



City of Miami

Ordinance 14416

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Legislation

File Number: 17618

Final Action Date: 11/20/2025

AN ORDINANCE OF THE MIAMI CITY COMMISSION PURSUANT TO ARTICLES 3 AND 7 OF ORDINANCE NO. 13114, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, ("MIAMI 21") BY AMENDING THE EXISTING JUNGLE ISLAND SPECIAL AREA PLAN, INCLUSIVE OF THE REGULATING PLAN AND CONCEPT BOOK, TO ALLOW THE REZONING OF THE T6-12-O TO T6-36A-O FOR APPROXIMATELY 5.3 ACRES A PORTION OF THE DEVELOPMENT TOTAL OF APPROXIMATELY 18.61 ACRES (810,795 SQUARE FEET) AS PART OF THE AMENDMENT WITH A NAME CHANGE TO THE "ECORESILIENCY SPECIAL AREA PLAN ("SAP"), LOCATED AT APPROXIMATELY 1111 MAC ARTHUR CAUSEWAY, MIAMI, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; THE SAP CONSISTS OF A PHASED PROJECT WHICH INCLUDES TWO RESIDENTIAL TOWERS WITH A MAXIMUM HEIGHT OF 48 STORIES, 600 RESIDENTIAL DWELLING UNITS AND APPROXIMATELY 2,874,128 SQUARE FEET OF TOTAL DEVELOPMENT FLOOR AREA; THE SAP SHALL CONTAIN A 13.235 ACRE PUBLIC WATERFRONT PARK; THE SAP WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCEL AND WHERE A REGULATION IS NOT SPECIFICALLY MODIFIED BY THE SAP, THE REGULATIONS AND RESTRICTIONS OF MIAMI 21 WILL APPLY; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ecoresiliency Miami LLC, a Delaware limited liability company ("Applicant") holds a Purchase and Sale agreement, attached and incorporated as Exhibit "B," for an approximate 5.3 acre site of property on Watson Island, and seeks to redevelop approximately 13.235 acres of public land into a public park, located at 1111 MacArthur Causeway, Miami, Florida, as more particularly described in the attached and incorporated Exhibit "A" (the "Property"); and

WHEREAS, in 1998, the City of Miami ("City") authorized development of Jungle Island (previously referred to as "Parrot Jungle") on vacant waterfront property owned by the City via a Major Use Special Permit ("MUSP") approved under City Commission Resolution R-98-0376, which included 172,444 square feet of visitor attraction spaces, accessory commercial uses, and 588 parking spaces in a parking structure on the south of the Property ("Jungle Island MUSP"); and

WHEREAS, in 2000, a modification to the Jungle Island MUSP approved under City Commission Resolution R-00-1032 changed the development plans to reconfigure certain site improvements and move the ballroom facility above a two-story portion of the building. The Jungle Island theme park began operating in 2003, and the configuration of Jungle Island has remained generally in accordance with the MUSP approval since that time; and

WHEREAS, on August 28, 2018, pursuant to City Commission Resolution No. R-18-0232, the City voters approved, via referendum, a City Charter amendment to waive competitive bidding and approve the proposed modification to the Jungle Island lease for development of a new hotel development and attractions; and

WHEREAS, subsequently, on February 25, 2021, pursuant to City Ordinance No. 13973, the Miami City Commission approved the Jungle Island Special Area Plan (“Jungle Island SAP”), which included approval of a companion rezoning of the T6 Parcel (southeasterly 234,310 +/- square feet of the Property) from “CS,” Civic Space Transect Zone, to “T6-12-O,” Urban Core Transect Zone – Open, to accommodate a proposed hotel development and as part of the modification, a series of public benefits were proffered as further described under Criteria F of the staff analysis report titled “Previous 2019 Public Benefits under the original Jungle Island SAP”; and

WHEREAS, on November 5, 2024, City voters approved a referendum supporting the following: i) the cancellation of the existing Jungle Island lease, which would have allowed the private amusement park to remain until 2114; ii) the negotiation of the sale of the T6 Parcel and corresponding development agreement for a mixed use residential development with commercial uses; and iii) development of a new public waterfront park on the “CS,” Civic Space, parcel; and

WHEREAS, additionally, on July 24, 2025, the City Commission granted the City Manager authority to enter into a Purchase and Sale Agreement with the Applicant for the sale of the T6 Parcel to the Applicant via Resolution No. R-25-0297; and

WHEREAS, subsequently, the Applicant filed for an amendment to the Jungle Island SAP, related to the Property pursuant to Article 7, Section 7.1.2.8(a)(2) and Article 3, Section 3.9 of Ordinance No. 13114, the Zoning Ordinance of the City of Miami, Florida, as amended (“Miami 21 Code”); and

WHEREAS, the Property is currently subject to the Jungle Island SAP, which include the Jungle Island SAP Regulating Plan and Concept Book, adopted by Ordinance No. 13973, and the original Development Agreement adopted by Ordinance No. 13974 (“Original Development Agreement”); and

WHEREAS, the Applicant seeks to: i) terminate the Original Development Agreement adopted by Ordinance No. 13974, ii) amend the Jungle Island SAP, inclusive of the Jungle Island Regulating Plan and Concept Book, as part of the amendment, iii) effectuate a name change to “Ecoresiliency Special Area Plan,” and iv) approve a new Development Agreement; and

WHEREAS, Section 3.9 of the Miami 21 Code authorizes the assembly and master planning of parcels greater than nine (9) abutting acres in size; and

WHEREAS, this process is referred to as a Special Area Plan (“SAP”); and

WHEREAS, pursuant to Section 3.9.1.f. of the Miami 21 Code, development within an SAP shall be pursuant to a recorded development agreement; and

WHEREAS, the Applicant applied for an SAP to the City to amend the existing Jungle Island SAP inclusive of the Regulating Plan and Concept Book, and to allow the rezoning of T6-

12-O to T6-36A-O for approximately 5.3 acres of a portion of the total development of approximately 18.61 acres (810,795 square feet), as described in the attached and incorporated Exhibit A ("Rezone Property"); and

WHEREAS, as part of the amendment, the Applicant seeks a name change of the SAP to "Ecoresiliency Special Area Plan" ("Project"); and

WHEREAS, the associated updated Concept Book, as attached and incorporated as Exhibit "C," and updated Regulating Plan, as attached and incorporated as Exhibit "D," will be added as "Appendix R" of the Miami 21 Code; and

WHEREAS, the Applicant, as part of the Development Agreement as further outlined in the Purchase and Sale Agreement, seeks to redevelop approximately 13.235 acres of the Project of public land for a Public Park at no cost to the City, with an allowance of Thirty-Seven Million and 00/100 Dollars (\$37,000,000.00); and

WHEREAS, the Applicant as part of the proposed development as outlined in 1(c) of the Purchase and Sale Agreement, seeks to develop a mixed-use residential project consisting of two (2) residential towers, with a minimum of 1,200,000 sellable square feet with a maximum of 600 units and related amenities, and up to 25,000 square feet of retail commercial space, excluding back-of-house and other customary, non-habitable areas for a combined development capacity of 2,812,000 square feet; and

WHEREAS, in exchange, the Applicant has proffered a series of Community Benefits as further outlined in Section 14 of the Purchase and Sales Agreement; and

WHEREAS, in association with said application, the Applicant seeks approval of a Development Agreement pursuant to Chapter 163, Florida Statutes; and

WHEREAS, City Planning staff finds the submitted materials and analysis provided as part of this SAP application are consistent with the intent of the Miami 21 Code, the Comprehensive Plan, and all other relevant City regulations; and

WHEREAS, the City's Planning Department recommends approval with conditions; and

WHEREAS, on October 15, 2025, at a duly notice public meeting, the Planning, Zoning and Appeals Board ("PZAB") considered the application for Special Area Plan amendment and Rezoning of the portion of the SAP Property, item PZAB.1, and passed PZAB-R-25-067, recommending approval with an additional condition to study the parking for the park area, by a vote of nine to two (9-2); and

WHEREAS, the City and the Applicant wish for the development of the Project to proceed substantially in accordance with the updated Regulating Plan and Design Guidelines, attached and incorporated (Regulating Plan and Design Guidelines); and

WHEREAS, the City and the Applicant wish for the development of the Project to conform with the requirements of the Comprehensive Plan; and

WHEREAS, assurance to the Applicant that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process; and

WHEREAS, consideration has been given to the goals, objectives, and policies of the Miami Comprehensive Plan, the Miami 21 Code, and all other City regulations; and

WHEREAS, consideration has been given to the need and justification for the proposed change, including changing and changed conditions that make the passage of the propose change necessary;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The City Commission hereby approves, pursuant to Article 3, Section 3.9 and Section 3.9.1 and Article 7, Section 7.1.2.8 of the Miami 21 Code, the amendment of the existing Jungle Island SAP, inclusive of the Regulating Plan and Concept Book for the Property and a Rezone of the 5.3 acres of the property (Rezone Property) as described in the attached and incorporated Exhibit "A" from T6-12-O to T6-36A-O, with the following conditions:

- 1) The development shall be substantially in accordance with the Regulating Plan and Concept Book entitled "Ecoresiliency SAP" as prepared ODP Architect and West 8, consisting of 39 pages dated stamped approved for hearing in ePlan (PZ 25-18934). The Concept Book Index Sheet A-000-Rev1 includes details on Concept Book sheets added, deleted, and amended as a part of this Application.
- 2) All developments proposed shall be developed in accordance with the Regulating Plan and subject to an SAP permit as may be required therein.
- 3) The T6-36A-O portion shall contain up to two (2) condominium towers, with a maximum height of 48 stories, a minimum of 1,200,000 sellable square feet and related amenities, comprising of no more than 600 dwelling units and a maximum of 25,000 square feet of retail commercial space, excluding back-of-house areas and other customary non-habitable areas. The combined development capacity shall not exceed 2,812,000 square feet.
- 4) Any outstanding conditions requested by City staff for project PZ 25-18934 that modify, amend, alter, and/or change the Concept Book or Regulating Plan shall be provided to City staff by Applicant and approved by City staff prior to final approval before the City Commission, unless those conditions are imposed by the City Commission which will be incorporated into the final resolution as approved as to legal form by the City Attorney and rendered by the City Clerk.
- 5) The Applicant and any successor shall comply with the requirements of all applicable departments/agencies as part of the City of Miami building permit submittal process.
- 6) The Applicant and any successor shall meet all applicable building codes, land development regulations, ordinances, and other applicable laws and regulations and shall pay all applicable fees due prior to the issuance of any building permit.
- 7) The Applicant and any successor shall comply with all applicable requirements pursuant to Article 11 of the Miami 21 Code and Chapter 62, Article XVI of the City Code, titled "Art in Public Places".

- 8) The Applicant and any successor shall meet all the applicable regulations from the Federal Aviation Administration (FAA) and Miami-Dade County Aviation Departments (MDAD).
- 9) As part of SAP permit review, the City of Miami Police Department and Department of Fire-Rescue may review and provide comments to the Planning Department.
- 10) Applicant and any successor shall obtain approval or provide a letter of assurance from the Department of City Solid Waste that the SAP has addressed all concerns of the said Department prior to obtaining a building permit.
- 11) Applicant and any successor to demonstrate compliance with the applicable conditions listed in the Development Agreement to be considered by the City Commission under Eplan File ID. PZ-25-18934.
- 12) Prior to the issuance of a building permit, Applicant and any successor shall provide the Building Department – Environmental Resources with a certified arborist report that gives an assessment of each onsite tree, including those within the right-of-way and those whose canopies cross the property line from an adjacent lot. The report shall provide specifications such as tree number, common name, botanical name, DBH, overall height, spread, and condition. Ensure each of these specifications are consistent with the tree disposition drawing. Color photographs in support of the assessment are also required. The report shall be dated no more than three (3) months from the time of submittal. A certified arborist can be found by visiting www.isa-arbor.com and selecting Find an Arborist on the homepage.
- 13) Applicant and any successor shall provide the Planning Department with a temporary construction plan for review and approval that addresses construction phasing and includes the following elements:
 - a. Temporary construction parking plan, with an enforcement policy;
 - b. Construction noise management plan with an enforcement policy; and
 - c. Maintenance plan for the temporary construction site; said plan shall be subject to the review and approval by the Planning Department prior to the issuance of any building permits and shall be enforced during construction activity. All construction activity shall remain in full compliance with the provisions of the submitted construction plan; failure to comply may lead to a suspension or revocation of this SAP.
- 14) The “Ecoresiliency SAP” includes a Development Review Process which addresses the build-out of the Project as identified in the Regulating Plan. All development within this SAP shall be submitted for review and approval by the Planning Director prior to the issuance of any building permit consistent with the requirements of Section 3.9.1.g. of the Miami 21 Code and the SAP.

- 15) If the Project is to be developed in phases and/or individual specific projects, the Applicant shall submit an interim plan, including a landscape plan, which addresses design details for the land occupying future phases of this Project in the event that the future phases are not developed, said plan shall include a proposed timetable and shall be subject to review and approval by the Planning Director.
- 16) The Applicant shall meet conditions identified in this Ordinance, with the SAP and all applicable local, state, and federal regulations, as may be applicable.
- 17) As applicable, Applicant, as defined in the approved SAP, shall be responsible for securing the City's approval for any change or modification to the approved temporary construction plan. Request for approval of any change or modification to the previously approved temporary construction plan shall be submitted for review and approved no later than two weeks prior to implementation of requested change or modification.
- 18) Within 90 days of the effective date of this Ordinance, the Applicant and any successor shall record a certified copy of the Development Agreement specifying that the Development Agreement runs with the land and is binding on the Applicant, its successors, and assigns, jointly and severally.
- 19) Prior to the effectuation of this SAP, the Applicant and any successor shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established herein, which shall be recorded in the Miami-Dade County Clerk of Courts. The covenant (standard master covenant and agreement form) shall run with the land, and shall be binding on any subsequent owners, heirs, or assigns, jointly and severally. The covenant with the conditions attached must be submitted to the Planning Department and the Office of the City Attorney for approval before being recorded and be in a form acceptable to the City Attorney. After recordation, a certified copy bearing the Book and Page Number and date shall be provided for inclusion in the case file. Fees required per City Code for Monitoring of Special Area Plan and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.
- 20) The Applicant and any successor shall defend, indemnify, and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing or approval of this entitlement. The Applicant and any successor shall reimburse the City for all costs incurred in defense of such an action, including court costs, attorney's fees, and award of any damages against the City. If the City determines it necessary to protect the City's interest, the Applicant shall execute an indemnity and reimbursement agreement with the City with terms consistent with the requirements herein. The City shall notify the Applicant within a reasonable time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the Applicant of any action in a reasonable time, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. The City shall have the sole right to choose its counsel, including the City Attorney's Office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the Applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its

representations in any legal proceeding, including its inherent right to abandon or settle litigation. For purposes of this condition, the following definitions apply: "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers; "Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

Section 3. If any section, part of a section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 4. This Ordinance shall become effective thirty-one (31) days after second reading and adoption thereof.¹

APPROVED AS TO FORM AND CORRECTNESS:


George K. Wyong III, City Attorney 11/7/2025

¹ This Ordinance shall become effective as specified herein unless vetoed by the Mayor within ten (10) days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission or upon the effective date stated herein, whichever is later.



City of Miami

Master Report

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number: 14416

File Number: 17618

File Type: Ordinance

Status: ADOPTED

Revision: A

Controlling Body: City Commission

File Name: SAP - Ecoresiliency Special Area Plan

Introduced: 5/7/2025

Requesting Dept: Department of Planning

Final Action Date: 11/20/2025

Title: AN ORDINANCE OF THE MIAMI CITY COMMISSION PURSUANT TO ARTICLES 3 AND 7 OF ORDINANCE NO. 13114, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, ("MIAMI 21") BY AMENDING THE EXISTING JUNGLE ISLAND SPECIAL AREA PLAN, INCLUSIVE OF THE REGULATING PLAN AND CONCEPT BOOK, TO ALLOW THE REZONING OF THE T6-12-O TO T6-36A-O FOR APPROXIMATELY 5.3 ACRES A PORTION OF THE DEVELOPMENT TOTAL OF APPROXIMATELY 18.61 ACRES (810,795 SQUARE FEET) AS PART OF THE AMENDMENT WITH A NAME CHANGE TO THE "ECORESILIENCY SPECIAL AREA PLAN ("SAP"), LOCATED AT APPROXIMATELY 1111 MAC ARTHUR CAUSEWAY, MIAMI, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; THE SAP CONSISTS OF A PHASED PROJECT WHICH INCLUDES TWO RESIDENTIAL TOWERS WITH A MAXIMUM HEIGHT OF 48 STORIES, 600 RESIDENTIAL DWELLING UNITS AND APPROXIMATELY 2,874,128 SQUARE FEET OF TOTAL DEVELOPMENT FLOOR AREA; THE SAP SHALL CONTAIN A 13.235 ACRE PUBLIC WATERFRONT PARK; THE SAP WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCEL AND WHERE A REGULATION IS NOT SPECIFICALLY MODIFIED BY THE SAP, THE REGULATIONS AND RESTRICTIONS OF MIAMI 21 WILL APPLY; MAKING FINDINGS OF FACT AND STATING CONCLUSIONS OF LAW; PROVIDING FOR BINDING EFFECT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Links: Linked From: 14417 : AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), RESCINDING AND TERMINATING THE PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT, UNDER ORDINANCE NO. 13974, ASSOCIATED WITH JUNGLE ISLAND SPECIAL AREA PLAN ADOPTED BY ORDINANCE NO. 13973; AND FURTHER APPROVING A NEW DEVELOPMENT AGREEMENT, ASSOCIATED WITH AN AMENDMENT TO THE EXISTING JUNGLE ISLAND SPECIAL AREA PLAN, INCLUSIVE OF THE REGULATING PLAN AND CONCEPT BOOK, AS PART OF THE AMENDMENT WITH A NAME CHANGE TO THE "ECORESILIENCY SPECIAL AREA PLAN ("SAP"), PURSUANT TO CHAPTER 163, FLORIDA STATUTES, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE SAID DEVELOPMENT AGREEMENT, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, A DRAFT OF WHICH IS ATTACHED AND INCORPORATED AS EXHIBIT "B," BETWEEN ECORESILIENCY MIAMI LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OR ASSIGNS, ("APPLICANT") AND THE CITY OF MIAMI, FLORIDA ("CITY"), GOVERNING THE PROPERTIES GENERALLY LOCATED AT 1111 MAC ARTHUR CAUSEWAY, MIAMI, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED AND INCORPORATED EXHIBIT "A"; THE SAP CONSISTS OF A PHASED PROJECT WHICH INCLUDES TWO RESIDENTIAL TOWERS WITH A MAXIMUM HEIGHT OF 48 STORIES, 600 RESIDENTIAL DWELLING UNITS AND ASSOCIATED AMENITIES, AND UP TO 25,000 SQUARE FEET OF RETAIL COMMERCIAL SPACE EXCLUDING BACK-OF-HOUSE AREA AND OTHER CUSTOMARY NON-HABITABLE AREAS, FOR A COMBINED CAPACITY OF APPROXIMATELY 2,812,000 SQUARE



City of Miami

Master Report

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number: 14416

FEET ; THE SAP SHALL CONTAIN A 13.235 ACRE PUBLIC WATERFRONT PARK; THE SAP WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCEL AND WHERE A REGULATION IS NOT SPECIFICALLY MODIFIED BY THE SAP, THE REGULATIONS AND RESTRICTIONS OF THE MIAMI 21 CODE WILL APPLY; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. THE PROPOSED AGREEMENT MAY BE OBTAINED AT THE CITY OF MIAMI PLANNING DEPARTMENT AT 444 SW 2ND AVENUE, MIAMI, FLORIDA 33130.

Linked To: PZAB-R-25-067 : A RESOLUTION OF THE PLANNING, ZONING AND APPEALS BOARD, WITH ATTACHMENT(S), RECOMMENDING APPROVAL, WITH CONDITIONS, OF AN ORDINANCE OF THE MIAMI CITY COMMISSION PURSUANT TO ARTICLES 3 AND 7 OF ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MIAMI 21"), BY AMENDING THE EXISTING JUNGLE ISLAND SPECIAL AREA PLAN, INCLUSIVE OF THE REGULATING PLAN AND CONCEPT BOOK, AND TO APPROVE THE REZONING FROM T6-12 TO T6-36 FOR APPROXIMATELY 5.3 ACRES OF A PORTION OF THE TOTAL DEVELOPMENT OF APPROXIMATELY 18.61 ACRES (810,795 SQUARE FEET) AS PART OF THE AMENDMENT WITH A NAME CHANGE TO THE "ECORESILIENCY SPECIAL AREA PLAN ("SAP"), FOR THE PROPERTY LOCATED AT APPROXIMATELY 1111 MAC ARTHUR CAUSEWAY, MIAMI, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED AND INCORPORATED EXHIBIT "A"; THE SAP CONSISTS OF A PHASED PROJECT WHICH INCLUDES TWO RESIDENTIAL TOWERS WITH A MAXIMUM HEIGHT OF 48 STORIES, 600 RESIDENTIAL DWELLING UNITS AND APPROXIMATELY 2,874,128 SQUARE FEET OF TOTAL DEVELOPMENT FLOOR AREA; THE SAP SHALL CONTAIN A 13.235 ACRE PUBLIC WATERFRONT PARK; THE SAP WILL MODIFY THE TRANSECT ZONE REGULATIONS THAT ARE APPLICABLE TO THE SUBJECT PARCEL AND WHERE A REGULATION IS NOT SPECIFICALLY MODIFIED BY THE SAP, THE REGULATIONS AND RESTRICTIONS OF MIAMI 21 WILL APPLY; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

- Attachments:**
- 17618 Exhibit A-SUB (PDF)
 - 17618 Exhibit B (PDF)
 - 17618 Exhibit C-Submittal (PDF)
 - 17618 Exhibit D-Submittal (PDF)
 - 17618 Substitution Memo from Planning Department (PDF)
 - 17618 Legislation-SUB (PDF)
 - 17618 Analysis and Maps (PDF)
 - 17618 Application and Supporting Documents (PDF)
 - 17618 Noticing for October 23, 2025 CC Mtg (PDF)
 - 17618 Submittal-Elvis Cruz-PowerPoint Presentation (PDF)
 - 17618 Noticing for November 20, 2025 CC Mtg (PDF)

History of Legislative File:

Revision:	Acting Body:	Date:	Action:	Result:
	Beatriz Alvarez	10/7/2025	Planning Legislative Coordinator	Completed
	Sevanne Steiner	10/14/2025	Planning Assistant Director	Completed
	David Snow	10/14/2025	Department Head Review	Completed
	Asael Marrero	10/14/2025	Assistant City Manager	Completed
	City Commission	10/23/2025	Meeting	Completed
	City Commission	10/23/2025	CONTINUED	Passed
	City Commission	10/23/2025	RECONSIDERED	Passed
	City Commission	10/23/2025	PASSED ON FIRST READING WITH MODIFICATION(S)	Passed
A	Legislative Division	11/3/2025	Legislative Division Review	Completed
A	Amber Ketterer	11/7/2025	ACA Review	Completed
A	George K. Wysong III	11/7/2025	Approved Form and Correctness	Completed



City of Miami

Master Report

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number: 14416

A	City Commission	11/20/2025	Meeting	Completed
A	City Commission	11/20/2025	ADOPTED	Passed
A	Mayor's Office	11/26/2025	Signed by the Mayor	Completed
A	City Clerk's Office	11/26/2025	Signed and Attested by the City Clerk	Completed
A	City Clerk's Office	11/26/2025	Rendered	Completed