix PA-1 Map

As you know, this list was created pursuant to Policy PA-3.1.1 of the MCNP and State Statutes. Policy PA-3.1.1 of the MCNP provides that [t]he City shall maintain a Working Waterfront Table of Properties to guide future development within the Miami River Corridor. The

Table shall clearly depict the location and description of *all properties of recreational and commercial working waterfront uses on the River*, as defined in Ch. 342.07 F.S. (hereinafter referenced as the “Working Waterfront”)(emphasis added).

On January 12, 2023, the City Commission adopted Ordinance 12836 and Ordinance 12837, changing the FLUM and Zoning designation of the abutting properties to the south (Property No. 69 and No. 70 in Port of Miami River Recreational and Commercial Working Waterfront Properties map). The FLUM designation was changed to Restricted Commercial and the Zoning was changed to T6-12-O, respectively. The current zoning of the two abutting properties is shown in the GIS map below:



Current Miami 21 Zoning Map

In connection with those approvals, the Commission determined that the Light Industrial designation was no longer appropriate. Among the reasons for that decision, the Commission recognized that, prior to the adoption of Miami 21, the area was zoned Liberal Commercial “C-2” and approved for an affordable multifamily development called Aguaclara.

It would have been logical to include the Property now subject to FLUM/Rezoning with the 2023 FLUM/Rezoning requests. However, the Property was under separate ownership and could not be included in the application. The Owner has since purchased the Property and intends to aggregate it to the abutting T6-12 O lands. Furthermore, development of the Property under D1 is impractical and inconsistent with the abutting T6-12 O transect. The Property does not meet the minimum 5,000 SF size requirement for D1 zoned properties under Miami 21. The Property’s designation as a Miami River Recreational and Commercial Waterfront property is now also inconsistent because the Property is not waterfront. Properties designated as a Category “B”

property under Policy PA-3.1.3 “shall maintain a working waterfront use.” As a non-waterfront lot, one can only assume that its initial designation assumed that development and uses on this small lot would be a part of/related to the abutting waterfront land. However, that designation is no longer appropriate to this isolated D1 property.

Notwithstanding that the request to rezone and amend the Future Land Use Plan Map designation of the Property is being submitted independently of the two abutting properties to the west and south, the Applicant/Owner reiterates the commitment that if the application property is developed in conjunction with those two properties, any future development of property that includes the waterfront lots will comply with the following:

- Owner shall allow waterfront access to the public from 6:00 AM to 10:00 PM along the river walk to be developed as part of an affordable, workforce or market rate multi-family residential project.
- River walk will be designed in accordance with the Miami 21 Code.
- Owner agrees to comply with all of the Working Waterfront regulations.

Based on the foregoing, we request the opportunity to present the Application to the MRC at its next available meeting for its review. We respectfully look forward to a favorable recommendation of the Application for FLUM/Rezoning change of the property.

Sincerely,

HOLLAND & KNIGHT LLP



Inés Marrero-Priegues

Enclosures