

November 30, 2021  
Updated December 7, 2021

**Via Hand Delivery**

Brett Bibeau  
Managing Director  
Miami River Commission  
1407 NW 7th Street # 1  
Miami, Florida 33125

**Re: Riverside Wharf / 114/200/236/298 SW North River Drive and 300 SW 2 Street  
(collectively, the “Property”)**

Dear Mr. Bibeau:

Our firm represents MV Real Estate Holdings, LLC (the “**Applicant**”), in connection with the redevelopment of the above-referenced Property, as depicted in the enclosed site plan prepared by Cube3, LLC (the “**Site Plan**” or “**Project**”). Please note that the Applicant is the owner of the parcels located at 114/200 SW North River Drive and 300 SW 2<sup>nd</sup> Street and is the lessee of the parcels located at 236/298 SW North River Drive. On behalf of the Applicant, please accept this correspondence and the enclosed materials as the Applicant’s request for a recommendation from the Miami River Commission in support of the proposed Project.

**I. Property Information**

The Property is a narrow, irregularly shaped lot located on the East bank of the Miami River fronting SW North River Drive, between the SW 1<sup>st</sup> Street bridge and the I-95 overpass. The Property is located in the Lower River section, within the downtown area of the City which continue to experience rapid population growth and business expansion. The Property is surrounded by multi-family residential, office, marine industrial and commercial developments. Under Miami 21, the Property is zoned D3. The City’s Future Land Use Map designates the Property as Industrial.

On December 10, 2020, the City Commission adopted Ordinance No. 13938. Ordinance No. 13938 amended the Industrial Land Use designation to include the following language:

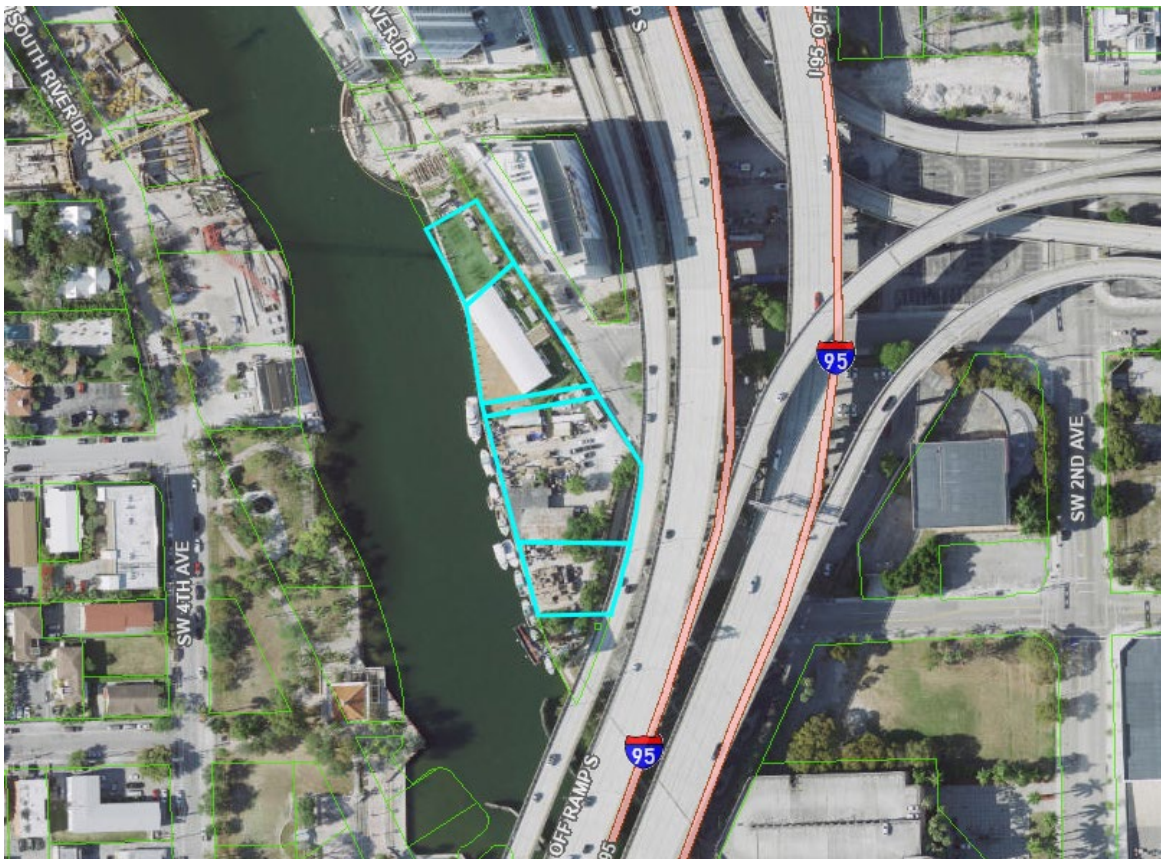
- Lodging uses are permitted in this designation subject to certain limiting provisions in the applicable land development regulations. Areas designated “Industrial” allow a maximum density of “Medium Density Multifamily Residential” subject to limiting provisions of the applicable land development regulations. Development

shall be subject to the Port of Miami River Sub-Element, as applicable. All uses must comply with any previous settlement agreements the City has entered into relating to recreational and commercial working waterfronts and the Miami River and not impair recreational and commercial working waterfronts as defined in Section 342.07, Florida Statutes

Likewise, Ordinance 13962 was adopted by the City Commission which amended Miami 21 to permit Lodging Uses in the D3 Transect Zone, subject to the Exception process with City Commission approval. Lodging Uses in the D3 Transect Zone are limited to the north side of the Lower River as established in the Miami River Corridor Infill Plan and Miami River Greenway Action Plan, defined as the area from Biscayne Bay to the Fifth Street Bridge.

The north portion of the Property is currently improved with temporary structures operating under a Temporary Use Permit. The south portion of the Property is the former Garcia's fishery area used for offloading caught fish. Garcia's will return to the Project as part of the fish market.

According to the enclosed survey prepared by Manuel G. Vera & Associates, Inc. (the "Survey"), the Property consists of a total lot area of 58,753 square feet or 1.35 acres. The Property is located within a Transit Oriented Development (TOD) as it is within half mile of the Government Center Metrorail/Metromover Station.



## **II. The Project**

The Applicant is proposing to improve the Property with a mixed-use Project consisting of two (2) interconnected buildings. The Project contains 174 lodging units and 87,539 square feet of commercial space, along with related amenities and parking. The commercial space includes restaurants and a fish market featuring locally caught fish.

The Project provides a contemporary design that draws inspiration from the history of the Miami River and its industrial character. The Project's design reflects the openness and connectivity of the Miami River allowing for natural light and breezes. The proposed architectural palette includes organic materials that are in harmony with the Property's setting inspired by lobster traps.

The Project's design also responds primarily to human scale and pedestrian interests. The Project uses its waterfront location to provide enhanced public access to the Miami River. The Project will provide an inviting public riverwalk with landscaping and other improvements in accordance with the City's waterfront design standards. The proposed riverwalk creates a unique space which promotes pedestrian interaction. The Project has been designed to make views of the Miami River the focal point. The Project will be a signature development that will introduce new uses to support the multiple multifamily residential uses in the vicinity of the Property as well as provide activation along the River. Our development team has carefully designed the buildings to be interconnected at various levels and proposed uses which complement each other to create a true riverfront experience.

The proposed uses and redevelopment of the Property are guided by the Lower River design development regulations of both the Miami River Greenway Action Plan and the Miami River Greenway Regulatory Design Standards. The Project will be a major improvement to the Property, the Miami River, and the City at large. The Project will activate this segment of the waterfront and enhance the Miami River's status as a regional economic hub. The proposed development with a mix of commercial and lodging uses is precisely the type of development the Miami Comprehensive Neighborhood Plan's Port of Miami River Sub-Element emphasizes when it lists the economic development of the Miami River through job creation and employment opportunities as one of its goals. The proposed uses will transform this underutilized Property into a vibrant waterfront mixed-use complex that will create numerous employment opportunities and bring unparalleled attention to the area.

The Project offers a water dependent facility, open to the public, offering public access by vessels to the waters of the state. The onsite Food Service Establishments maintain a water-dependent use by emphasizing local seafood and space for commercial fishing vessels to unload and sell their seafood at the fish market. The Project serves to meet the intent of the Port of Miami River Element of the City of Miami Comprehensive Plan as the Project emphasizes the economic development of the Miami River through job creation and employment opportunities which currently are not provided for the adjacent residential community and the access provided will serve to increase the economic viability of the existing waterfront industrial site. In addition, the Miami River Greenway Action Plan states as Goal Number 4, that the Miami River serves as a

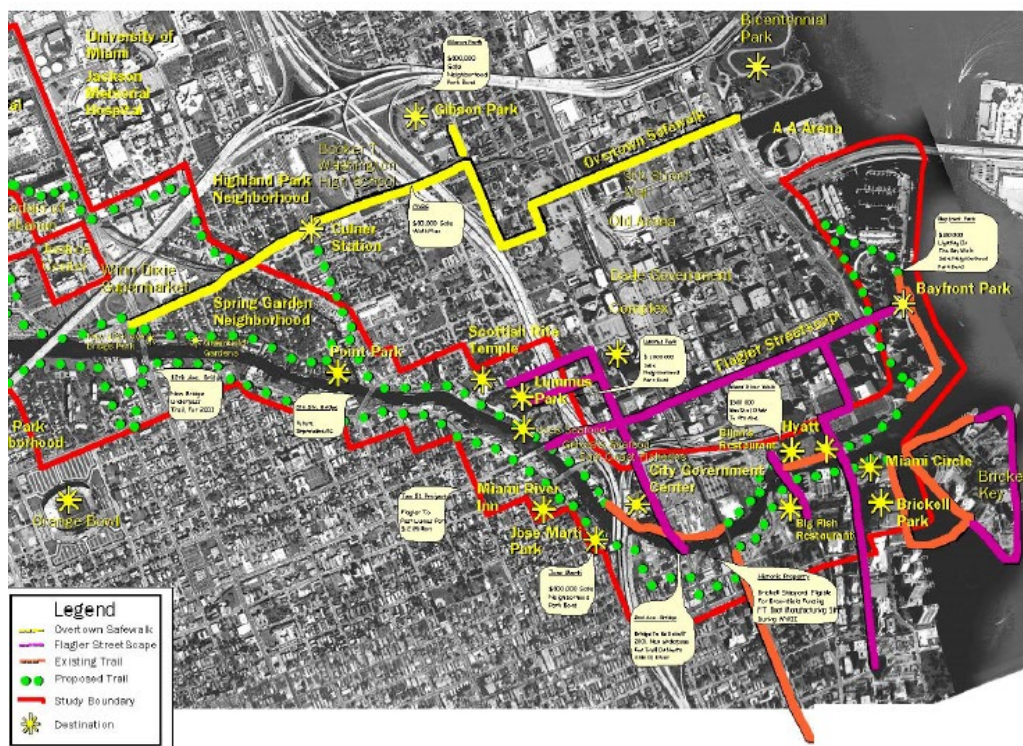
“destination landscape” which includes “diversify[ing] the land use and destinations found along the River to include more restaurants, retail shops and other River-related business uses.”

### III. Miami River Greenway Action Plan

The proposed improvements are in compliance with the stated recommendations and goals of the Miami River Greenway Action Plan (the “MRGAP”). Pursuant to the MGRAP, the Property is located in the Lower River section of the Miami River. The Project includes activation of the riverfront.

The MGRAP recommends that “On the north riverbank, it would be ideal to link the City office building to Lummus Park with a Riverwalk component.” The Property does not provide access to the Miami River currently aside from the portion activated under the temporary use permit. The portion of the Property formerly occupied by Garcia’s provides no water access to the public. The planned improvements at the Property include an inviting and accessible riverwalk, which will provide various public access points to the Miami River, fulfilling the goals of the MRGAP. The proposed riverwalk primary connection to SW North River Drive is a grand plaza with unparalleled views of the Miami River. Miami 21 requires a Waterfront Setback of 25% of the Lot Depth (which varies at the Property), and the Project provides a minimum clear circulation path of 12’ in width for the Riverwalk.

As depicted in the image below from the MRGAP’s Illustrative Concept Plan, the proposed public access waterfront walkway and riverwalk at the Property comply with the MGRAP’s goal of creating a fluid and accessible riverwalk as envisioned by community stakeholders.



The MRGAP seeks to create a viable Miami River. The Project meets the stated goals and objectives of the MRGAP. The following describes just a few of the MRGAP goals complied by the proposed improvements at the Property:

- **Goal 1: Improves Access to the River**
  - The proposed public access waterfront walkway and riverwalk at the Property will remove the existing barriers at the site which limit public access to, and enjoyment of, the Miami River. The Project has been designed to provide unparalleled views of, and access to, the Miami River. The Project will also add a publicly accessible Riverwalk where there is no Riverwalk today.
  - The proposed public access waterfront walkway and riverwalk will provide landscaping and seating areas creating an inviting access point for the public to engage with the Miami River.
  - The proposed redevelopment of the Property with a waterfront Food Service Establishment will further enhance the public's access and enjoyment of the Miami River as the riverfront will be activated
- **Goal 2: Sustain the “Working River” Industries of the Miami River**
  - The Project will generate significant employment opportunities along this portion of the Miami River by introducing new hotel and commercial uses, as well as a fish market for local fishermen.
- **Goal 4: Serve as a Destination Landscape for Metro Miami**
  - The proposed waterfront walkway and riverwalk provide various access points that will attract visitors and residents to the Miami River. Additionally, the proposed hotel and commercial uses at the site will attract many visitors and professionals to the Miami River.
  - The proposed riverfront, outdoor dining at the Property creates an attractive destination for both residents and visitors to the City of Miami.
  - The Project will include a Riverwalk for the first time, opening to the public a section of the Miami River which has been inaccessible for many years.
  - The existing boat and watercraft tie-up facilities along the Miami River provide for a destination restaurant as the Property will be accessible by both land and sea.

- **Goal 5: Encourage a Compatible Land Use Vision for the River**

- The proposed commercial, hotel, and other accessory uses at the Project will further promote diversity of land uses along the Miami River and complement the existing neighboring uses.
- The proposed restaurant at the Property provides an appropriate use as this area has become a destination for dining and entertainment. The recent development of nearby restaurants, each with boat access has brought a resurgence to the area, which the proposed development of the Property will further.

This Project encourages the development and expansion of the Port of Miami River Working Waterfront consistent with the FLUM as well as the Coastal Management Element of the City of Miami Comprehensive Plan, as the Project does not require rezoning, a comprehensive plan change or a FLUM amendment.

This Project is also conducive to Chapter 342, Florida Statutes, which creates the recreational and commercial working waterfront and recognizes there is an important state interest in facilitating boating and other recreational access to the state's navigable water. § 342.07, Fla. Stat. (2021). The Project achieves the goals of ensuring that people have access to and use of navigable water. Section 342.07(s) also defines "recreational and commercial working waterfront" as "a parcel or parcels of real property which provide access for water-dependent commercial activities, ... or provide access for the public to the navigable waters of the state." § 342.07, Fla. Stat. (2021). The Project also satisfies "direct access to or a location on, over, or adjacent to a navigable body of water"; is "open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels." Relevant here, the state legislature has identified such establishments to include public lodging establishments, docks, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water.

The proposed Project will revitalize the Property and provide a unique economic development opportunity to the Miami River and the greater Miami area. In addition to the proposed improvements, the Applicant has completed seawall restoration on the north portion of the Property and is in the process of obtaining the required permits for the south portion of the Property, which will improve the resiliency of the Property and area as a whole. We look forward to continuing to work and cooperate with the Miami River Commission on this exciting project. Should you have any questions, please feel free to contact me. Thank you for your attention and favorable consideration of this matter.

Sincerely,

*Iris Escarra*

Iris V. Escarra