

# Miami River Residential Development Projects

May 2009

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The following “Miami River Residential Development Project List” is a reflection of riverfront properties that have either a) completed construction; b) commenced construction; or c) currently undergoing permitting and/or design phase since 2000. The following data was compiled by MRC staff based on information provided by developers, architects and a variety of sources associated with each distinct project. Please note projects are listed geographically from east to west.

1) Project Name: **One Miami**

Location: 205 South Biscayne Boulevard, north bank of Miami River and Biscayne Bay

Contact: Sales Office (305) 373-3737, 325 South Biscayne Boulevard

Developer: The Related Group (305) 460-9900

Architect: Arquitectonica, Bernardo Fort-Brescia (305) 372-1812

Description: Twin 45-story residential towers with parking, connected to a new \$4.1 million publicly accessible Riverwalk on the north shore trailhead

Units: 896, one, two and three bedroom residences

Website: [www.relatedgroup.com/Our-Properties/past\\_projects.aspx](http://www.relatedgroup.com/Our-Properties/past_projects.aspx)

Status: Construction completed in 2005

2) Project Name: **Courts Brickell Key**

Location: 801 Brickell Key Boulevard

Contact: Homeowners Association (305) 416-5120

Developer: Swire Properties (305) 371-3877

Description: 34 stories connected to a publicly accessible riverwalk

Units: 319 condominium apartments

Status: Construction completed in January 2003

3) Project Name: **Carbonell**

Location: 901 Brickell Key Boulevard

Contact: Homeowners Association (305) 371-4242

Developer Swire Properties (305) 371-3877

Description: 40 stories

Units: 284 residential units

Architect: J. Scott Architecture (305) 375-9388

Status: completed in October 2005

4) Project Name: **Asia**

Location: 900 Brickell Key Drive

Contact: Megan Kelly (305) 371-3877

Developer: Swire Properties (305) 371-3877

Description: 36 stories connected to a publicly accessible riverwalk

Units: 123 residential units

Architect: J. Scott Architecture (305) 375-9388

Website: [s48119.gridserver.com/eng/content/index.htm](http://s48119.gridserver.com/eng/content/index.htm)

Status: Construction completed in April 2008

5a) Project Name: **Epic Residences & Hotel (former Dupont Plaza)**

Location: 300 Biscayne Boulevard Way

Contact: Sales Office (305) 400-7399

Developer: Ugo Colombo, CMC Group (305) 372-0550; Lionstone Hotels and Resorts (305) 672-5466

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-2022

Description: high density building with residential and hotel units, retail and restaurants on the 16<sup>th</sup> floor, as well as on the first floor connecting to a publicly accessible riverwalk

Units: 342 residential units and 411 hotel units

Website: [www.epicmiami.com](http://www.epicmiami.com)

Status: Phase I completed in early 2009

5b) Project Name: **Epic Phase II**

Units: 537

Status: groundbreaking to be determined

6) Project Name: **Brickell on the River**

Location: 25 SE 5<sup>th</sup> Street, south bank of Miami River immediately west of the Customs Office

Contact: Sales Office (305) 377-1800

Developer: Groupe Pacific (305) 373-8356

Architect: Cohen, Freedman, Encinosa & Associates Architects (305) 826-3999

Description: Twin Residential Towers, 42 stories each, connecting to a new 50-foot wide publicly accessible Riverwalk

Units: 712 residential units

Website: [www.brickellontheriver.com](http://www.brickellontheriver.com)

Status: Phases I & II completed

7) Project Name: **Wind (Phase I of Approved MUSP “Riverfront East”)**

Location: North bank of River, just west of South Miami Avenue Bridge located behind CIMA

Developer/Contact: NEO Sales Office (305) 285-1418

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-2022

Description: 41 stories and 9,000 square ft of commercial space

Units: 498 residential units

Website: [www.windbyneo.com](http://www.windbyneo.com)

Status: Construction completed in 2008

8) Project Name: **Cima (Phase II of Approved MUSP “Riverfront East”)**

Location: North bank of River, just west of South Miami Avenue Bridge located along riverfront

Developer/Contact: NEO Sales Office (305) 285-1418

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-2022

Description: 52 stories and 17,000 square ft of commercial space

Units: 507 residential units

Website: [www.cimamiami.com](http://www.cimamiami.com)

Status: Riverfront parcel cleared; groundbreaking to be determined

9) Project Name: **Yet-to-Be Named (Phase III of Approved MUSP “Riverfront East”)**

Developer/Contact: NEO Sales Office (305) 285-1418

Architect: Borges and Associates (305) 374-9216

Description: 295 units

Status: Groundbreaking to be determined; temporary usage as tennis court

10) Project Name: **Ivy (Phase I of Approved MUSP “Riverfront West”)**

Location: 90 SW Third Street

Contact: Sales Office (305) 377-1002

Developer: Key International (305) 377-1001

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-1080

Description: 47 stories, one, two, and three-bedroom residential units

Units: 498 residential units

Website: [www.theivymiami.com](http://www.theivymiami.com)

Status: Completed

11) Project Name: **Mint (Phase II of Approved MUSP “Riverfront West”)**

Location: 92 SW Third Street

Contact: Sales Office (305) 377-1002

Developer: Key International (305) 377-1001

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-1080

Description: 56 stories, one, two, and three-bedroom penthouses and townhomes

Units: 602 residential units

Website: [www.mintatriverfront.com](http://www.mintatriverfront.com)

Status: Finishing construction

12) Project Name: **Yet-to-be-Named (Phase III and Phase IV of Approved MUSP “Riverfront West”)**

Contact: Sales Office (305) 377-1002

Developer: Key International (305) 377-1001

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-1080

Description: 1,700 total units

13) Project: **Neo Vertika**

Location: 690 SW 1<sup>st</sup> Ave

Contact: Sales Office (305) 285-1418

Developer: NEO Concepts (305) 285-1418

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-1080

Description: mixed use/residential 36 story building with 24,000 square feet of commercial uses, recreational amenities, 575 parking spaces, 50 foot setback from the river, restaurants on the lobby level and retail connecting to 20 foot wide publicly accessible riverwalk

Units: 443 residential units

Website: [www.neollc.com](http://www.neollc.com)

Status: Construction completed

14) Project Name: **Latitude on the River**

Location: 615 SW 2 Ave

Contact: Sales Office (305) 856-3456

Owner / Developer: Steve Gelb, Edward A. Fish Associates, LLC (561) 804-9901

Architect: Arquitectonica, Bernardo Fort-Brescia, (305) 372-1812

Description: 42-story building facing the river with a restaurant on the first floor connecting to a 20-foot wide publicly accessible riverwalk, an office building fronting SW 7 ST with retail on the first floor, and the historic art deco building currently on the site will be reconstructed on the corner of SW 2<sup>nd</sup> Ave and SW 7 ST with retail uses

Units: 455 residential units

Website: [www.latitudemiami.com](http://www.latitudemiami.com)

Status: Construction Completed

15) Project Name: **Reflections on the River**

Location: 261 SW 6 Street

Developer: Brickell, LLC and Omega Alpha Engineering USA Group (305) 371-6220

Architect: Michael Proto, Dorsky Hodgson & Partners (954) 524-8686

Description: residential development featuring retail and a restaurant on the ground floor, connecting to a publicly accessible riverwalk

Units: 125 loft-style residential units

Status: MUSP approved by Miami City Commission/Site cleared/Permitting Phase

16) Project Name: **Neo Lofts**

Location: 10 SW South River Drive (upland side), just east of the Flagler Street Bridge

Contact: Sales office (305) 285-1418

Developer: Neo Concepts (305) 285-1418

Architect: Beame Architectural Partnership (305) 444-7100

Description: 21 stories

Units: 199 loft apartments

Website: [www.neolofts.com](http://www.neolofts.com)

Status: Opened March 2004

17) Name: **Miami River Park Apartments**

Location: 445 NW 4<sup>th</sup> Street, Lummus Park Historic District,

Developer: Gatehouse Group (305) 372-3343

Description: 14-story, low to moderate-income housing project. As part of the project, several historic homes were relocated and restored

Units: 211 residential units

Status: Completed

18) Project Name: **Tuscan Place**

Location: 600 NW 6<sup>th</sup> Street

Developer: Gatehouse Group and BAME (305) 372-3343

Description: Two buildings, affordable housing development featuring exercise facility, pool, community center, and town homes facading the parking garage

Units: 376 residential units

Status: Construction completed

19) Project Name: **River's Edge**

Location: 243 NW South River Drive

Contact: Guillermo Martinez, Tineo Group [guillelluch@hotmail.com](mailto:guillelluch@hotmail.com)

Developer: Guillermo Martinez, Tineo Group [guillelluch@hotmail.com](mailto:guillelluch@hotmail.com)

Architect: Robert Behar, Behar, Font & Associates (305) 774-5442

Description: two, two-story buildings featuring either restaurants or retail connecting to a publicly accessible riverwalk; will improve current 43-slip marina; also proposing a mixed-use development across the street on South River Drive consisting of 300 residential units, a retail component on the ground floor and a fully facaded 533-space parking garage

Units: 300

Status: MUSP approved by Miami City Commission/Permitting Phase

20) Project Name: **Miami River Place**

Location: 710 NW North River Drive

Developer: Ward International Trading Company, LLC

Architect: Molina & Narcisse, Inc. (305) 448-4200

Description: one, five-story condominium residential building, including two boat slips, a restructured bulkhead, a publicly accessible riverwalk, open terraces with gardenscapes, and a fully facaded parking structure

Units: 19 residential units, including one, two and three-bedroom condos

Status: Permitting Phase

21) Project Name: **Rio Miami**

Location: 1001 NW 7 ST

Developer: Edwin Verdezoto, Royal Atlantic Developers, LLC (305) 994-9993

Architect: Brito, Cohan & Associates (305) 663-8182

Description: Residential/mixed use two-phase project; Phase I is a 26 story building, with the garage facaded along the river with townhomes and 3,500 square feet of retail along NW 7 ST. Phase II is a 24-story building with the parking garage facaded along the river with townhomes and 4,500 square feet of retail along NW 7 ST. The project provides a 50-foot setback from the Miami River, a publicly accessible 20 foot-wide riverwalk, and a public riverfront greenspace area

Units: 677

Website: [www.radevelopers.com/html/currentRio.html](http://www.radevelopers.com/html/currentRio.html)

Status: MUSP approved and site cleared.

22) Project Name: **River Garden Condominiums (former Travelodge and originally proposed development was called "Miami Riverhouse Condominium")**

Location: 1170 NW 11 ST

Contact: Sales Office (305) 545-5570

Developer: Sam and Judah Burstyn, Riverside Developers, LLC (305) 373-0444

Architect: Behar, Font & Partners (305) 740-5442

Units: 199 residential units; two connecting buildings: one 25-story, one 19-story

Status: Site cleared

23) Project Name: **Residences at Riverwalk**

Location: 1090 NW North River Drive

Contact: Interinvestments Realty, Inc (305) 220-1101

Developer: Interinvestments Realty, Inc (305) 220-1101

Architect: Luis O. Revuelta, Revuelta Vega Leon P.A. (305) 529-1080

Description: Five-story residential building featuring gardenscapes and a private marina

Units: 16 residential units

Status: Completed

24) Project Name: **Miami RiverTown (site of Mahi Shrine Temple)**

Location: 1500 NW North River Drive

Contact/Attorney: Vicky Garcia-Toledo, Bilzin Sumberg (305) 350-2409

Architect: Aris Garcia, Wolfberg Alvarez & Partners (305) 666-5474

Description: one 35-story tower and two 34-story residential buildings with office and retail. The development is setback 50 feet from the Miami River, featuring a publicly accessible riverwalk consisting of a 16-foot-wide pedestrian path, landscaping, decorative lighting, cleats for temporary recreational boat dockage, gazebos and two restaurants.

Units: 986 residential units

Status: MUSP approved.

25) Project Name: **York Shrine**

Location: 1690 NW North River Drive

Contact: Gilbert Pastoriza, Weis Serota, Helfman, Pastoriza, Cole & Boniske, P.A. (305) 854-0800

Developer: Patricio Cervantes (305) 661-1569

Architect: Al Otero (305) 854-2539

Description: 23-story mixed-use building with residential, office and retail components, featuring an unobstructed 20-foot wide publicly accessible riverwalk

Units: 172 residential units

Status: Site cleared; Project on Stand-by

26) Project Name: **Terrazas River Park Village**

Location: 1861 NW South River Drive, River's south shore just west of Sewell Park

Contact: Sales Office (305) 347-5999

Developer: B&B Development (305) 859-9787

Architect: Jaime Schapiro, Schapiro Associates (305) 866-7324

Description: 2 residential buildings with ancillary restaurant connecting to a publicly accessible riverwalk

Units: 320 residential units

Status: Construction to be completed in 2009

27) Project Name: **River Oaks Marina and Condominium**

Location: 1951 NW South River Drive

Contact: Sales Office (305) 644-2128

Developer: Macala Inc (305) 545-6401

Architect: Fidel Perez, Perez & Perez, Architects, Planners (305) 444-4545

Description: 21 stories with an 18 boat slip marina, publicly accessible riverwalk-with landscaping, benches and decorative lighting-connecting to a publicly accessible "nature walk" and botanical garden

Units: 199 residential units, nine lofts, one, two and three bedroom units

Website: [www.riveroaksmiami.com](http://www.riveroaksmiami.com)

Status: Construction completed in 2009

28) Project Name: **Hurricane Cove**

Location: 1884 NW North River Drive

Contact: Hurricane Cove Marina (305) 324-8003

Architect: Ed Ilorca, Mouriz, Salazar and Associates (305) 273-9911

Developer: Tony Acosta, Barbino/Riverside Investments (305) 324-8003

Description: 3 residential buildings, featuring 130 slip commercial marina, restaurant/convenient store and dock master office connecting to a publicly accessible riverwalk and public riverfront greenspace area.

Units: 1,073 residential units; featuring some "affordable housing" units

Status: Major Use Special Permit approved. Project on Stand-by

29) Project Name: **Coastal on the River**

Location: 2215 NW 14 Street

Contact: Hurricane Cove Marine (305) 324-8003

Architect: Ed Ilorca, Mouriz, Salazar and Associates (305) 273-9911

Developer: Tony Acosta, Barbino/Riverside Investments (305) 324-8003

Description: 2 residential buildings with a publicly accessible riverwalk around the entire parameter of the property.

Units: 633 residential units

Status: Major Use Special Permit approved. Project on Stand-by

30) Project Name: **Brisas del Rio, former “Florida Yacht Basin”**

Location: 1583 NW 24 Avenue

Contact/Developer: Merco Group Inc. (305) 779-5353

Description: mixed-use development with residential, retail and marine facilities connecting to a publicly accessible riverwalk.

Units: 698 residential units

Status: Major Use Special Permit approved. Project on Stand-by

31) Project Name: **Rio Grande**

Location: 2601 NW 16 Street Road

Contact: Sales Office (305) 541-6244

Developer: Del Rio, LLC, (305) 541-6244

Description: one, eight-story building connecting to a publicly accessible riverwalk

Units: 167

Status: Recreational boatyard evicted

32) Project Name: **River Run South**

Location: 1401 N.W. 16<sup>th</sup> Street Road

Contact: Sales Office (305) 857-0500

Developer: Enterprise Community Development

Architect: Moshe Cosicher (954) 723-9249

Description: Three, Five story buildings including “affordable housing” units, connected to a publicly accessible Riverwalk and small marina

Units: 174 residential units

Status: Construction completed

33) Project Name: **Miami River Rapids**

Location: 1850 Delaware Parkway

Contact: Mike Nunez, A+ Mini Storage (305) 232-1000

Developer: Mike Nunez, A+ Mini Storage (305) 232-1000

Architect: Javier Font, Behar, Font & Partners (305) 740-5442

Description: four, 12-15-story mixed-use development including residential units, retail and office connecting to a publicly-accessible on-road greenway.

Units: 1,600 residential units

Status: MUSP approved/Permitting

Total Residential Units Constructed/Completed: 6,156

(Project #'s 1-5(Phase I), 6-7, 10, 13-14, 16-18, 23, 27 and 32)

Total Residential Units under Construction: 922 (Project #'s 11 and 26)

Total Residential Units undergoing permitting: 9,688

(Project #'s 5 (Phase II), 8-9, 12, 15, 19-22, 24-25, 28-31 and 33)

**Grand Total Buildings: 52**

**Grand Total Residential Units: 16,766**