Miami River Residential Development Projects
May 2009

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
   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
   Website: 48119.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 16th 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  
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 5th 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  
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  
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  
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 1st 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.neolcc.com](http://www.neolcc.com)  
Status: Construction completed

14) Project Name: **Latitude on the River**  
Location: 615 SW 2nd 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 2nd 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  
Status: Opened March 2004

17) **Name:** Miami River Park Apartments  
Location: 445 NW 4th 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 6th 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  
Developer: Guillermo Martinez, Tineo Group 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  
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. 16th 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**